CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, October 9, 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 September 11, 2018 meeting

6. **NEW BUSINESS**

   a. Half-Cent Sales Tax Presentation

   b. Annexation - Oleander Properties, LLC - 702 Revels Lane

   c. Rezoning - Civic Professionals Plaza - 2201 S. 25th Street

   d. Conditional Use - Doster Dwelling Rental - 355 S. Ocean Drive #802 T-101

   e. Conditional Use - McCann Dwelling Rental - 355 S. Ocean Drive #803 & Cabana-15

   f. Conditional Use - Sunrise Country Pre-School - 2706 Sunrise Boulevard

   g. Site Plan & Conditional Use - The Manor ALF - 4201 S. 25th Street

   h. Abandonment - Delaware Avenue R.O.W. - Crownman, FL, LLC & Susnar Realty

   i. Waiver of Distance (2COP) - Alabon Haitian Restaurant - 1409 Delaware Avenue

7. **ELECTION OF CHAIR AND VICE-CHAIR**

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5.a.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Minutes from the September 11, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 9/11/18

Form Review

Form Started By: Alicia Rosenthal Started On: 09/19/2018 01:09 PM

Final Approval Date: 10/03/2018

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, SEPTEMBER 11, 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: **Tim O'Connell**; **Gloria Johnson-Scott**; **Bob Burdge**; **Michael Broderick**; **Frank Creyaufmiller**, **Chairman**

Absent: **Brian Paul**

Staff Present: **Rebecca Grohall**, **Planning Director**
Benjamin Bryan, **Interim City Attorney**
Vennis Gilmore, **Planning Analyst**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Paul was excused.

5. APPROVAL OF MINUTES

a. Minutes from the August 14, 2018 meeting

Motion was made by Michael Broderick, and seconded by Tim O'Connell to approve the minutes from the August 14, 2018 meeting.

AYE: **Bob Burdge**, **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

6. NEW BUSINESS

a. **Conditional Use - Winter Dwelling Rentals - 1931 & 1933 Crestview Drive**

Mr. Gilmore gave an overview of the application.

Margaret Mackenzie, Resident, spoke in favor of the application.

Mr. Broderick provided the Board a copy of his Fort Pierce vacation rental Business Tax License and also his St. Lucie County Business Tax Receipt for his Property Management Company. Mr. Broderick suggested the Board consider that the Business Tax control number appear in advertisements for the dwelling rental and that the property manager be licensed through St. Lucie County.

Ms. Grohall stated the City Commission has talked about trying to regulate units and whether or not it is possible to require a professional manager. She said the Board can add the conditions to there recommendation to City Commission.

Board discussion ensued.

The Board asked the Planning department to further investigate requiring dwelling rentals to have a St. Lucie County licensed property manager on staff.

Motion was made by Michael Broderick, **and seconded by Gloria Johnson-Scott 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 per unit.
6) To include the City of Fort Pierce Business Tax property control number on all advertising.

AYE: **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

b. **Conditional Use - Word of Faith Christian Academy - 907 N. 13th Street**

Mr. Creagan gave an overview of the application and answered questions from the Board on the Code Enforcement lien and improvements to the property.

Ms. Grohall stated the city would have to take action to foreclose on the liens. She said the liens run with the property so they are not necessarily assumed by the tenant and they stay with the property until the liens are paid. Ms. Grohall proceeded to say that once the building permit issues are resolved, the applicant can meet with the Code Enforcement department to dicuss lien reductions. Ms. Grohall explained that the applicant and architect met with the building department today to discuss moving forward with resolving the outstanding building issues.

Board discussion ensued.

Jerome Rhyant, Executive Director of the Love Center, clarified what has happened to the building since 2016 and stated the roof was destroyed in last year's hurricane. Mr. Rhyant explained that 907 N. 13th Street is the main address for the property and where the school will be located but the construction and liens are for the building at 911 N. 13th Street.

Mr. Creagan stated that the address tied to the liens is 907 N. 13th Street.

Ms. Grohalll explained that 911 N. 13th Street and 907 N.13th Street it is all part of one site.

Mr. Rhyant said the business address is 907 N. 13th Street and the building is a few years old. He went on to say that the building located at 911 N. 13th Street is 50 years old and under renovation.

Ms. Johnson-Scott commented that the building the school is requesting is a nice up to date building that is fenced in.

Board discussion ensued on removing the condition to address Code Enforcement and Building department's comments and concerns.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission with the following conditions:

1. A Change of Use permit must be filed with the Building Department and approved before the school can begin operations.
2. A landscape plan that demonstrates compliance with City Code 22-187, General Landscaping requirements must be submitted with the Change of Use building permit.
3. A lighting plan or photometric survey must be submitted with the Change of Use building permit that verifies lighting in the parking lot is in accordance with City Code 22-60 (j).
4. A unity of title must be performed on all parcels that will be utilized by the school.

AYE: **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

c. **Conceptual Site Plan - Sweetwater Village - 4001 Oleander Avenue**

Mr. Creagan gave an overview of the application and answered questions from the Board on the type of housing designation.

Ms. Grohall stated the state regulates 55 plus communities because of the special tax incentives and the applicant is pursuing a federal tax credit program specifically geared for senior housing.

No one spoke for or against the application.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation of approval for the conceptual parameters of the proposal to the City Commission with the following condition:

1. Formal Site Plan, Design Review, & Concurrency review will be required before this project can be developed on this site.

AYE: **Gloria Johnson-Scott**, **Bob Burdge**, **Michael Broderick**, **Tim O'Connell**, **Chairman Frank Creyaufmiller**

Passed

d. **Planned Development - Indian River Villas - 401 & 411 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the landscaping hedge height, the kayak launch connection and development of the lot across the street.

Dr. Ronald Lyman, Resident, provided the Board a packet and spoke against the project.

Ms. Grohall explained that 2 years ago the City Engineer documented that the land far extends past the bulkhead line. She stated the City Engineer working in conjunction with the Army Corp of Engineers and Florida DEP has already permitted the bulkhead installation as shown on the plan, which matches the bulkhead installation for the project when it was approved as a 24 unit condominium.

Steve Hula, Downtown Resident, spoke against the project.

Rick Reed, a principal of the project, provided additional information and explained that the density will be lowered going from 24 units to 12 units and there will be a nice view of the river.

William Stoddard, Engineer of Record from Schulke, Bittle and Stoddard, provided detailed information on the bulkead and buildings.

Harold Holzberg, Resident, spoke against the project.

Ms. Grohall explained the updated traffic statement would reflect the proposed impacts of the previously approved project versus the impacts of the newly proposed project.

Jodah Bittle, Schulke Bittle and Stoddard, stated they are aware of the Fort Pierce Engineering comments and they are being addressed.

Motion was made by Bob Burdge, **and seconded by Michael Broderick to recommend approval of the presented plan (PD) and rezoning request with the following conditions:**

1) Site Lighting is provided in accordance with Land Development Code 22-600)(1) Off Street Parking and Loading at the time of Building Permit Review.
2) Please provide an updated traffic impact statement.

AYE: **Bob Burdge**, **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

e. **Site Plan - Publix - 1889 N. US Highway 1**

Mr. Creagan gave an overview of the application.

Michael Jacquin, Jacquin and Sons Construction, asked if parking improvements will be completed.

No one spoke against the project.

Motion was made by Tim O'Connell, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission.

AYE: **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

f. **Site Plan - Crabby's Dockside Restaurant - 5 Avenue A**

Mr. Gilmore gave an overview of the application and answered questions from the Board on architectural features, relocating the sign, seating capacity and square footage.

Ms. Grohall stated staff has been having conversations with the applicant and she feels confident they will reach a consensus on the design. Ms. Grohall went onto say that one of the designs the applicant mentioned today is a similar restaurant chain that has a white facade, with natural wood and they pick up color in the canopies and awnings and with colored LED lighting.

Mike Menard, Architectonic, stated they are willing to work with staff on color selections and they will have a wide variety of options available with the LED lighting. Mr. Menard answered questions from the Board.

Mike Jacquin, Jacquin and Sons, provided additional design information and asked for input from Ms. Grohall on the LED lighting.

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to recommend approval of the proposed Site Plan and Design Review with the following conditions:

1) Per City Code Section 15-5 (1); Roof signs are prohibited. Please assign a different placement of the wall sign.
2) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). Please consider a brighter color palette to match the "Key West" architectural theme along the marina.

AYE: **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

7. BOARD COMMENTS

Chairman Creyaufmiller asked Ms. Grohall what the Board needs to do in regards to Mr. George's resignation and his Vice-Chair position.

Ms. Grohall stated the elections will take place at the next meeting and the City Clerk has been made aware of Mr. George's resignation and asked to confer with Commissioner Sessions for consideration of applicant's.

8. ADJOURNMENT

Planning Board **6.a.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Half-Cent Sales Tax Presentation

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Presentation

Half-Cent Handout

Porposed Projects

Form Review

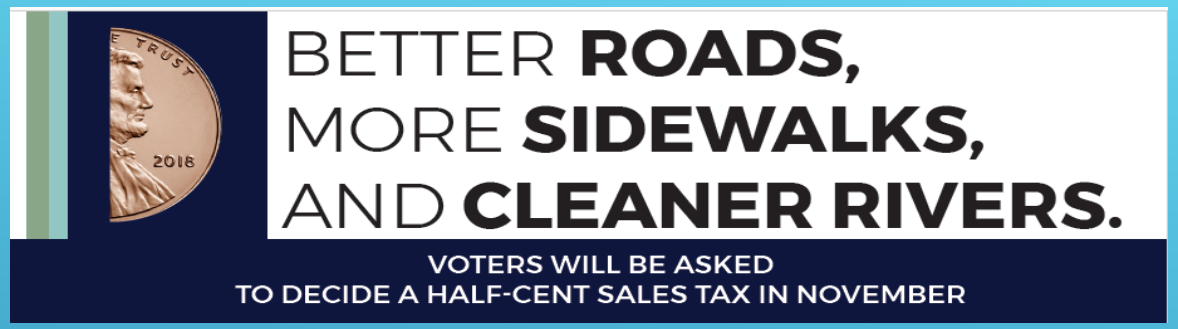
Form Started By: Alicia Rosenthal Started On: 09/25/2018 03:36 PM

Final Approval Date: 09/25/2018

2018 Half Cent Sales Tax

THE MESSAGE IS SIMPLE…





OVERVIEW

- Why the sales tax
- Every dollar stays here
- 4 layers of protection
- Fort Pierce Projects



WHY THE SALES TAX?

- The Great Recession
- Tapped revenue sources
- Gas taxes steadily declining
- Recent active hurricane season





EVERY DOLLAR STAYS HERE

- ½ Cent for 10 years
- By Statute, funds have to be spent on stated projects & can't be diverted
- Tourists and visitor help pay
- $50 a year on average per family



HOW CAN WE BE SURE?

Four Layers of Protection

1. State Statute says that's what the money has to be used for.
2. Adopting Ordinance spells it out
3. Elected officials have oversight and review of all $$$ spent.
4. a local citizens' advisory committee

Ballot language:

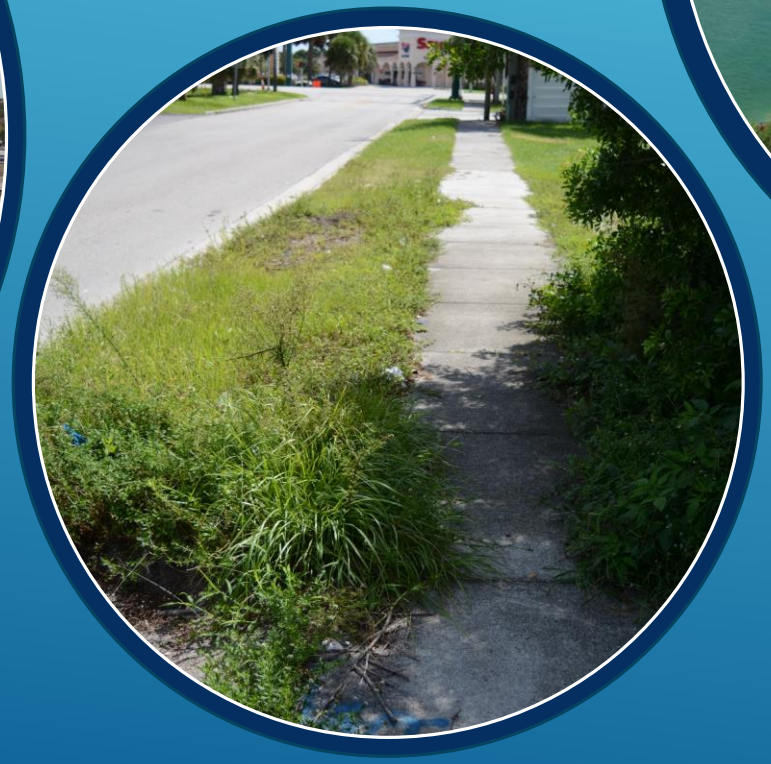
"To provide for projects to improve local roads, reduce traffic congestion, improve local water quality, reduce neighborhood flooding and similar uses under Florida law and to seek matching funds for these purposes, shall St. Lucie County levy a half-cent sales tax, for ten years, ***with expenditures subject to review by an independent citizens committee*** *ensuring that all dollars are spent fairly throughout Port St. Lucie, Fort Pierce, St. Lucie Village and St. Lucie County?"*

WHAT ARE THE PROJECTS?



BETTER ROADS

MORE SIDEWALKS





CLEANER RIVERS

CITY OF FORT PIERCE PROPOSED PROJECTS

WATER QUALITY
- Georgia Avenue Basin

SIDEWALKS
- Emil Avenue

ROAD IMPROVEMENTS
- 13th Street
- 17th Street
- Avenue D
- Avenue I
- Indian River Dr. Reconstruction

STREETSCAPE IMPROVEMENT
- Avenue D

STORMWATER IMPROVEMENTS
- Moore's Creek Linear Park Phase II

BRIDGE REPAIRS
- Citrus Overpass

STREET RESURFACING
- Citywide
- 78 roads



Thank You!

www.FPHalfCent.org



BETTER **ROADS,** MORE **SIDEWALKS,** AND **CLEANER RIVERS.**

VOTERS WILL BE ASKED TO DECIDE ON A HALF-CENT SALES TAX ON NOVEMBER 6.



The half-cent increase would help improve roads, build more sidewalks and support water quality projects in unincorporated St. Lucie County, Port St. Lucie, Fort Pierce and St. Lucie Village. The increase will expire in 10 years.



EVERY DOLLAR STAYS HERE

About $18.6 million will be raised annually and every dollar will be used for projects in St. Lucie County, Port St. Lucie, Fort Pierce and St. Lucie Village.

VISITORS WILL CONTRIBUTE

15 to 20%

That means everyone who uses our roads, sidewalks and rivers will help pay for them, not just residents and property owners. If these improvements were paid through property taxes, only local property owners would carry the burden.

IT WON'T APPLY TO ALL PURCHASES

The half-cent sales tax will not apply to purchases of gas, groceries, or medicine. For automobile or boat purchases, the tax would only be applied to the first $5,000 of the purchase.

FOUR LAYERS OF PROTECTION

There are 4 layers of protection to ensure the money is spent as approved:

- Local citizen oversight committee.
- Florida law ensures the money can only be used for project areas listed on the ballot.
- Local ordinances will clearly define where the money will go.
- Locally elected officials, not state and federal, will be making these decisions.

ST. LUCIE COUNTY FLORIDA

CITY of PORT ST. LUCIE FLORIDA

TOWN OF ST. LUCIE VILLAGE, FL INC. 1961

FORT PIERCE, FL THE SUNRISE CITY

www.fphalfcent.com

2018 Half-Cent Sales Tax

BETTER **ROADS,**
MORE **SIDEWALKS,**
AND **CLEANER RIVERS.**

Water Quality Improvements
Subtotal $980,000

- Georgia Avenue Basin

Sidewalks
Subtotal $560,000

- Emil Avenue

Street Resurfacing
Subtotal $16,599,497

- Citywide

Roadway Improvements
Subtotal $22,758,507

- 13th Street
- 17th Street
- Avenue D
- Avenue I
- Indian River Drive Reconstruction

Streetscape Improvements
Subtotal $1,603,840

- Avenue D

Stormwater Improvements
Subtotal $7,772,800

- Moore's Creek Linear Park Phase II

Bridge Repairs
Subtotal $8,600,00

- Citrus Overpass

TOTAL ESTIMATED CONSTRUCTION COST **$49,005,804**

Learn More: www.fphalfcent.com

Planning Board **6.b.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Annexation - Oleander Properties, LLC - 702 Revels Lane

LOCATION

702 Revels Lane

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/02/2018 04:41 PM

Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

RE: **Application for Annexation**
Oleander Properties of Fort Pierce, LLC – 702 Revels Lane

DATE: October 1, 2018

STAFF REPORT

Property Owner/Applicant: Oleander Properties of Fort Pierce LLC
5900 Silver Oak Drive
Fort Pierce, FL 34982

Representative: Brian Bean
6011 Buchanan Drive
Fort Pierce, FL 34982

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land.

Site Location: 702 Revels Lane Fort Pierce, Florida.

Parcel ID: 2427-701-0082-000-7

Parcel Size: .88 acres

Current Zoning: RM-11, Residential Multi-Family 11 du/acre (St. Lucie County)

Current Future Land Use: RH, Residential High 15 du/acre (St. Lucie County)

Proposed Zoning: R-5, High Density Residential

Proposed Future Land Use: RH, High Density Residential

	North	East	South	West
Surrounding Zoning:	RM-11 (SLC), R-4, R-5	RM-11 (SLC), C-3, R-4	RM-11 (SLC), R-4	RM-11 (SLC), R-4, R-5
Surrounding FLU:	RH (SLC), RM, RH	RH (SLC), GC, RM	RH (SLC), RM	RH (SLC), RM, RH

Staff Analysis:

The applicant is requesting a voluntary annexation of property (Parcel ID 2427-701-0082-000-7) located at 702 Revels Lane in Fort Pierce, Florida.



The current St. Lucie County Zoning for 702 Revels Lane is RM-11, Residential Multi-Family 11 dwelling units/acre, with a St. Lucie County Future Land Use of RH, Residential High 15 dwelling units/acre. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Zoning designation will be R-5, High Density Residential, and the proposed Future Land Use designation will be RH, High Density Residential.

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary. The property is also within the FPUA service area. The applicant would like to construct duplex apartment buildings on the lot once annexed.

This proposed voluntary annexation is also consistent with F.S 171.044, whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately $17,600. If the Application for Annexation is approved it would create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Comprehensive Plan:

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

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

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

The area where this annexation is taking place has an even mix of properties with-in St. Lucie County jurisdiction and with-in City of Fort Pierce jurisdiction. The annexation of this property would help to continue eliminating irregularities along the City's boundary in this area. The adoption of this property into the City also helps to provide efficient public services.

The applicant is requesting that the City of Fort Pierce Zoning designation and Future Land Use designation remain consistent with the current County designation and the City's Comprehensive Plan. The Zoning Designation of R-5, High Density Residential, and Future Land Use of RH, High Density Residential would be consistent with Policy 1.11.5.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

Staff Recommendation:

As proposed, the annexation meets the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board forward a recommendation of approval for the proposed annexation to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
AUG 15 2018
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

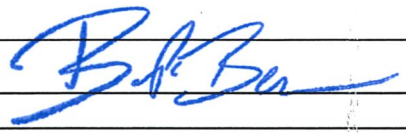
- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 702 Revels Lane, Fort Pierce Florida 34982
2. Legal description of real property for which annexation is being requested:
   Silver Lake Park S/D Block 4 Lots 27, 28, 29, 30 & 31

   Property Tax ID: 2427-701-0082-000-7
3. Size of described property: 307.26 feet by 125 feet
4. Project description: New Construction of Duplex Apartment Buildings
5. Current St. Lucie County Future Land Use Designation: RM - 11
6. Current St. Lucie County Zoning: RM - 11
7. Is this a Historic property? No
8. Appraised value: $50,000.00
9. Name of Owner(s): Oleander Properties of Fort Pierce, LLC

   Signature of Owner(s): Patricia Beard Bob Beard
   Mailing Address: 5900 Silver Oak Drive
   City Fort Pierce State Florida Zip 34982
   Phone 772-460-6110 Fax 772-460-5256

10. Name of Representative: Brian Bean

Signature of representative: 

Mailing Address: 6011 Buchanan Drive

City) Fort Pierce State Florida Zip 34982

Phone 772-370-0579 Fax N/A

E-mail: brian@southerncitydevelopment.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

This Document Prepared By and Return to:
Charlotte M. Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Fort Pierce, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4455312 07/06/2018 02:44:53 PM
OR BOOK 4154 PAGE 351 - 351 Doc Type: DEED
RECORDING: $10.00
Doc Tax: $350.00

Parcel ID Number: 2427-701-0082-000/7

Warranty Deed

This Indenture, Made this 5th day of July , 2018 A.D., **Between**
Hoyt C. Murphy, Jr. and Margaret A. Murphy

of the County of St. Lucie , State of Florida , **grantors,** and
Oleander Properties of Fort Pierce, LLC, a Florida limited liability company
whose address is: 5900 Silver Oak Drive, Fort Pierce, FL 34982

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

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Lots 27, 28, 29 30 and 31, Block 4, Silver Lake Park Subdivision, according to the Plat thereof as recorded in Plat Book 10, page(s) 4, of the Public Records of St. Lucie County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charlotte M. Walters
Witness

Printed Name: Judy Seaborg
Witness

Hoyt C. Murphy, Jr. (Seal)
P.O. Address: 2400 S Ocean Drive, Apt. 4200 D
Fort Pierce, FL 34949

Margaret A. Murphy (Seal)
P.O. Address:

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 5th day of July , 2018 by
Hoyt C. Murphy, Jr. and Margaret A. Murphy

who are personally known to me or who have produced their Florida driver's license as identification.

CHARLOTTE M. WALTERS
Commission # FF 931165
Expires November 24, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2018 (863) 763-5555 Form FLWD-1

Oleander Properties of Fort Pierce, LLC

5900 Silver Oak Drive

Fort Pierce, Florida 34982

Ph : 772-460-6110 ; Fax : 772-460-5256

August 20, 2018

Re : 702 Revels Lane, Fort Pierce Annexation

To Whom It May Concern,

My name is Brian Bean with Oleander Properties of Fort Pierce. We are looking to annex our property at 702 Revels lane into the city of Fort Pierce. We would like to be given the R-5 high density zoning. What we are planning on building is 5 duplex buildings. We are looking to build 2 bedroom, one bathroom units. Our goal is to have these units be affordable housing, which is much needed in the city. Our plan is to keep these units under $1,000.00 per month in rent, and actually planning on around $900.00. We have found very few new units at that price range. Thank you for your time and feel free to contact us with any questions.

Thank you,

Brian Bean

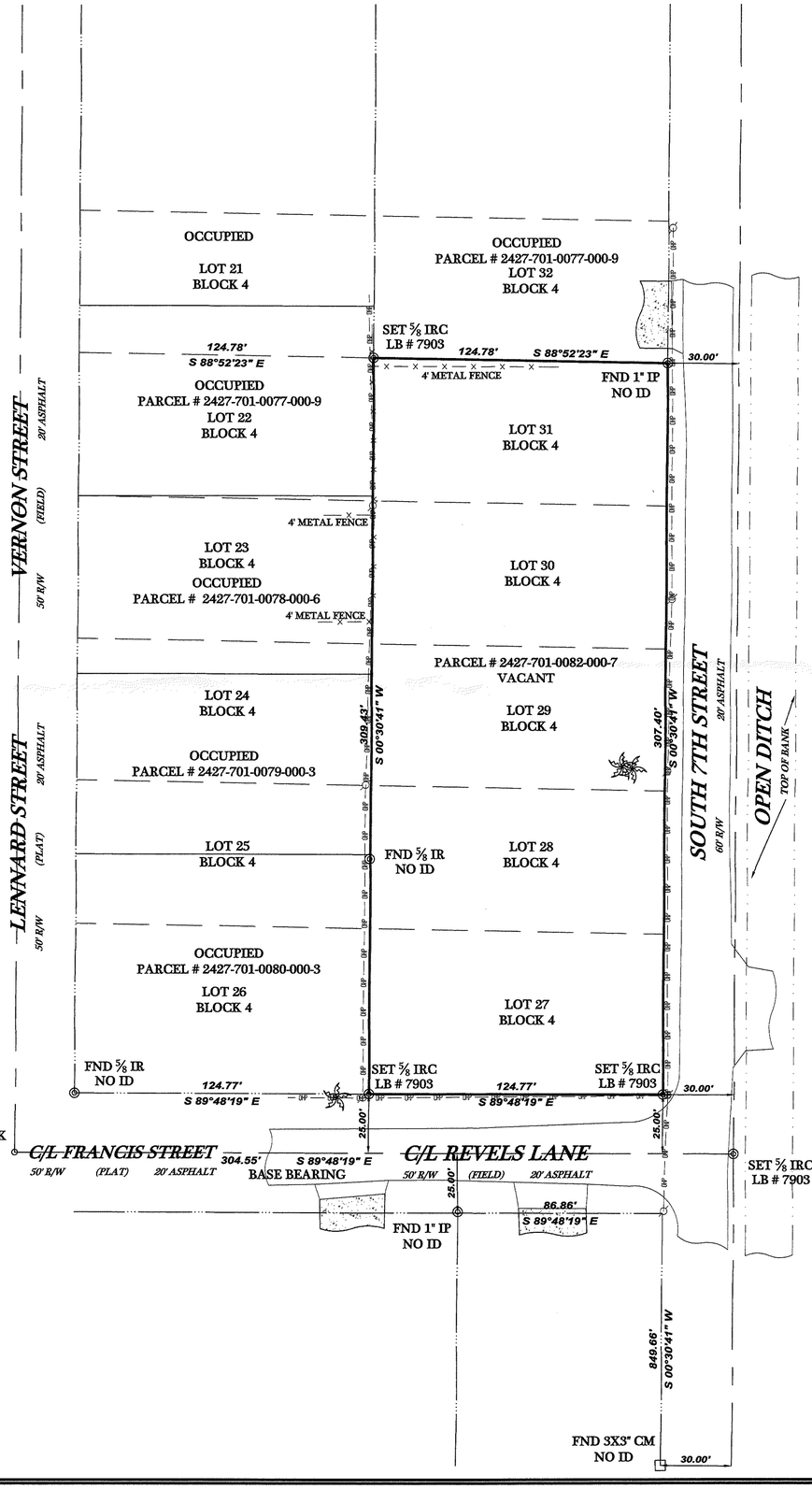
772-370-0579 - cell

BOUNDARY SURVEY

LOCATED IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST
SAINT LUCIE COUNTY, FLORIDA

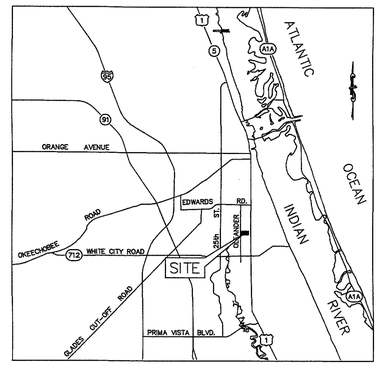


0′ 30′ 60′ 90′



LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
N&C	NAIL AND CAP
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERD LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
△	DELTA
	UTILITY POLE
	HANDICAP PARKING



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF REVELS LANE, BETWEEN EXISTING MONUMENTS AS SHOWN, AS RECORDED IN PLAT BOOK 10, PAGE 4 OF PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF S89°48'19"E. (ASSUMED DATUM)

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0189 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

3. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

5. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY, EXCEPT AS SHOWN.

6. LANDS SHOWN HEREON WERE ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OR MURPHY ACT DEEDS.

7. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA, ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF.

10. THE LAST DATE OF FIELD WORK WAS AUGUST 08, 2018.

11. ELEVATIONS, IF SHOWN, ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988. REFERANCE BEING ST LUCIE COUNTY BENCHMARK, "BOX-CUT FARMERS MARKET", WITH AN ELEVATION OF 17.99'.

12. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERICIAL.

LEGAL DESCRIPTION

LOTS 27, 28, 29, 30 AND 31, BLOCK 4, SILVER LAKE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATIC (RTK) METHOD WAS UTILIZED USING A TWO (2) DUAL FREQUENCY TOPCON HYPER GA II SYSTEM.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008.

4. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951

OLEANDER PROPERTIES OF FORT PIERCE, LLC
702 REVELS LANE
FORT PIERCE, FL 34982
ST LUCIE COUNTY FLORIDA

DRAWN BY:
CHECKED BY:
DATE: AUGUST 13,
HORIZONTAL SC
1"=30'

NOT VALID WITHOUT THE AND ORIGINAL RAISED S FLORIDA LICENSED SURV MAPPER.

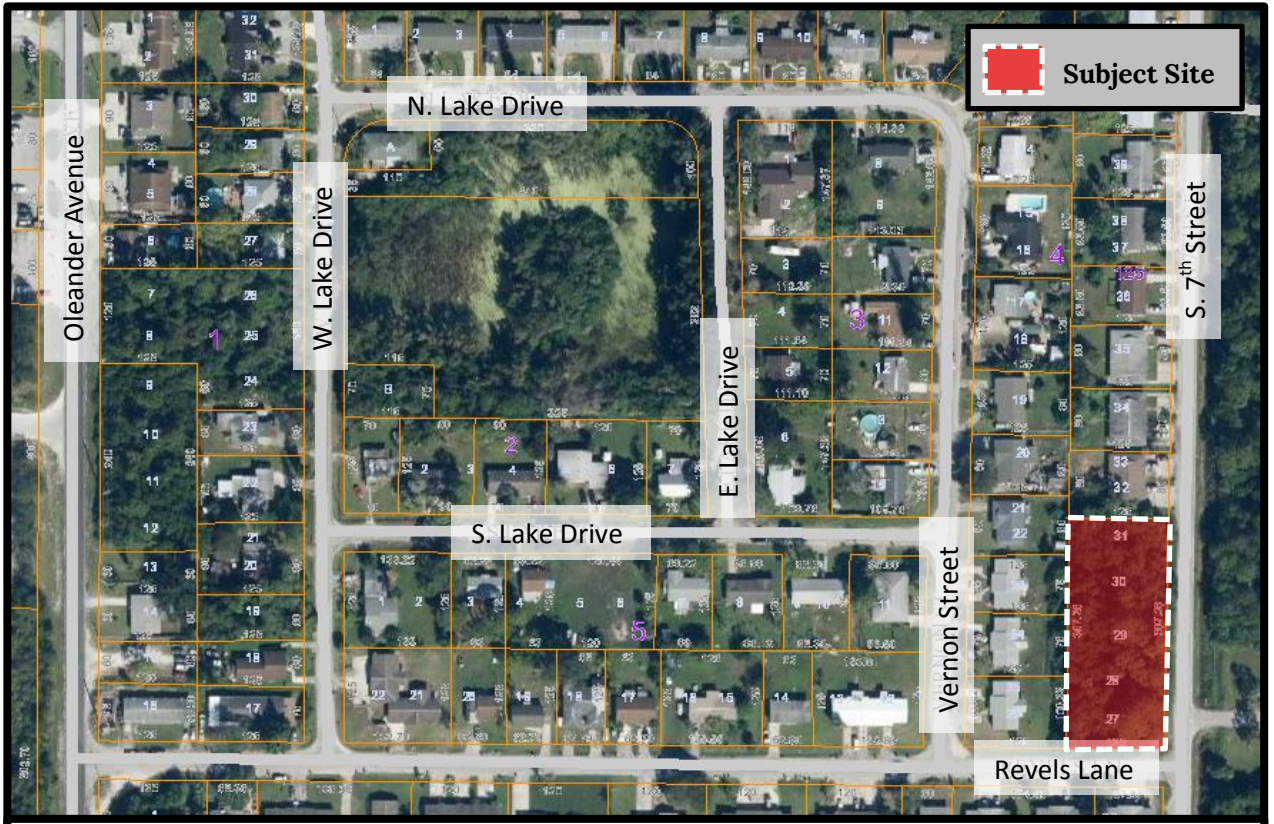
SEAL

CHARLES A
PROFESSIONAL SURVEYO
FLORIDA LICENSE NO. 49

8-14-1
PRINTED D

SHEET 1 O

PROJECT NO. 1



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
702 Revels Lane
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
SEP 18 2018
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Oleander Properties of Fort Pierce, LLC - 702 Revels Lane Annexation - TRC No. 18-02000005

DATE : September 11, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 06, 2018:

- ☑ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Construction Drawings
- ☐ Executed Construction Contract
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend ☐ Do Not Recommend

- ☑ Annexation ☐ Building Permit ☐ C/O

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

☐ See attached for engineering comments

JRA/TST/dhr

Q:\ENGINEERING\Site Development Projects\A\Annexations\702 Revels Lane\Annexation Approval - 091118.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 702 Revels Lane - Annexation
Property Name: Oleander Properties of Fort Pierce
Project Name:
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: 9/19/18

September 19, 2018

Project: **OLEANDER PROPERTIES**
Subject: **ANNEXATION**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. The County Engineering Division has no comments at this time, however comments including Right-of-Way dedication and other requirements will be issued at the time of submittal of a development plan.

September 14th, 2018

Project: **Oleander Properties of Ft Pierce LLC**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

SURVEY:

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

TO: Brandon Creagan, LEED, Planner

FROM: Kori Benton, Senior Planner

DATE: September 20, 2018

SUBJECT: **Annexation – Oleander Properties of Fort Pierce, LLC – 702 Revels Lane**

The St. Lucie County Planning & Development Services Department has completed a review of the September 6, 2018 distribution of Technical Review Project# 18-02000005.

Background

The applicant is seeking Voluntary Annexation for a property located at 702 Revels Lane. The property is approximately .82 acres and currently has a St. Lucie County zoning of RM-11, Residential Multiple-Family 11 Units/acre and a St. Lucie County Future Land Use of RH, Residential High. The applicant is requesting the City of Fort Pierce assign a zoning designation of R-5 (High Density Residential) and Future Land Use designation of RH (Residential High) concurrent with its Voluntary Annexation. The Parcel ID for the site is 2427-701-0082-0007.

Review Comments

1. The proposed Zoning Atlas assignment to R-5, High-Density Residential within the City will provide for development capacity, up to 15 units per acre, encompassing an increase in density, greater than surrounding properties. Would the site be eligible for a "Density Bonus" through the City of Fort Pierce as well?

2. The noted development proposal, of five (5) duplex structures, should be connected to water and wastewater facilities.

3. Has the City assumed control of Revels Lane? With the proposed increase in density, the City is encouraged to review availability of urban services and facilities including schools, parks, and sidewalks at the time of construction.

4. The applicant is encouraged to preserve native trees/canopy through design, where feasible and appropriate.

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

Planning Board **6.c.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Rezoning - Civic Professionals Plaza - 2201 S. 25th Street

LOCATION

2201 S. 25th Street

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
TRC Comments
TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 10/02/2018 04:47 PM

Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director RG

FROM: Brandon Creagan, LEED Green Associate, Planner BCL

RE: **Application for Zoning Atlas Map Amendment**
Civic Professionals Plaza - 2201 S. 25th Street

DATE: October 1, 2018

STAFF REPORT

Property Owner:
Autz, Inc. A New York Company
375 Beverly Rd
Douglaston, NY 11365

Applicant:
Mark Youssef
445 21st Court SW
Vero Beach, FL 32962

Representative:
Engineering, Design, & Construction, Inc. (Brad Currie, AICP)
6011 Buchanan Drive
Fort Pierce, FL 34982

Requested Action:
Approval of a Zoning Atlas Map Amendment from C-1, Office Commercial to Planned Development (PD)

Site Location:
2201 S. 25th Street Fort Pierce, Florida.

Parcel ID:
2417-444-0001-000-7

Parcel Size:
.93 acres

Current Zoning:
C-1, Office Commercial

Current Future Land Use:
OP, Offices, Professional & Business Services

Proposed Zoning:
PD, Planned Development

Surrounding Zoning:
Surrounding FLU:

North	East	South	West
C-1/R3	OS1	C-1/R-4	R-4
OP/RL	INST	OP/RM	RM

Staff Analysis:

Request:

In accordance with Section 22-40 of the City Code, the applicant is requesting the review and approval of a Planned Development (PD) for the Civic Professionals Plaza to rezone the subject site to allow for the use of a 1,500 square foot pharmacy within the plaza.

Current Conditions:

The property is located at 2201 S. 25th Street in Fort Pierce, Florida. The current zoning on the property is C-1, Office Commercial with the Future Land Use of OP, Offices, Professional & Business Services. The site is approximately .93 acres in size. Currently the Civic Professionals Plaza is an existing office/professional complex. The owner of the plaza would like to have the ability to allow a prospective tenant the ability to open and operate a pharmacy within the plaza. Currently a pharmacy use is not a permitted use in the C-1, Office Commercial zoning district. Because of this the property owner would like to rezone the property to PD, Planned Development so that a pharmacy may be a permitted use on the property.

Rezoning (PD):

The property owner/applicant is modeling the PD after the regulations of the C-1, Office Commercial zoning district. Every permitted and conditional use that is allowed in the C-1, zoning district will remain, with the addition of a pharmacy as an added permitted use. The pharmacy use in this proposed PD is limited to one pharmacy that is 1,500 square foot in size. The current height of the building is 20 feet and the PD will have a max height of 65 feet. The current setbacks are as follows, front yard setback is 25 feet, the side yard setback is 15 feet, and the rear yard setback is 15 feet. There are no proposed changes to these setbacks. The current lot coverage for buildings on-site is 23.99% with a total impervious surface area of 73.38% of the lot. The open space on the lot accounts for 26.62% of the site. The capacity analysis that was provided shows that there will be no additional impact on public facilities except that AM peak hour trips will increase by 10 trips and PM peak hour trips will increase by 15 trips. Lastly, the annual average daily traffic (AADT) will increase by 120 trips. Staff can conclude that the rezoning to PD, Planned Development will have minimal to no impact on both public facilities and the transportation network based on the provided capacity analysis.

Pursuant to City Code Section 22-131 before an amendment, including a zoning atlas change, is approved, findings will be made that the following standards are satisfied:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse effect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

Staff finds that the proposed rezoning to PD, Planned Development satisfies all of the above criteria and is consistent and compliant with the City Code.

Comprehensive Plan:

The OP, Offices, Professional and Business Services designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly

sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

As this site is already an existing office/professional plaza, staff finds that the requested rezoning to PD, Planned Development is consistent and compliant with the Comprehensive Plan.

Technical Review Committee

All affected Departments have reviewed the request for Zoning Atlas Map Amendment and have provided conditional approval based on compliance with the City Code and Comprehensive Plan. Any comments generated by the Technical Review Committee are provided for review.

Staff Recommendation:

As proposed, the Zoning Atlas Map Amendment meets the above standards of the City's Comprehensive Plan as well as City 22-40, Planned Development, therefore staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [x] Current Survey
- [ ] Environmental Study
- [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- [x] Drainage Analysis
- [x] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: 2201 S. 25th Street
2. Property Tax ID(s): 2417-444-0001-000-7
3. Total Acreage: 0.93 ac
4. Existing Future Land Use Designation: Office Professional (OP)
5. Existing Zoning Classification: Office Commercial (C-1)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Existing Office Professional Building approx 9,806 sf with associated infrastructure.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Applicant wishes to modify the zoning to PD to allow for pharmaceutical use in suites 2213 and 2215 (approximately 1,500 sf) of the existing building.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW (Tennessee Ave)	ROW	ROW
South	Office / Commercial	OP & RM	C1 & R4
East	ROW (25th Street)	ROW	ROW
West	Residential	RM	R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	N/A	0.93	X
Proposed	OP	PD	N/A	0.93	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum No additional sf proposed. Change in use only.
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day** Zero

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot No additional sf proposed. Change in use only.
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day** Zero

C. Parks and Recreation (Residential Classifications Only): Not applicable
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) Not Applicable

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	No additional sf proposed. Change in use only.
Proposed Zoning	
Change in Demand	Zero

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No additional sf proposed. Change in use only.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	96	14/ 14
Proposed Zoning	216	24 / 29
Change in Demand	**Trips** 120 increase	**Trips** 10 / 15 increase
Impact to Capacity		

12. Name of Owner(s): Autz, Inc. a New York Corporation
Mailing Address: 375 Beverly Road
City Douglaston State NY Zip 11365
Phone # 772-713-1968
E-mail: markusf2005@yahoo.com

13. Name of Applicant: Mark Youssef
Mailing Address: 445 21st Court SW
City Vero Beach State FL Zip 32962
Phone # 772-713-1968 Fax #
E-mail: markusf2005@yahoo.com

14. Name of Representative: Brad Currie, AICP, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Ste 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 8/13/18 Date

375 Beverly Road., Douglaston	NY	11363
Address	State	Zip

Phone	Fax	E-mail Address

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

Property Owner's Name (Please Print)	Phone	
375 Beverly Road., Douglaston	NY	11363
Address	State	Zip

Property Owner's Signature — Date: 8/13/18

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 13 day of Aug., 20 18, by Arthur Autz who is personally known to me or has produced driver's license as identification.

Signature of Notary (seal)

EVAN S SCHAUDER
Notary Public - State of New York
NO. 01SC6245865
Qualified in Nassau County
My Commission Expires 8-8-2019

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

ENGINEERS ◓ SURVEYORS ◓ ENVIRONMENTAL

LETTER OF JUSTIFICATION
2201 S. 25th Street, Fort Pierce, FL
Zoning Atlas Map Amendment Application
September 25, 2018

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a zoning atlas amendment application for a parcel associated with a located at 2201 S. 25th Street in Fort Pierce, Florida. The petitioner is requesting approval to change the zoning of Parcel ID # 2417-444-0001-000-7 from Office Commercial (C-1) to Planned Development (PD).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at 2201 S. 25th Street in Fort Pierce, Florida. The parcel information is outlined in the table below:

	Parcel ID	Address	Acreage	Current FLU	Current Zoning
	2417-444-0001-000-7	2201 S. 25th Street	0.93	Office Prof.(OP)	Office Commercial (C-1)

The subject property has a City of Fort Pierce Land Use designation of Office Professional (OP) and is located in the office Commercial (C-1) zoning district. This 0.94-acre parcel is currently developed. The subject property is developed with a 9,806 +/- sf professional office building with associated infrastructure. The applicant is requesting approval to rezone the parcel to PD to allow for pharmaceutical use in suite 2213 and 2215 of the existing building, approximately 1,500 sf. A capacity analysis outlining the impacts to public facilities upon approval of this zoning atlas map amendment request is included as part of this application.

To the north of the subject lies the Right-of-Way of Tennessee Avenue followed by developed a 0.85 acre developed commercial property. It has a future land use designation of Office Professional (OP) and is in the Office Commercial (C-1) zoning district.

To the south of the subject property is a developed commercial parcel. This parcel has a future land use designation of Office Professional (OP) with an underlying zoning category of Office Commercial (C-1).

East of the subject property lies the Right-of-Way of South 25th Street, an FDOT roadway followed by a developed commercial parcel. This parcel has a future land use designation of Institutional (I) and an underlying zoning category of General and Recreational Open Space (OS1).

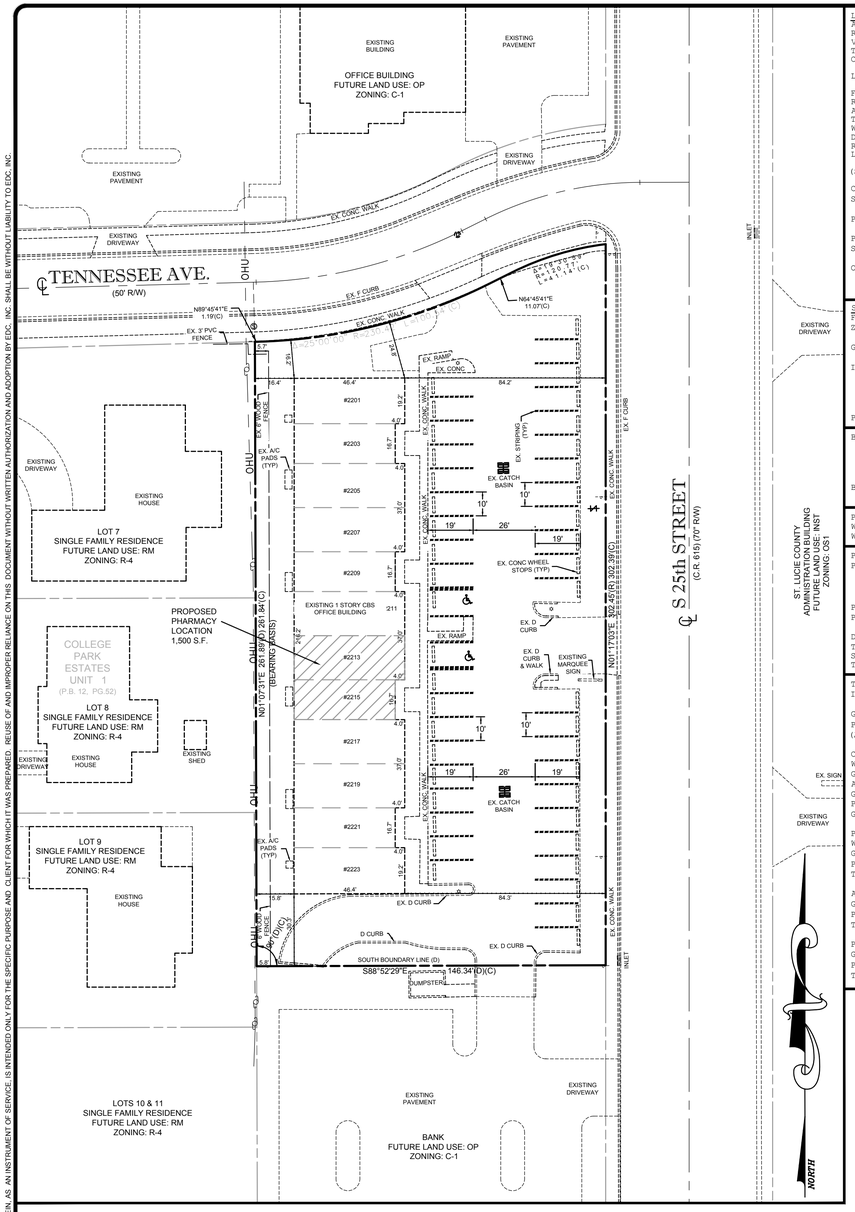
To the west of the subject property is developed residential properties. These parcels have a future land use designation of Medium Density Residential (RM) and it is located in the Medium Density Residential (R4) zoning district.

AMENDMENT REQUIREMENTS

Section 22.128 of the City of Fort Pierce Code of Ordinances identifies the requirements for zoning amendment approvals. The application package submitted includes the requirement documents as required by the above mentioned code for the review and approval of this request. This project narrative meets the requirements of City Code section 22-40(c)(1)(a).

Based on the above and attached information, the applicant respectfully request approval of the proposed applications.

S:\EDC-2018\18-329 - 2201 S. 25th Street\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-09-25_2201_25th_St_PUD_Rezone_Justification_18-329.doc



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

LEGAL DESCRIPTION
ALL OF THE SOUTHEAST 114 OF THE SOUTHEAST 114 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF TENNESSEE AVENUE, WEST OF 25TH STREET, NORTH OF VIRGINIA AVENUE CANAL, AND EAST OF COLLEGE PARK ESTATES UNIT 1, AS PER PLAT THEREOF, ON FILE IN PLAT BOOK 12, PAGE 52, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

FROM THE NORTHEAST CORNER OF LOT 7 OF THE PLAT OF COLLEGE PARK ESTATES UNIT 1, RUNNING SOUTHERLY ALONG THE EAST BOUNDARY OF SAID PLAT OF COLLEGE PARK ESTATES, A DISTANCE OF 261.89 FEET TO THE BEGINNING OF SAID LINE; THENCE BY ANGLE AS TURNED FROM NORTH TO EAST OF 90 DEGREES, A DISTANCE OF 146.34 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH 25TH STREET; AS DEPICTED ON THAT SURVEY DRAWN AND PREPARED BY MICHAEL J. WEATHERINGTON. DATED JUNE 21, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1096, PAGE 457, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO THE POINT OF BEGINNING.

(SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL.

CONTAINS 88,118 SQ. FEET, 2.023 ACRES, MORE OR LESS.
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PARCEL ID #:	2417-444-0001-000-7
PROJECT NAME:	CIVIC PROFESSIONAL PLAZA
SITE ADDRESS:	2201 S 25th STREET
OWNER:	AUT2,INC. 375 BEVERLY ROAD DOUGLASTON, NY 11365

SITE DATA

FUTURE LAND USE:	OP - OFFICES-PROFESSIONAL & BUSINESS SERVICES	
ZONING:	C1 - OFFICE COMMERCIAL	
GROSS SITE AREA	40,877 S.F. (0.938 AC)	= 100.00%
IMPERVIOUS AREA	29,997 S.F. (0.689 AC)	= 73.38%
EXISTING BUILDING	9,806 S.F. (0.225 AC)	= 23.99%
EXISTING PAVEMENT	18,805 S.F. (0.432 AC)	= 46.00%
EXISTING CONCRETE	1,386 S.F. (0.032 AC)	= 3.39%
PERVIOUS AREA:	10,880 S.F. (0.249 AC)	= 26.62%

BUILDING SETBACKS:
FRONT SETBACK = 25 FT.
SIDE SETBACK = 15 FT.
REAR SETBACK = 15 FT.

BUILDING HEIGHT = 20 FT.± (1 STORY)
(65 FT. MAX.)

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING CALCULATIONS:
PARKING REQUIRED:
9,806 S.F. BUSINESS SERVICE
1 SPACE / 300 S.F. RBUSINESS SERVICE
9,806 / 300 = 33 SPACES
PARKING REQUIRED = 33 SPACES (2 HC)
PARKING PROVIDED = 42 SPACES (2 HC)

DRAINAGE SYSTEM:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT COLLECTS SITE RUNOFF IN A SERIES OF EX. INLETS WHICH CONVEYS THE RUNOFF TO THE EX. DRAINAGE MANHOLE @ TENNESSEE AVE. WHICH IS CONNECTED TO THE EX. S. 25th STREET DRAINAGE SYSTEM.

TRAFFIC STATEMENT
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 9th EDITION

GENERAL OFFICE BUILDING (710)
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.	TRIPS
CURRENT CONDITIONS			
WEEKDAY DAILY TRIPS:			
GENERAL OFFICE BUILDING (710)	9.74	9,806	96
AM PEAK HOUR TRIPS:			
GENERAL OFFICE BUILDING (710)	1.47	9,806	14
PM PEAK HOUR TRIPS:			
GENERAL OFFICE BUILDING (710)	1.42	9,806	14
PROPOSED			
WEEKDAY DAILY TRIPS:			
GENERAL OFFICE BUILDING (710)	9.74	8,306	81
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)	90.08	1,500	135
TOTAL WEEKDAY TRIPS:			216
AM PEAK HOUR TRIPS:			
GENERAL OFFICE BUILDING (710)	1.47	8,306	12
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)	7.71	1,500	12
TOTAL PEAK HOUR TRIPS:			24
PM PEAK HOUR TRIPS:			
GENERAL OFFICE BUILDING (710)	1.42	8,306	12
PHARMACY/DRUGSTORE W/O DRIVE-THRU WINDOW (880)	11.07	1,500	17
TOTAL PM PEAK HOUR TRIPS:			29

ZONING: C-1 OFFICE COMMERCIAL
ALL ALLOWED USES FOR THIS PLANNED DEVELOPMENT

PERMITTED USES:

RESIDENTIAL
HOUSEHOLD LIVING
VERTICAL MIXED-USE BUILDING

GOVERNMENT FACILITIES
SAFETY SERVICE

PARK AND OPEN SPACE

PASSENGER TERMINAL
BUS SHELTER

UTILITIES
UTILITY CABINETS, ABOVE GROUND

COMMERCIAL
EATING AND DRINKING ESTABLISHMENTS
BREW PUB

OFFICE
ADMINISTRATIVE, PROFESSIONAL, GENERAL, MEDICAL OFFICE
DAY LABOR EMPLOYMENT AGENCY
MEDICAL AND DENTAL CLINIC
TELEVISION AND RADIO STUDIOS

OTHER
TELECOMMUNICATION FACILITY
ANTENNA (ON EXISTING STRUCTURE)

PHARMACY (1,500 S.F.)

CONDITIONAL USES:

RESIDENTIAL
HOUSEHOLD LIVING
DETACHED HOUSE
DUPLEX
TOWNHOUSE
MULTI-DWELLING BUILDING
GROUP LIVING
COMMUNITY RESIDENTIAL HOME

PUBLIC AND CIVIC
COMMUNITY/CULTURAL
ENVIRONMENTAL RESEARCH AND EDUCATIONAL FACILITIES

DAY CARE
ADULT DAY CARE CENTER
DAY CARE CENTER
CHILD CARE FACILITY

EDUCATIONAL FACILITIES
COLLEGE OR UNIVERSITY
ELEMENTARY, MIDDLE OR HIGH SCHOOL

GOVERNMENT FACILITIES
POST OFFICE

MEDICAL FACILITIES
HOSPITAL
NURSING HOME

PARK AND OPEN SPACE
CEMETERY/COLUMBARIUM/MAUSOLEUM
COUNTRY CLUB/GOLF COURSE

PASSENGER TERMINAL
RAIL/BUS TERMINAL
TAXI TERMINAL

RELIGIOUS INSTITUTION

SOCIAL SERVICE INSTITUTION
HALFWAY HOUSES

UTILITIES
MINOR, OTHER

COMMERCIAL
EATING AND DRINKING ESTABLISHMENTS
COFFEE SHOP
NEIGHBORHOOD BISTRO
NEIGHBORHOOD CAFE
RESTAURANT AND BAR
WINE/CIGAR BAR

MARINE-RELATED COMMERCIAL
MARINA/BOAT LIVERY

OVERNIGHT ACCOMMODATIONS
BED AND BREAKFAST

PARKING, COMMERCIAL

RETAIL SALES AND SERVICE, SALES-ORIENTED
ART GALLERY

RETAIL SALES AND SERVICE, PERSONAL-SERVICE ORIENTED
EDUCATIONAL SERVICE ESTABLISHMENTS
LAUNDRY AND DRY CLEANERS PICK-UP
LAUNDROMAT
NEIGHBORHOOD COMMERCIAL SERVICES
PERSONAL IMPROVEMENT SERVICE

RETAIL SALES AND SERVICE, REPAIR-ORIENTED

VEHICLE SALES AND SERVICE
FUELING STATION

INDUSTRIAL
LIGHT INDUSTRIAL SERVICE
MICROBREWERY

OTHER
COMMUNITY GARDENS

TELECOMMUNICATION FACILITY
ANTENNA SUPPORT STRUCTURE



FORT PIERCE, FLORIDA

VICINITY MAP

NO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ENGINEERS ⊘ SURVEYORS
ENVIRONMENTAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	18-329 (09-26-2018).dwg	SITE PLAN	AS SHOWN	27 AUGUST 2018

DATE	REVISION COMMENTS
09-26-2018	REVISED SITE PLAN PER FORT PIERCE TRC COMMENTS (09-19-2018)

CIVIC PROFESSIONAL PLAZA
2201 S. 25th STREET
PD SITE PLAN
FORT PIERCE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-329

1 OF 1

TECHNICAL REVIEW PROJECT NO. 18-43900004

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3910427 OR BOOK 3590 PAGE 2788, Recorded 12/27/2013 at 11:31 AM
Doc Tax: $4830.00

Prepared By and Return To:
Mendi Dunker
Signature Title Florida Partners, LLC
789 SW Federal Hwy, Ste 300
Stuart, FL 34994

File No. FLM1033

Property Appraiser's Parcel I.D. (folio) Number(s)
2417-444-0001-000-7

WARRANTY DEED

THIS WARRANTY DEED made and executed November 1, 2013, by F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company, a corporation existing under the laws of Georgia, and having its principal place of business at P. O. Box 7696, Port St Lucie, FL 34985-7696 hereinafter called the grantor, to Autz, Inc., A New York Corporation whose post office address is 375 Beverly Road, Douglaston, NY 11365, hereinafter call the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in St Lucie County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to date: December 31, 2012

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Mendi Jae Lowe Dunker
(Print Name of Witness)

Karen J. Sullivan
(Witness Signature)

Karen A. Sullivan
(Print Name of Witness)

F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company

BY: _____
Ward I Snyder, Managing Member

_____
Ward I Snyder, Trustee of the LWLK Trust u/a/d 10/23/96, Managing Member

P. O. Box 7696
(Address)

Port St Lucie, FL 34985-7696
(Address)

STATE OF Florida

COUNTY OF ~~St Lucie~~ Martin

The foregoing instrument was acknowledged before me this 11/1/2013, BY F. P. Unlimited, LLC f/k/a F. P. Limited, LLC, A Georgia Limited Liability Company , by Ward I Snyder, Managing Member and Ward I. Snyder as Trustee of the LWLK Trust u/a/d 10/23/96, Managing Member who is personally known to me.

Notary Public

MENDI JAE LOWE DUNKER
Notary Public - State of Florida
My Comm. Expires Apr 26, 2017
Commission # EE 883899
Bonded Through National Notary Assn.

My Commission Expires:

(SEAL)

WARRANTY DEED
(Continued)

EXHIBIT A

A portion of the following described lands:

All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line:

From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington, dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida, to the Point of Beginning.

See Resolution attached Hereto And Made Part Thereof By Reference.

MEMBERS AND MANAGER RESOLUTIONS AND CERTIFICATION

The undersigned, constituting each and every member and the Manager of F.P. Unlimited, LLC, formerly known as F.P. Limited, LLC prior to its name change, a Georgia limited liability company which has been qualified to do business in Florida, (the "Company") hereby consent to and take and adopt the following actions:

:

RESOLVED, that the Manager of the Company, Ward I. Snyder, is hereby authorized and empowered (either alone or in conjunction with any one or more of the members of the Company) to take, from time to time, all or any part of the following action on or in behalf of the Company: (1) to execute and deliver to all documents, including but not limited to deeds, closing statements, affidavits, security documents, notes, and mortgages and such other documents as may be required and reasonable to complete the sale of the property described in Exhibit "A", and which have been approved by the Manager or legal counsel for the Company, and (2) to carry out, modify and amend any arrangements or agreements at any time existing between the Company and the purchaser, his/her/their or its lender, which have been approved by the Manger or legal counsel for the Company.

FURTHER RESOLVED, that any arrangements, agreement, or other instrument or document executed pursuant to these resolutions, by the Manager, may contain such terms and provisions as the Manager shall, in his sole discretion, determine. The signature of the Manager alone or with any member shall be sufficient to bind the Company.

FURTHER this is to certify that the Company was administratively dissolved by the Secretary of State for the State of Georgia on or about 2005. The Company has filed an Application for Reinstatement with the Secretary of State and such application has been approved. The Company changed its name from F.P. Limited, LLC to F.P. Unlimited, LLC. This name change has been registered with the Secretary of State for the State of Georgia. As a result of the name change, the Company has not changed it Federal Identification Number. The Company's Federal Identification Number continues to be 58-2200409.

FURTHER RESOLVED, that all acts and deeds heretofore done by the Manager or any member of the Company for and on behalf of the Company in entering into, executing, acknowledging or attesting any arrangements, agreements, instruments or other documents or in carrying out the terms and intentions of these resolutions, are hereby ratified, approved and confirmed.

IN WITNESS WHEREOF, the undersigned has hereunto set forth his/their hand(s) to this instrument as of the 31 day of July, 2013.

Ward I. Snyder, Member

Ward I. Snyder, Manager

Ward I. Snyder, as Trustee of the LWLK Trust, U/A/D October 23, 1996, as Member

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

Property Identification

Site Address:	2201 S 25th ST
Parcel ID:	2417-444-0001-000-7
Account #:	26599
Map ID:	24/17S
Use Type:	1700
Zoning:	OFFICE COM
City/County:	Fort Pierce

Ownership

Autz Inc
375 Beverly Rd
Douglaston, NY 11365

Legal Description

17 35 40 BEG INT OF NE COR OF LOT 7 OF COLLEGE ESTATES UNIT 1 S/D AND S R/W LI OF TENNESSEE AV RUN TO CURVE CONCAVE NWLY, R OF 230.42 FT, TH NELY ALG ARC AND S R/W LI 100.54 FT, TH N 64 45 41 E11.07 FT TO CURVE CONCAVE SELY, ROF 120.77 FT, TH NELY ALG ARC 41.15 FT TO W R/W LI OF S 25TH ST, TH S 01 17 03 W ALG W R/W LI 302.45 FT, TH N 88 52 29 W 146.34FT, TH N 01 07 31 E 261.89 FT TO POB (0.93 AC) (OR 3590-2788)



Current Values

Just/Market Value:	$687,000
Assessed Value:	$687,000
Exemptions:	$0
Taxable Value:	$687,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	9,806
Gross Area (SF):	10,382
Land Size (acres):	0.93
Land Size (SF):	40,510

Sale History

Date:	Nov 1, 2013
Book/Page:	3590 / 2788
Sale Code:	0001
Deed:	WD
Grantor:	F P Limited LLC
Price:	$690,000
Date:	Sep 30, 1999
Book/Page:	1254 / 1526
Sale Code:	XX00
Deed:	WD
Grantor:	Three Dog Realty Llc
Price:	$988,000
Date:	Sep 2, 1997
Book/Page:	1097 / 1109
Sale Code:	XX00
Deed:	WD
Grantor:	Fp Property Assn Prntshp

Price:	$750,000
Date:	May 1, 1988
Book/Page:	0591 / 2875
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$17,200
Date:	Dec 1, 1983
Book/Page:	0418 / 1767
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$200,000
Date:	Jun 1, 1976
Book/Page:	0258 / 1103
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$65,000

Building Information (1 of 1)

Finished Area: 9,806 SF

Gross Total Area: 10,382 SF

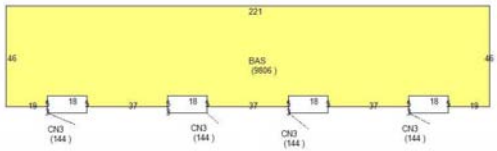
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1986	Frame:
Grade: Y_C	Effective Year: 1986	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 14	Secondary Wall:

Interior Data

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





Special Features and Yard Items

Type:	VAULT HIGH Q
Quantity:	1
Units:	9
Year Built:	1986
Type:	CEMENT CURB
Quantity:	1
Units:	180
Year Built:	1986
Type:	SINGLE LIGHT
Quantity:	1
Units:	3
Year Built:	1986
Type:	CONCRETE LOW
Quantity:	1
Units:	1100
Year Built:	1986
Type:	CEMENT CURB
Quantity:	1
Units:	342
Year Built:	1986
Type:	ASP2 LOW
Quantity:	1
Units:	16200
Year Built:	1986

Current Year Values

Current Values Breakdown

Building:	$545,200
Land:	$141,800
Just/Market:	$687,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$687,000
Exemption(s):	$0
Taxable:	$687,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	14.4	Fort Pierce Stormwater Charge	$777.60

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

Historical Values

Permits

Number:	F89000928A
Issue Date:	Sep 1, 1989
Description:	Alterations/Remodeling
Amount:	$14,963
Fee:	$14,963

Number:	F93-000602
Issue Date:	May 11, 1993
Description:	Alterations/Remodeling
Amount:	$40,000
Fee:	$40,000

Number:	F93-00602A
Issue Date:	May 20, 1993
Description:	Heat and Air Conditioning
Amount:	$3,300
Fee:	$3,300

Number:	RF2003-115
Issue Date:	Apr 29, 2003
Description:	Roof
Amount:	$14,000
Fee:	$265

Number:	CPY20062
Issue Date:	Jul 24, 2006
Description:	Awning/Shutters
Amount:	$16,000
Fee:	$235

Number:	DM20076
Issue Date:	Feb 13, 2007
Description:	Demolition
Amount:	$0
Fee:	$130

Number:	BP09-0713
Issue Date:	Jun 2, 2009
Description:	Alterations/Remodeling
Amount:	$800
Fee:	$50

Number:	BP09-1062
Issue Date:	Jul 6, 2009
Description:	Alterations/Remodeling
Amount:	$500
Fee:	$50

Number:	BP10-0121
Issue Date:	Apr 21, 2010
Description:	Alterations/Remodeling
Amount:	$36,800
Fee:	$418

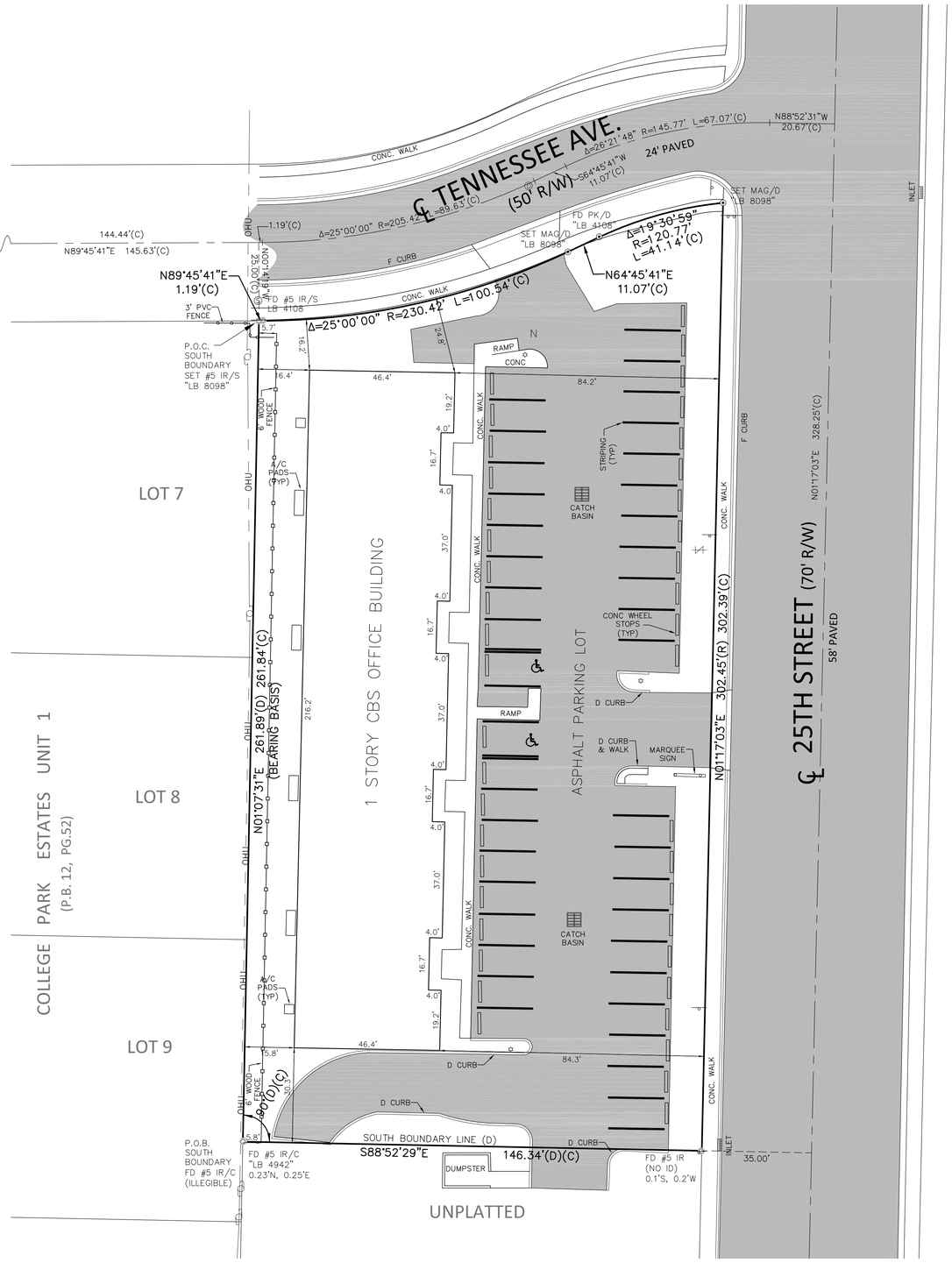
Number:	BP10-0586
Issue Date:	Mar 31, 2010
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$288

Number:	BP15-2396
Issue Date:	Oct 9, 2015
Description:	Re Roof Permit

Amount:	$80,000
Fee:	$831
Number:	BP15-1535
Issue Date:	Jun 22, 2015
Description:	Electric
Amount:	$4,836
Fee:	$87

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

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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INTENDED DISPLAY SCALE

NORTH



FORT PIERCE, FLORIDA

VICINITY MAP

NO SCALE

LEGEND

(P)	PLAT DATA	NAVD	NORTH AMERICAN VERTICAL DATUM
(C)	CALCULATED FROM FIELD MEASUREMENTS	NGVD	NATIONAL GEODETIC VERTICAL DATUM
(D)	DEED OR DESCRIPTION	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	MEASURED DIMENSION	FPL	FLORIDA POWER & LIGHT
(R)	RECORD DATA	COR	CERTIFIED CORNER REPORT
P.O.C.	POINT OF COMMENCEMENT	MM	MAINTENANCE MAP
P.O.B.	POINT OF BEGINNING	T.B.M.	TEMPORARY BENCH MARK
LB	LICENSED BUSINESS	P.I.D.	PARCEL IDENTIFICATION NUMBER
PRM	PERMANENT REFERENCE MONUMENT	N/R	NOW OR RECENT PARCEL OWNERSHIP
IR/C	5/8" IRON ROD & CAP	S.L.W.S.D.	ST. LUCIE WEST SERVICES DISTRICT
CM	CONCRETE MONUMENT	INV.	INVERT
COR	CERTIFIED CORNER RECORD	M.E.S	MITERED END SECTION
FD / FND	FOUND	HDWALL	HEAD WALL
IR	IRON ROD	EL	ELEVATION
MAG/D	MAG NAIL & DISC	CLF	CHAIN LINK FENCE
ID	IDENTIFICATION	CONC	CONCRETE
ORB	OFFICIAL RECORDS BOOK	UA	UTILITY ANCHOR
PB.	PLAT BOOK	CLP	CONCRETE LIGHT POLE
PG.	PAGE	S.F.	SQUARE
Δ	CENTRAL ANGLE	FT.	FEET
R	RADIUS	ALTA	AMERICAN LAND TITLE ASSOCIATION
L	ARC LENGTH	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
CB	CATCH BASIN	TWP.	TOWNSHIP
CH	CHORD DIMENSION	RGE.	RANGE
CUP	CONC UTILITY POLE	INFO.	INFORMATION
WUP	WOOD UTILITY POLE	TOB	TOP OF BANK
WLP	WOOD LIGHT POLE	OHU	OVERHEAD UTILITY LINES
MLP	METAL LIGHT POLE	SV	SANITARY VALVE
TSB	TRAFFIC SIGNAL BOX	GV	GAS VALVE
PSP	PEDESTRIAN SIGNAL POLE	WV	WATER VALVE
UE	UNDERGROUND ELECTRIC	DDCV	DOUBLE DETECTOR CHECK VALVE
U/G	UNDERGROUND	CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY	RCP	REINFORCED CONC PIPE
A/C	AIR CONDITIONING	IRR	IRRIGATION
CBS	CONCRETE BLOCK STRUCTURE	YD	YARD DRAIN
WM	WATER METER	V	VALVE
WV	WATER VALVE	WV	WATER VALVE
SV	SEWER VALVE	SV	SANITARY VALVE
FM	FORCE MAIN	GV	GAS VALVE
U.E.	PUBLIC UTILITY EASEMENT	IRR	IRRIGATION VALVE
P.U.E.	PRIVATE UTILITY EASEMENT	RW	REUSE WATER VALVE
P.G.E.	DRAINAGE EASEMENT	AR	AIR RELEASE VALVE
D.E.	DRAINAGE EASEMENT	WS	WATER SERVICE
P.D.E.	PRIVATE DRAINAGE EASEMENT	SS	SANITARY SERVICE
L.S.E.	LANDSCAPE EASEMENT		
M.B.E.	MAINTENANCE BUFFER EASEMENT		
℄	CENTERLINE		
ℙ	PROPERTY LINE		
𝔹	BASELINE		
No.	NUMBER		
TYP	TYPICAL		
STA	STATION		
O/S	OFFSET		

	HAND HOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION (FDC)
W	WELL
M	MONITOR WELL
	WATER METER
	WATER BACK FLOW PREVENTOR
	DRAINAGE MANHOLE
S	SANITARY MANHOLE
G	GAS MANHOLE
GAS	GAS LINE MARKER
F	FIBER OPTICS MANHOLE
FO	FIBER OPTICS MARKER
E	ELECTRICAL JUNCTION BOX
	CABLE UTILITY JUNCTION BOX RISER
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	CONC LIGHT POLE
TSB	TRAFFIC SIGNAL BOX
	STREET SIGN
	SANITARY CLEAN OUT
	TRANSFORMER
N	NORTHING (OR NORTH)
E	EASTING (OR EAST)
	DRAINAGE STRUCTURE (CURB INLET)
	DRAINAGE STRUCTURE (CATCH BASIN)
YD	DRAINAGE STRUCTURE (YARD DRAIN)
	MAIL BOX
	CANTILEVERED LIGHT POLE
x 5.67	SPOT ELEVATION
20.00	PROPOSED ELEVATION
	DRAINAGE FLOW

DESCRIPTION: (SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL

All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line:

From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington. dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida.

SURVEYORS NOTES & REPORT:

1) THE LAST DATE OF FIELD WORK WAS 7-30-2018.
2) OVERALL PARCEL CONTAINS 0.938 ACRES, MORE OR LESS.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. MATTERS OF RECORD SHOWN WERE TAKEN FROM LOCAL SURVEYS AND PLATS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION. NO TITLE COMMITMENT WAS FURNISHED TO THE SURVEYOR.
4) BEARINGS SHOWN HEREON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE EXPEXTED LAND USE OF THIS SURVEY AND MAP IS "COMMERCIAL".
5) ELEVATIONS ARE NOT A PART OF THIS SURVEY.
6) SUB-SURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9) AERIAL IMAGES, IF SHOWN, WERE TAKEN FROM THE FLORIDA DRPARTMENT OF TRANSPORTATION PER THE CURRENT FLIGHT YEAR 2017 AVAILABLE AT THE TIME OF SURVEY.
10) BY GRAPHIC PLOTTING ONLY HE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD DESIGNATION "X", ACCORDING TO FLOOD INSURANCE RATE MAP, NO. 12111C0186J, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE 2/16/2012.
11) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
13) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PROPERTY ADDRESS:
2201 S. 25TH STREET
FORT PIERCE, FL

NOTE:
This document is electronically certified pursuant to Chapter 5J-17.062, Florida Administrative Code. Unless the electronically certified stamp appears, printed copies are not valid without the signature and original raised seal of the signing Professional Surveyor and Mapper.

Electronically Certified
Roger A Hagler
License Number
4544
STATE OF FLORIDA
Professional Surveyor and Mapper
Date issued for certification purposes

ROGER A. HAGLER, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #4544

SIGNATURE DATE

EDC
ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

CHECKED BY	R. HAGLER
DRAWN BY	R. HAGLER
FILENAME	18-329 Bndy Survey.dwg
LAYOUT	SEE SHEET #
SCALE	AS SHOWN
DATE	8/07/2018

DATE	REVISION COMMENTS
9-20-2018	REVISE PER COUNTY SURVEYORS COMMENTS. RAH

BOUNDARY SURVEY

FOR

2201 S 25TH STREET

FORT PIERCE FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

18-329

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS 0901. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by St. Lucie County and the Florida Geographic Data Library.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

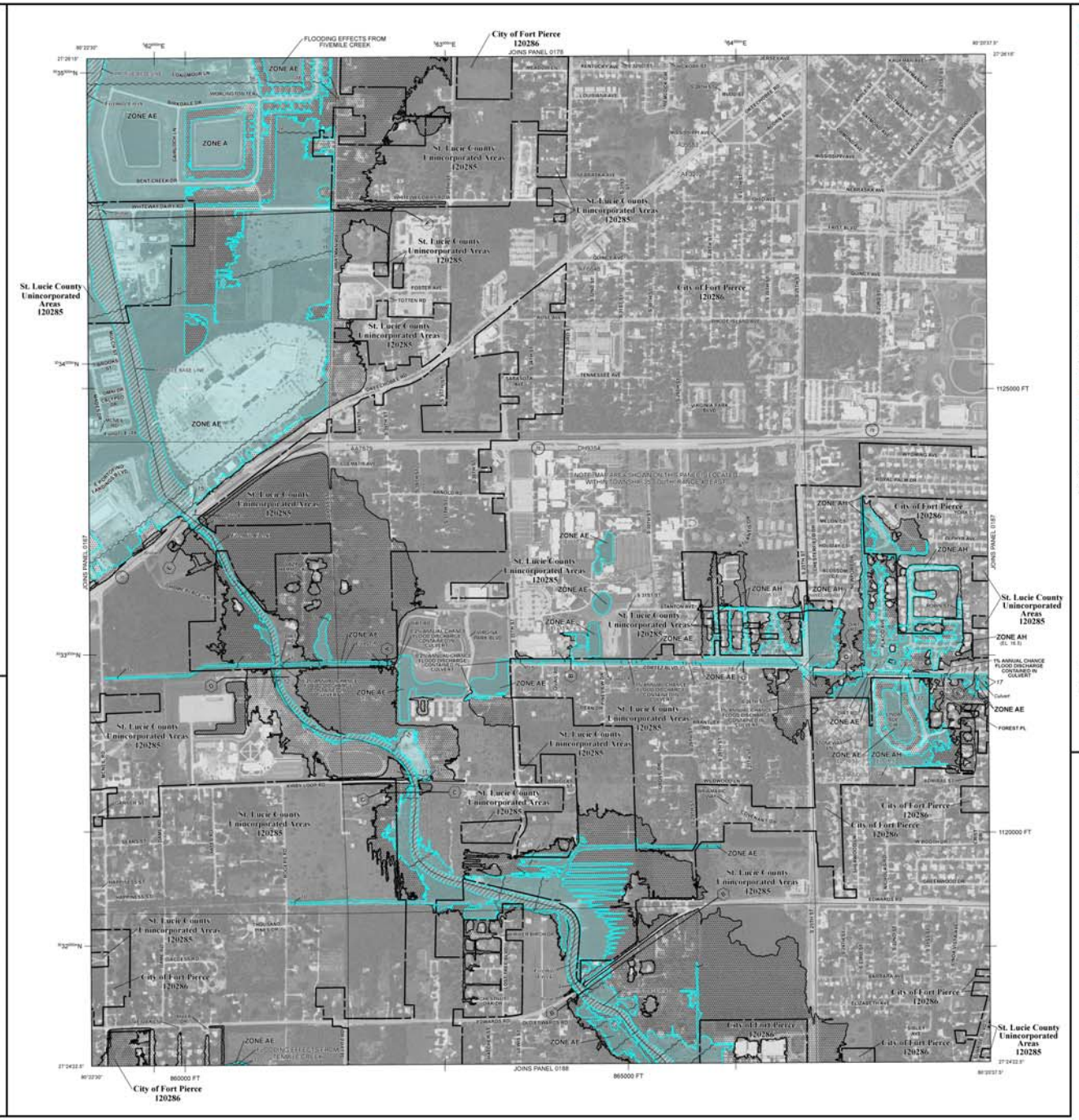
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information eXchange (FMIX)** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached at its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

The **"profile base lines"** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, AR/AE, AR/AH, AR/AO, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** — No Base Flood Elevations determined.
- **ZONE AE** — Base Flood Elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** — Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** — Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 (EL 987) — Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 87°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4275000 mN / 6000000 FT — 1000-meter Universal Transverse Mercator grid ticks, zone 17
- DX5510 — 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 0901), Transverse Mercator projection
- M1.5 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 19, 1991

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 4, 1992
June 30, 1999
February 16, 2012 - to update corporate limits, to add Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to update the effects of wave action, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0186J

FIRM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 186 OF 420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120286	0186	J
ST. LUCIE COUNTY	120285	0186	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12111C0186J

MAP REVISED
FEBRUARY 16, 2012

Federal Emergency Management Agency

MINIMUM TREE REQUIREMENTS

PERIMETER ADJACENT TO STREET ROW: 354 L.F. DIV. BY 30 = 12 TREES REQUIRED
ALL TREES PROVIDED

PERIMETER V.U.A. ADJACENT TO OTHER PROPERTY: NOT APPLICABLE

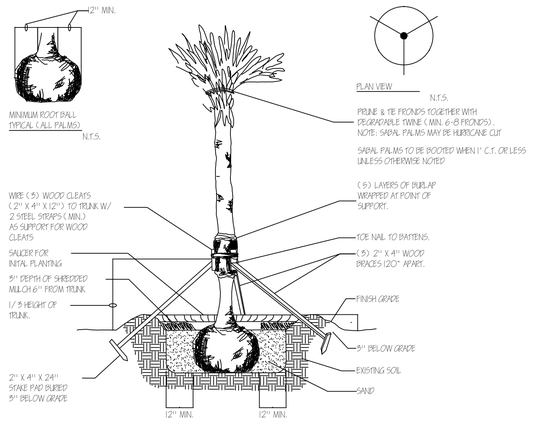
INTERIOR TREE REQUIREMENTS: 18,805 S.F. V.U.A. DIV. BY 15 = 1254 S.F. REQUIRED
INTERIOR LANDSCAPE AREA EXCEEDS 1400 S.F.
1254 DIV. BY 100 = 12 TREES REQUIRED
ALL TREES PROVIDED

PLANT & MATERIAL SCHEDULE

KEY	QUAN.	NATIVE	DROUGHT TOLERANCE	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
ADO	1	N	MOD.	ADONIDIA MERRILLI (DOUBLE)	CHRISTMAS PALM	12-14' x 6'	B & B
CE	141	Y	MOD.	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	24" x 18"	#3
-	-	-	-	-	-	-	-
CI	101	Y	MOD.	CHRYSOBALANUS ICACO	COCO PLUM	24" x 18"	#3
CLU	29	Y	MOD.	CLUSIA ROSEA	CLUSIA (ROSE APPLE)	24" x 18"	#3
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
QV	4	Y	VERY	QUERCUS VIRGINIANA	LIVE OAK	12-14' x 5', 2-1/ 2" DBH	B & B
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
SP	6	Y	VERY	SABAL PALMETTO	SABAL PALM	1/ 3- 17, 20, 23' O.A.	B & B
-	-	-	-	-	-	-	-

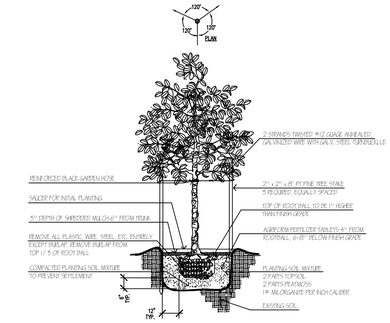
THIS LANDSCAPE PLAN MEETS FDOT SIGHT DISTANCE AND CLEAR ZONE REQUIREMENTS
ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH SHRUBS
DAHOON HOLLY (IC) ALLOWED BY FPL FOR USE UNDER POWER LINES

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

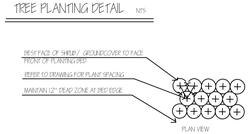


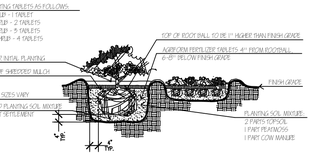
PALM PLANTING DETAIL

(WITH STAKING AND GUYING) N.T.S.



TREE PLANTING DETAIL N.T.S.





SHRUB / GROUNDCOVER PLANTING DETAIL N.T.S.

SITE DATA

FUTURE LAND USE: OP - OFFICES-PROFESSIONAL & BUSINESS SERVICES
CI - OFFICE COMMERCIAL

GROSS SITE AREA	40,877 S.F. (0.938 AC)	= 100.00%
IMPERVIOUS AREA	29,951 S.F. (0.688 AC)	= 73.27%
EXISTING BUILDING	9,760 S.F. (0.224 AC)	= 23.88%
EXISTING PAVEMENT	18,805 S.F. (0.432 AC)	= 46.00%
EXISTING CONCRETE	1,386 S.F. (0.032 AC)	= 3.39%
PERVIOUS AREA:	10,926 S.F. (0.251 AC)	= 26.73%

ZERISCAPE REQUIREMENTS	PTS
Plan submitted with low, medium, and high water usage indicated on the landscape plan	5
51% or more of the grass areas are made up of drought tolerant species from the list	10
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
Utilization of compacted mulch beds at least three inches deep in all planted areas except groundcover	10
Utilization of mulch other than cypress	5
TOTAL POINTS	50

OAK 18" (+) INDICATES PINE OR OAK TREE WITH CAL.
SABAL PALM (+) INDICATES SABAL PALM
INDICATES EXISTING HEDGE
INDICATES PROPOSED HEDGE

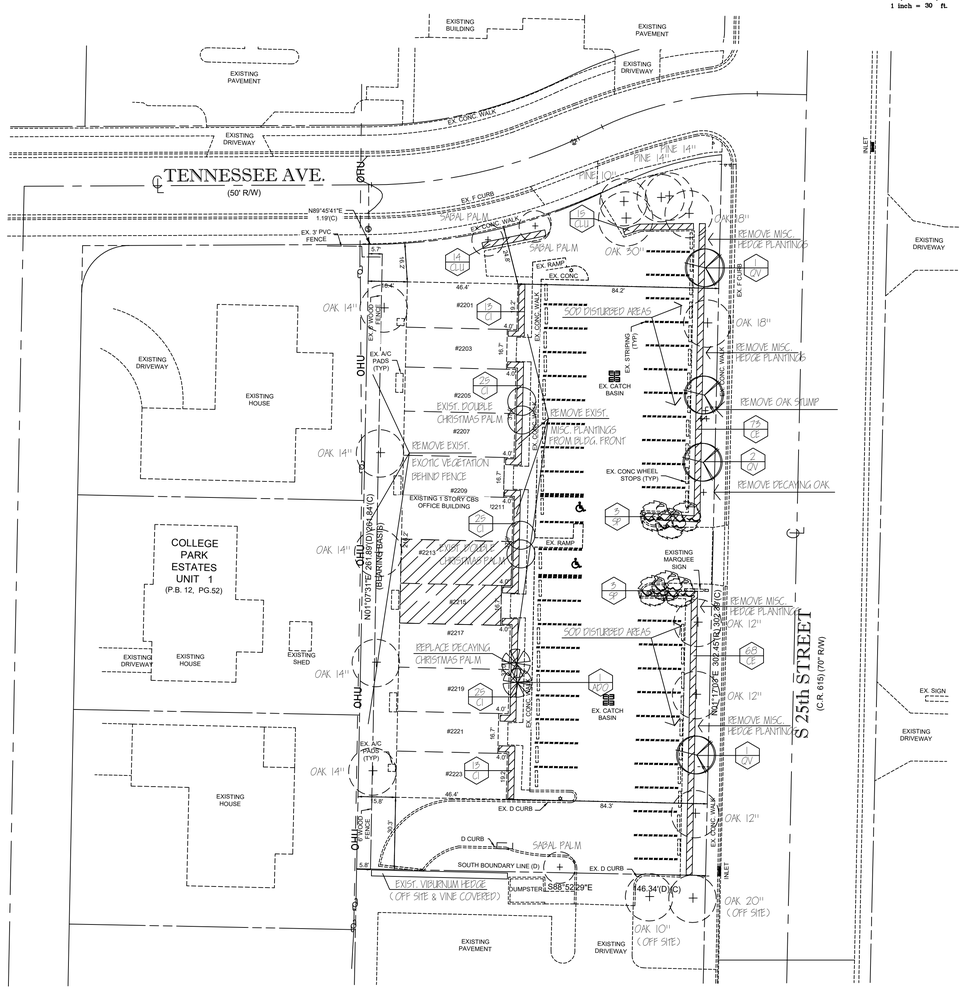
LANDSCAPE NOTES

ALL LANDSCAPE MATERIAL TO BE F.N.A. #1 OR BETTER
BAHIA SOD AS REQUIRED
MALALEUCA OR EUCALYPTUS MULCH AS REQUIRED TO 3" THICKNESS MINIMUM IN ALL PLANT BEDS
FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
ALL PROHIBITED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (INCLUDING ALL 'FLEPPC' LISTED SPECIES)

IRRIGATION NOTES

REPAIR OR REPLACE EXISTING UNDERGROUND IRRIGATION SYSTEM
FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
INSTALL BUBBLERS ON ALL TREES = LOW WATER USAGE
INSTALL DRIPLINE ON ALL HEDGE MATERIAL = LOW WATER USAGE
INSTALL LOW TRAJECTORY SPRAY HEADS ON SOD AREAS = MODERATE WATER USAGE
SOD AREAS TO BE ZONED SEPARATELY FROM TREE & SHRUB AREAS
INSTALL RAIN SENSOR OVER-RIDE DEVICE AT IRRIGATION TIME CLOCK
WATER SOURCE TO BE FROM WELL

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



ELECTRONIC SEAL AFFIXED BY AUTHOR 8.30.2018

Date	Revision

William A. Flint, III
Landscape Architect
Stuart, FL
772.220.0424
FLA. Reg. #941
fax 772.220.8915

CIVIC PROFESSIONAL PLAZA
2201 S. 25TH ST.
FT. PIERCE, FL

LANDSCAPE PLAN

DATE: 08.30.2018
DRAWN: WAF
CHECKED:
SCALE: 1" = 30'
PROJECT NO. 18-068

WILLIAM A. FLINT
STATE OF FLORIDA
#941
REGISTERED LANDSCAPE ARCHITECT

SEAL

SHEET L1 OF 1

C:\Users\Bill\Clients\EDC\Dwgs\LP Civic Prof.Plaza.dwg, Model, 8/30/2018 5:23:03 PM, DWG To PDF.pc3

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

August 28, 2018

Florida Master Site File

Patricia Sesta
Planner | Planning Division
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987
Phone: 772.462.2455
E-mail: patriciasesta@edc-Inc.com

In response to your inquiry of August 28, 2018, the Florida Master Site File lists no archeological sites or any other cultural resources located at **2201S 25th Street**, Fort Pierce, St. Lucie County, Florida

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi
Data Base Analyst

Project: 2201 S. 25th Street
Application: PD Rezone

Current:	SF	Average Trips	Entry	Exit
Office Average	9,806.00	96.00	48.00	48.00
Office AM Peak	9,806.00	14.00	12.00	2.00
Office PM Peak	9,806.00	14.00	3.00	11.00

Proposed:	SF	Average Trips	Entry	Exit
Office Average	8,306.00	81.00	40.00	41.00
Office AM Peak	8,306.00	12.00	11.00	1.00
Office PM Peak	8,306.00	12.00	2.00	10.00
Pharmacy Average	1,500.00	135.00	67.00	68.00
Pharmacy AM Peak	1,500.00	12.00	6.00	6.00
Pharmacy PM Peak	1,500.00	17.00	8.00	9.00

Proposed Average		216.00	107.00	109.00
Proposed AM Peak		24.00	17.00	10.00
Proposed PM Peak		29.00	10.00	19.00

Current Average:	96.00
Proposed Average:	216.00

Current AM Peak:	14.00
Proposed AM Peak:	24.00

Current PM Peak:	14.00
Proposed PM Peak:	29.00

Increaase - Average:	**120.00**
Increase AM Peak	**10.00**
Increase PM Peak	**15.00**

General Office Building
(710)

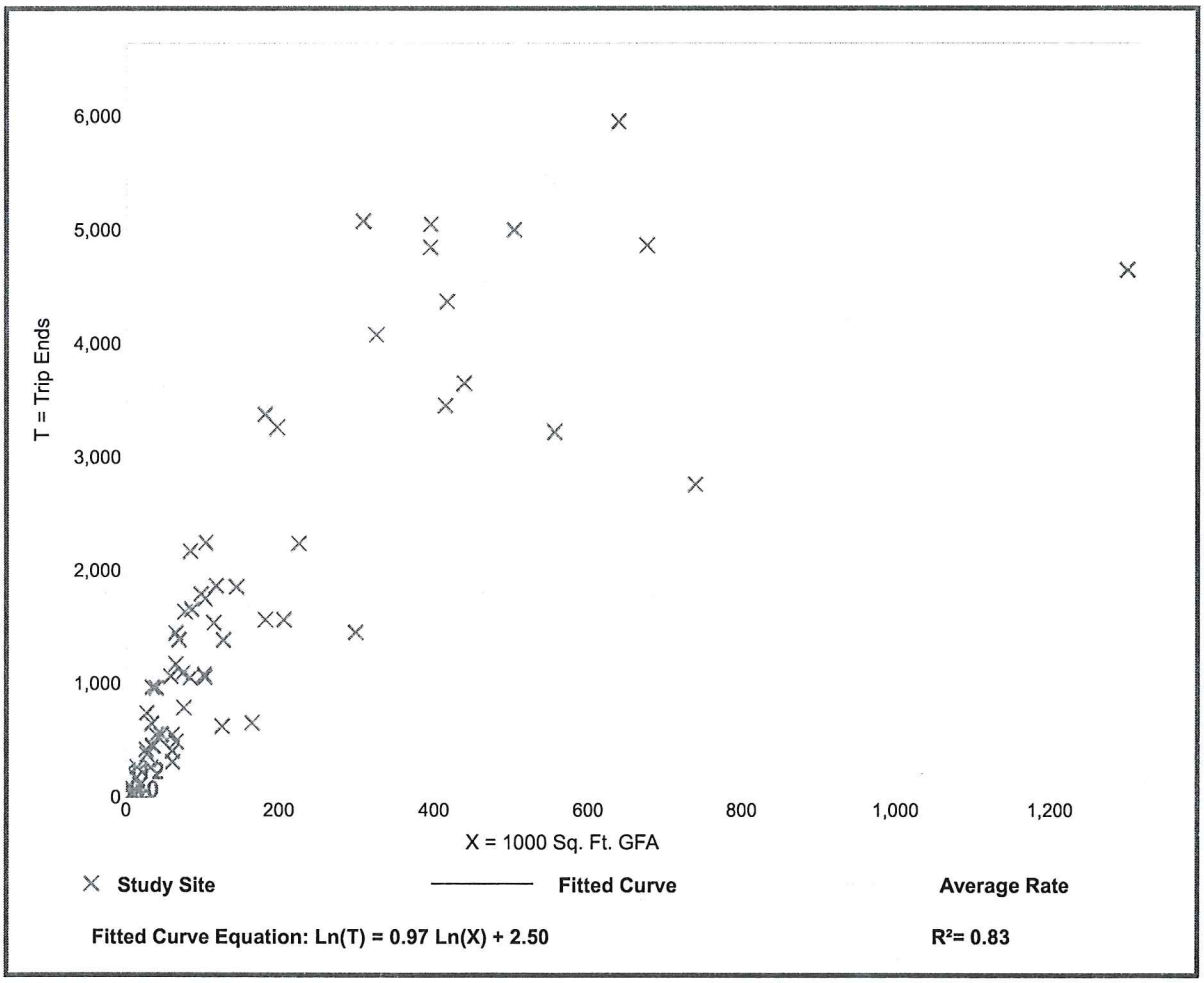
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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General Office Building
(710)

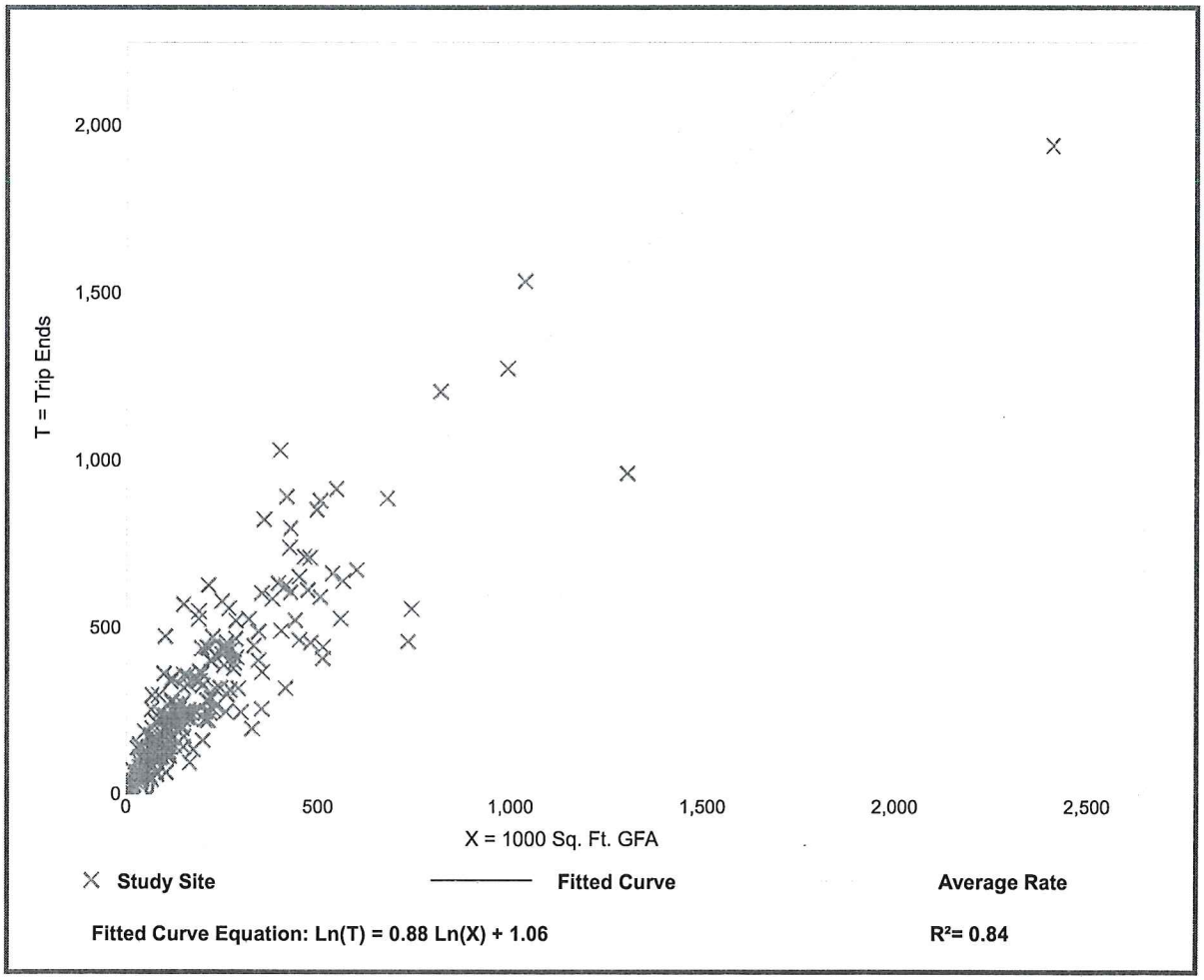
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 228
Avg. 1000 Sq. Ft. GFA: 209
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.47	0.57 - 4.93	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.88 Ln(X) + 1.06 **R^2= 0.84**

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General Office Building
(710)

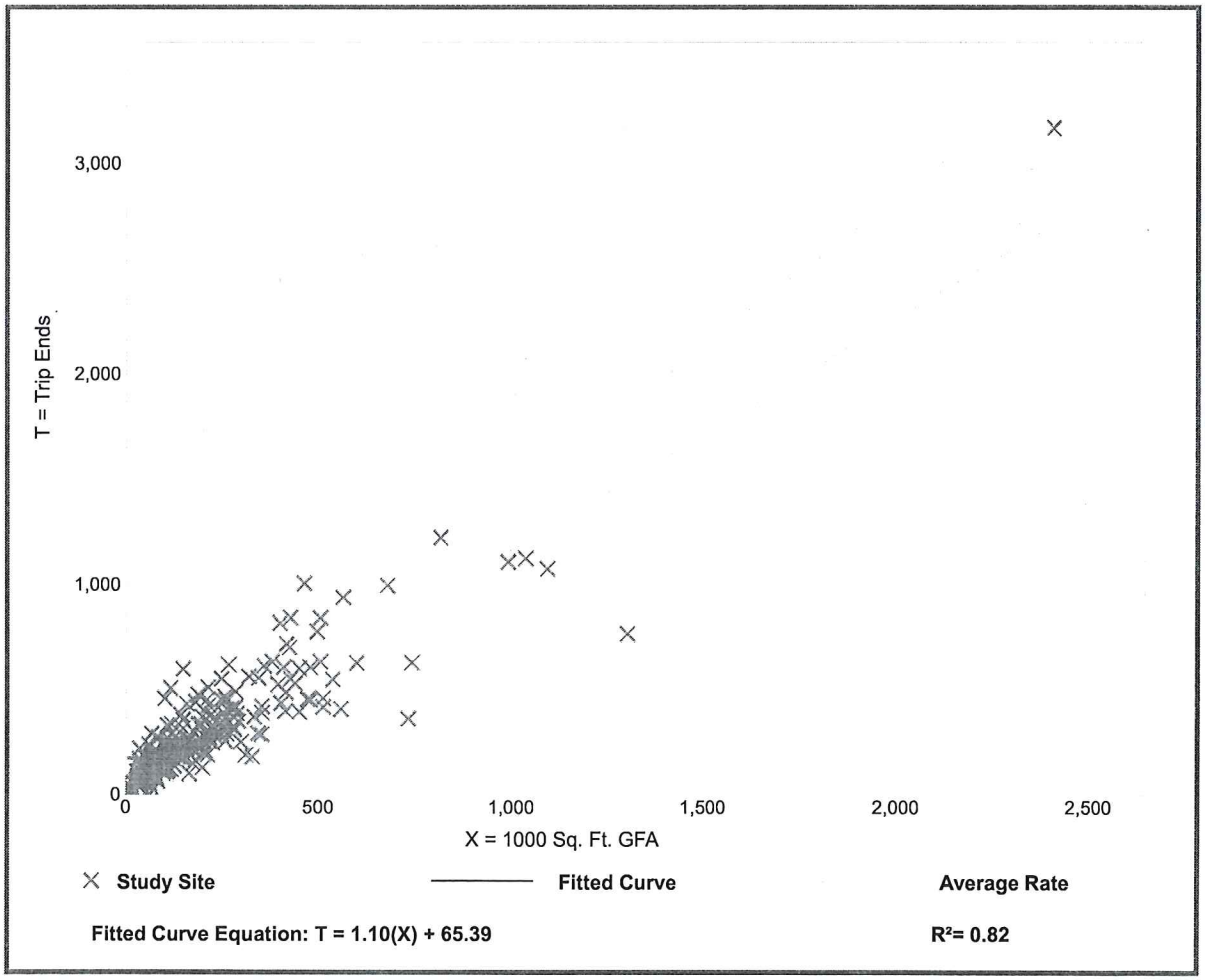
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 243
Avg. 1000 Sq. Ft. GFA: 205
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.42	0.49 - 6.20	0.61

Data Plot and Equation



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General Office Building
(710)

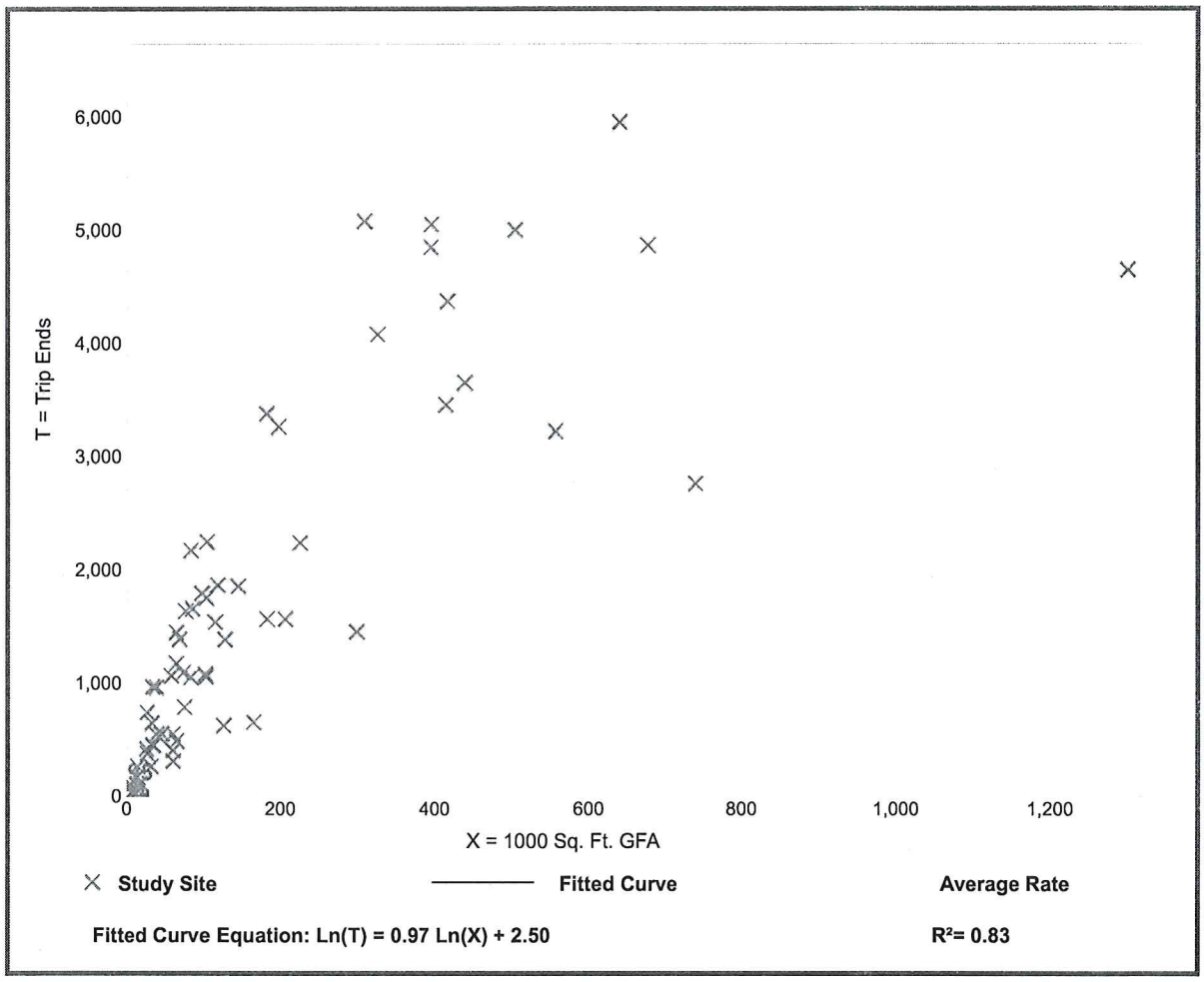
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
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Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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General Office Building
(710)

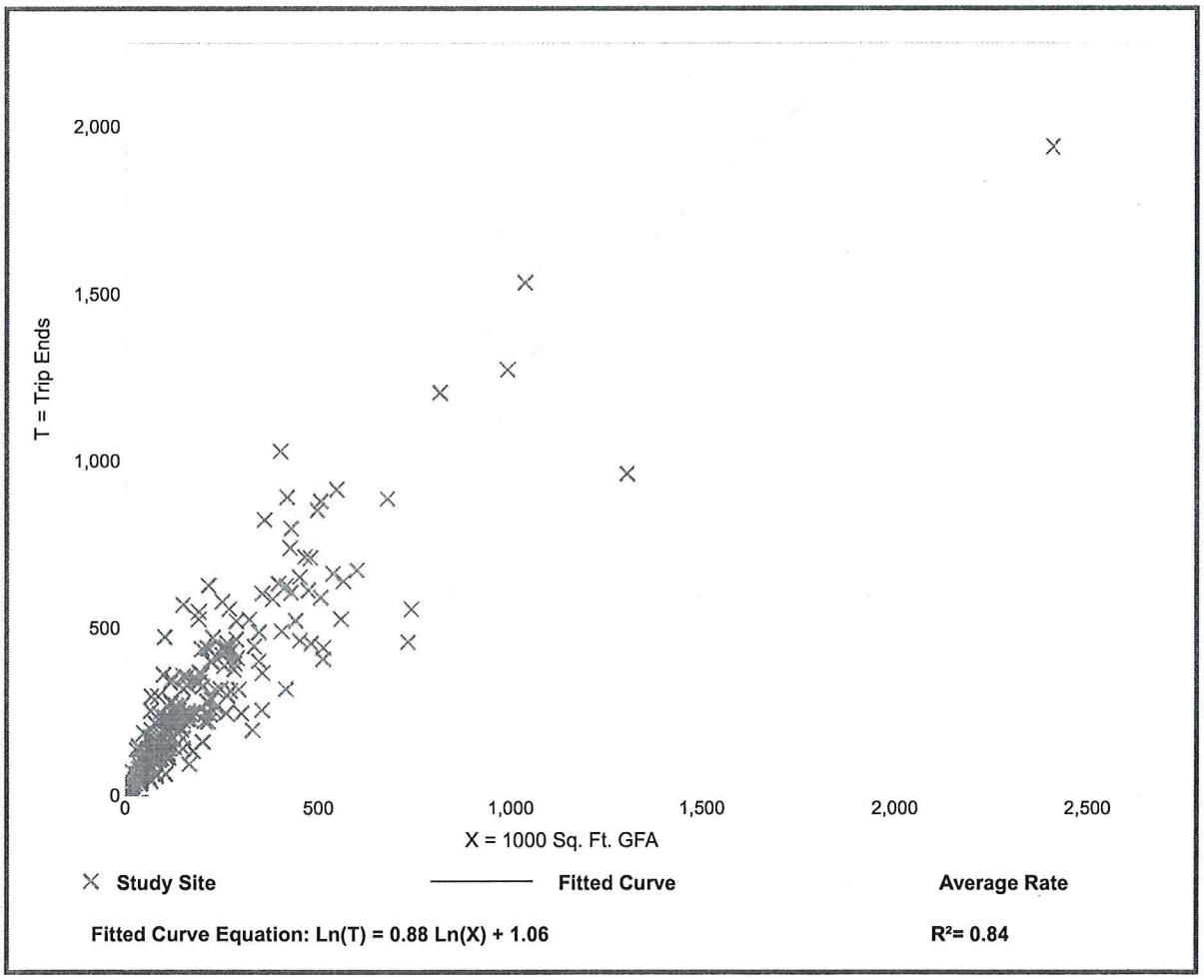
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 228
Avg. 1000 Sq. Ft. GFA: 209
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.47	0.57 - 4.93	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.88 Ln(X) + 1.06

R^2= 0.84

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building
(710)

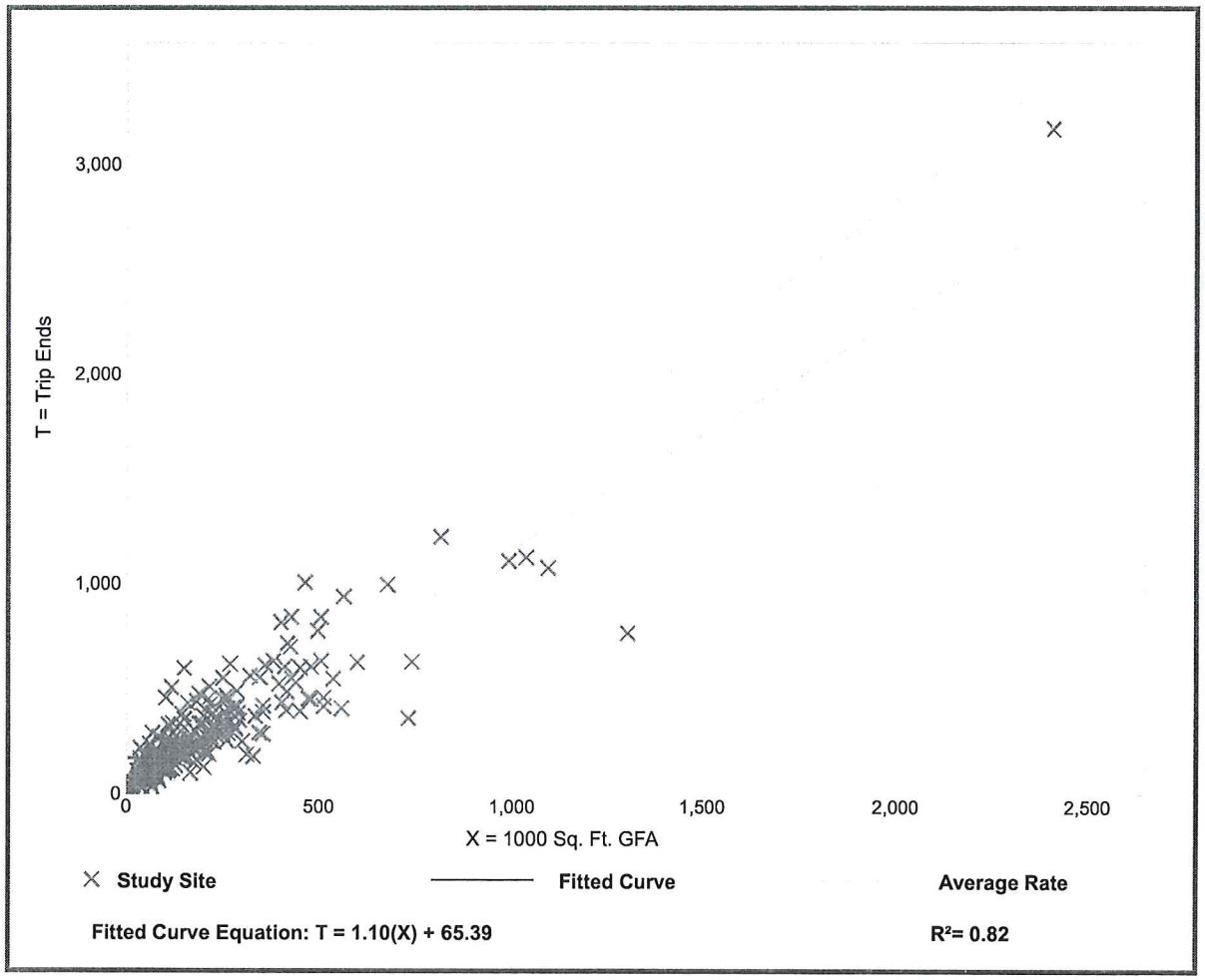
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 243
Avg. 1000 Sq. Ft. GFA: 205
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.42	0.49 - 6.20	0.61

Data Plot and Equation



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Pharmacy/Drugstore without Drive-Through Window
(880)

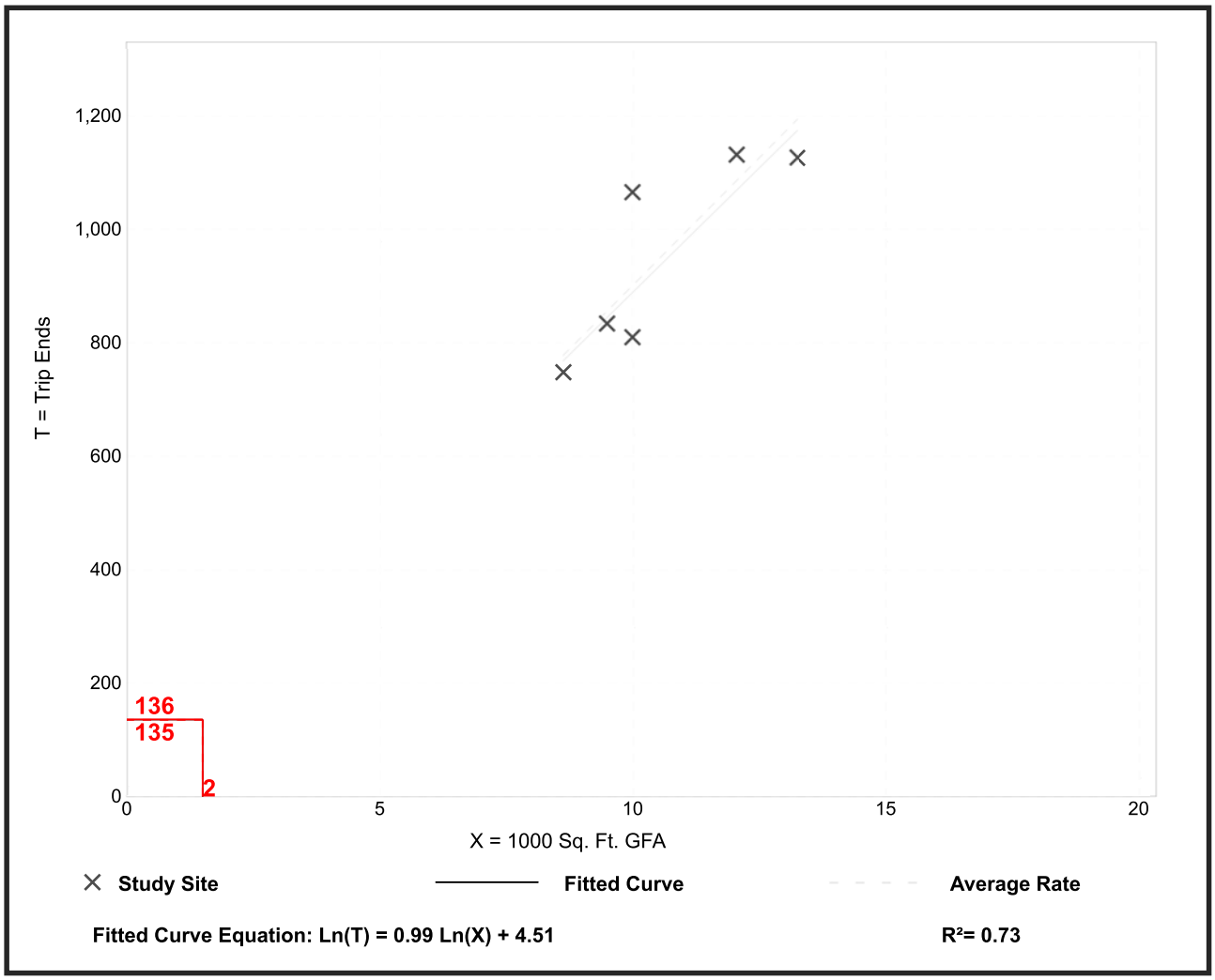
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
90.08	81.00 - 106.50	8.90

Data Plot and Equation



Trip Generation Manual, 10th Edition ● Institute of Transportation Engineers

Pharmacy/Drugstore without Drive-Through Window
(880)

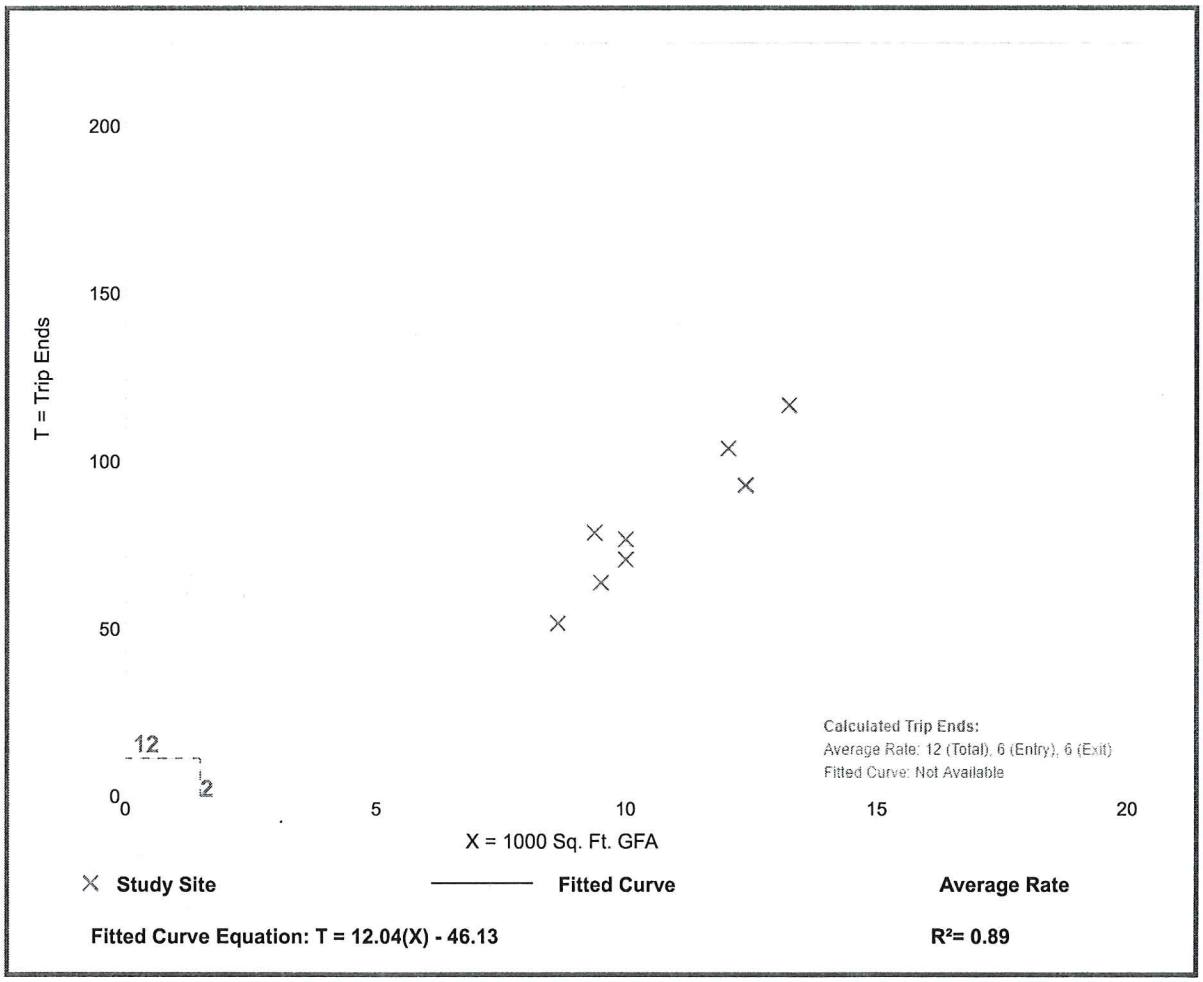
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.71	6.03 - 8.83	0.97

Data Plot and Equation



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Pharmacy/Drugstore without Drive-Through Window
(880)

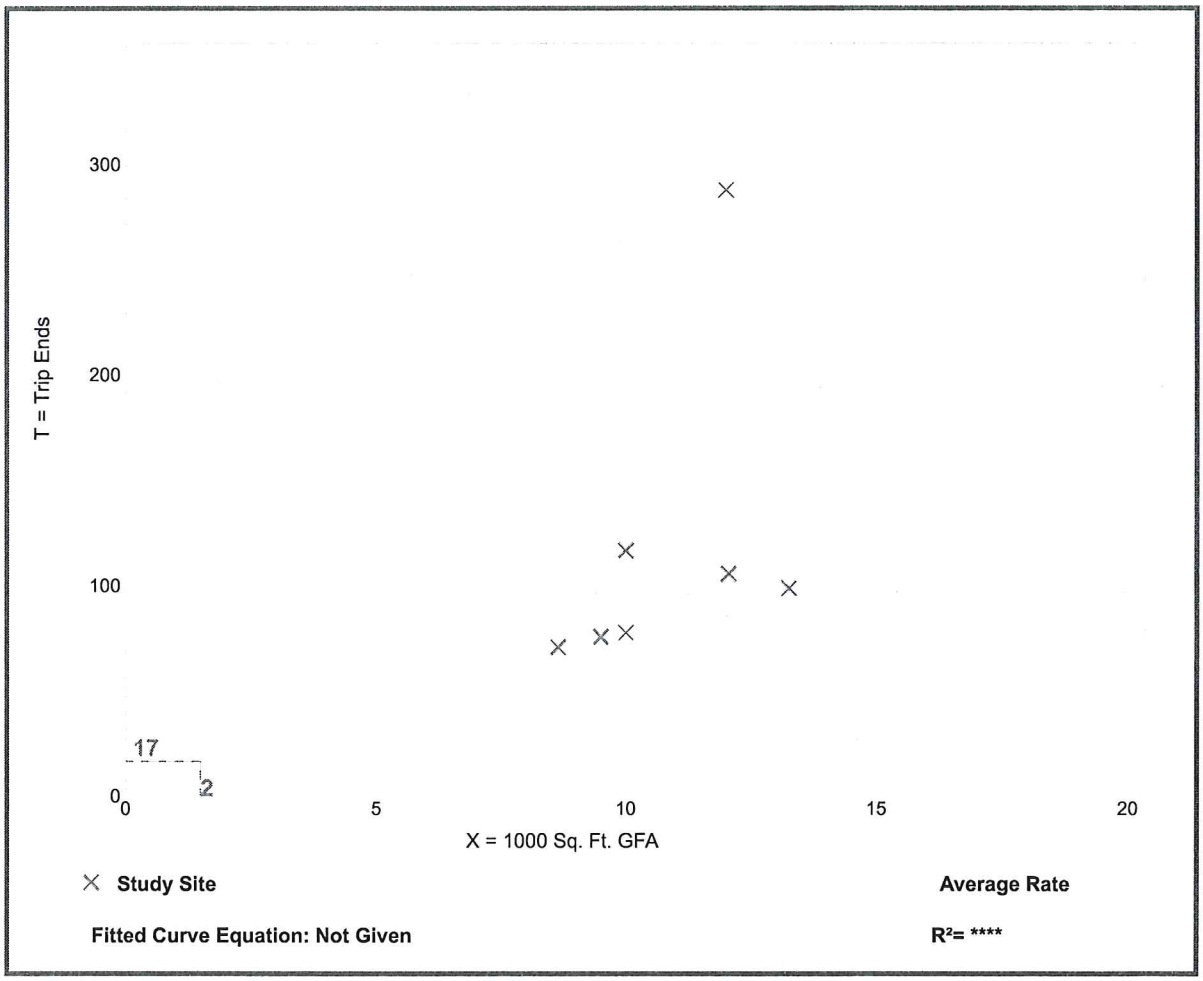
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.07	7.47 - 24.00	6.23

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW (Tennessee Ave)	ROW	ROW
South	Office / Commercial (Developed)	OP & RM	C1 & R4
East	ROW (25th Street)	ROW	ROW
West	Residential	RM	R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	N/A	0.93	X
****Proposed**	OP	PD	N/A	0.93	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day *** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day *** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): NOT APPLICABLE
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people		0	

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

NOT APPLICABLE	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	*** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***
****Proposed Zoning/FLU**	
***Change in Demand**	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	*** NO ADDITIONAL SF PROPOSED. CHANGE IN USE ONLY ***

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	96	14/14
****Proposed Zoning/FLU**	216	24/29
***Change in Demand**	Trips 120 increase	Trips 10 / 15 increase
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes ✓ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type Not Applicable	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Office Professional		9,806 sf	0.93	Existing	Existing

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes ✓ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? Office Professional

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes ✓ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

LEGAL DESCRIPTION
2201 S. 25th Street

DESCRIPTION: (SOURCE) O.R.B. 3950, PG. 2788 PUBLIC RECORDS OF ST LUCIE COUNTY, FL

All of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 35 South, Range 40 East, lying South of Tennessee Avenue, West of 25th Street, North of Virginia Avenue Canal, and East of College Park Estates Unit 1, as per Plat thereof, on file in Plat Book 12, Page 52, of the Public Records of St. Lucie County, Florida.

Lying North of the following described line:

From the Northeast corner of Lot 7 of the Plat of College Park Estates Unit 1, running Southerly along the East boundary of said Plat of College Park Estates, a distance of 261.89 feet to the beginning of said line; thence by angle as turned from North to East of 90 degrees, a distance of 146.34 feet to the Westerly right of way line of South 25th Street; as depicted on that Survey drawn and prepared by Michael J. Weatherington dated June 21, 1997, and recorded in Official Records Book 1096, Page 457, of the Public Records of St. Lucie County, Florida, to the Point of Beginning.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Rezoning
2201 S. 25th Street
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

September 19, 2018

Brad Currie, AICP, Engineering Design & Construction
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: **Civic Professionals Plaza – 2201 S. 25th Street**
TECHNICAL REVIEW PROJECT: # 18-43900004
ZONING ATLAS MAP AMENDMENT

Comments:

1. Please review City Code 22-40(c)(2), Planned Development and verify that the site plan provided contains all required information.
    a. Please add the setbacks for the front, side and rear property lines to the site data section of the site plan.
    b. Please add building height to the site data section of the site plan.
    c. Please provide dimensions for the parking spaces

2. Please add a section to the site plan that indicates all allowed uses for this Planned Development.

3. Please provide a project narrative. The requirements of the project narrative can be found in City Code 22-40(c)(1)(a.).

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by September 28, 2018 to advance to the September Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
SEP 12 2018
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Civic Professional Plaza – 2201 S. 25th Street
Planned Development - TRC No. 18-43900004

DATE : September 12, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 6, 2018:

- ☑ Planned Development Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ Construction Drawings
- ☐ Executed Construction Contract
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Planned Development
- ☐ Building Permit
- ☐ C/O

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

☐ See attached for engineering comments

JRA/TST/tst
Q:\ENGINEERING\Site Development Projects\C\Civic Professional Plaza\Submittal No. 1 - 090618\PD Approval - 091218.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 2201 S. 25th St.
Property Name: Rezoning – Planned Development
Project Name:
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: 9/19/18

September 14th, 2018

Project: **Rezoning Planned Development**
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:

1) Under surveyor's notes and report, paragraph 4, hereon is misspelled.
2) Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."
3) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
4) In the description you have indicated ¼ as 114. Please revise.
5) On the drawing at the POC you have misspelled Boundary. You have also indicated it is the south boundary. Is this correct?
6) Please indicate the POB on the drawing.
7) On the last line of the description you state "to the point of beginning". Would it not be "to the terminus of said line"?

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

FPUA Comments

Rezoning – Planned Development – 2201 S. 25th Street

- W/WW Engineering: No objection
- Electric & Gas Engineering: Approved, no comment

ENGINEERS SURVEYORS

September 25, 2018 *Via: Electronic and Hand Delivery*

Brandon Creagan, LEED Green Associate
City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

Re: 2201 S. 25th Street
TRC # 18-43900004
Zoning Atlas Map Amendment - Response to Comments

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the September 20, 2018 TRC meeting for a project known as Premier Medical Plaza. Each comment is identified below followed by a response in ***bold italics***.

PLANNING AND ZONING COMMENTS

1. Please add the setbacks for the front, side and rear property lines to the site data section of the site plan.

RESPONSE: Please see revised site plan.

2. Please add building height to the site data section of the site plan.

RESPONSE: Please see revised site plan.

3. Please provide a project narrative. The requirements of the project narrative can be found in City Code 22-40(c)(1)(a).

RESPONSE: Please see attached project narrative.

SURVEYOR COMMENTS

1. Under surveyor's notes and report, paragraph 4, hereon is misspelled.

RESPONSE: Please see revised survey.

2. Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet.

RESPONSE: Please see revised survey.

3. Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent bof the signing party or parties".

RESPONSE: Please see revised survey.

4. In the description you have indicated ¼ as 114. Please revise.

RESPONSE: Please see revised survey.

5. On the drawing at the POC you have misspelled Boundary. You have also indicated it is the south boundary. Is this correct?

RESPONSE: The spelling of boundary has been changed and it is the POC to the South boundary line.

6. Please indicate the POB on the drawing.

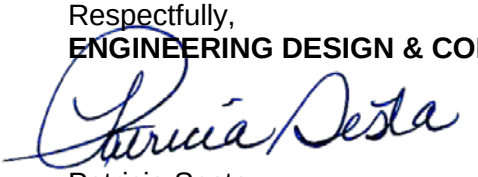
RESPONSE: The POB of the South boundary line is now noted. Please see revised survey.

7. On the last line of the description you state “to the point of beginning. Would it not be “to the terminus of said line”?

RESPONSE: The description was taken verbatim from the deed however the preceding course goes to the west right-of-way line of 25th Street so "to the point of beginning has been removed. Please see revised survey.

We feel the attached adequately addresses staff comments and respectfully request the approval of this project. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Mark Youssef

S:\EDC-2018\18-329 - 2201 S. 25th Street\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2018-09-25_B_Creagan_City_FP_Rezone_Rsp2Cmts_2201_S_25th_18-329.doc

Planning Board **6.d.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Conditional Use - Doster Dwelling Rental - 355 S. Ocean Drive #802 T-101

LOCATION

355 S. Ocean Drive #802 T-101

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

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

1) 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.
6) Include the City of Fort Pierce Business Tax License number on all advertising.

Attachments

Staff Report
Application
Aerial Map
Zoning Map
Site Plan
Floor Plan
Rental Agreement
Rules & Regulations
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 10/02/2018 02:03 PM
Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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**
Doster Dwelling Rental
355 S. Ocean Drive #802 & T-101

DATE: October 2, 2018

STAFF REPORT

Property Owner: Joseph & Jean Doster
355 S. Ocean Drive #802
Fort Pierce, FL. 34949

Applicant: Coldwell Banker Paradise
411 N. US Highway 1
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as thirty-one (31) days.

Location(s): 355 S. Ocean Drive #802 & T-15

Parcel ID: 2401-522-0001-000-7

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A/C-5	R-4A

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 to operate a Dwelling Rental at 355 S. Ocean Drive #803 & Cabana-15, to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests. The subject property consists of the Avalon Beach Club Condominiums. The subject condo apartment contains (2) bedrooms, two and a half (2 1/2) bathrooms and traditional support rooms. The subject condo apartment has two (2) designated and paved parking spaces for the unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located at the northeast corner Hernando Street and Avalon Avenue. The subject site is surrounded by multi-family housing to the north, west, and south, and the Atlantic Ocean to the east.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than thirty-one (31) days. The rental of a dwelling for periods at a minimum of thirty-one (31) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

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

Table 1 – Dwelling & Vacation Rental Definitions

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

Zoning & Land Use
The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

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

Parking
Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject condo features two (2) parking spaces for the unit.

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 not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty-one (31) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:
The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding

neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) 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.
6) Include the City of Fort Pierce Business Tax License number on all advertising.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 355 S. Ocean Drive 802 Ft. Pierce, Fl.

Parcel ID #(s)

Project description

Joe and Jean Doster
Property Owner(s)
355 S. Ocean Dr. 802
Street Address
Ft. Pierce Fl. 34949
City State Zip
404 290-2597
Phone Number
mamajeandoster@gmail.com
Email Address

Coldwell Banker Paradise
Applicant/Representative, Title, Company
411 N. US1
Street Address
Fort Pierce, FL 34950
City State Zip
(772) 461-3283
Phone Number
anne.davis@cbparadise.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.*

Jean K. Doster
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 10th day of July, 2018, by Joseph and Jean Doster who is personally known to me or has produced _____ as identification.

Linda D. Nelson
Signature of Notary

(seal)

Notary Public State of Florida
Linda D Nelson
My Commission GG 214329
Expires 08/30/2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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Property address or Location 355 S. Ocean Drive 802 Ft. Pierce, Fl.

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Property Owner(s)
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404 290-2597
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mamajeandoster@gmail.com
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Coldwell Banker Paradise
Applicant/Representative, Title, Company
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Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

Site Information:

Building Size 1,165 sq ft Parking Spaces: 2

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

North	South	East	West
MultiFamily	Comm	Beach	Multi

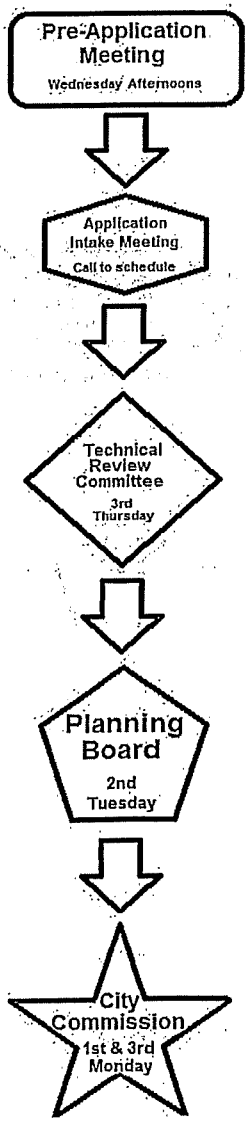
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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





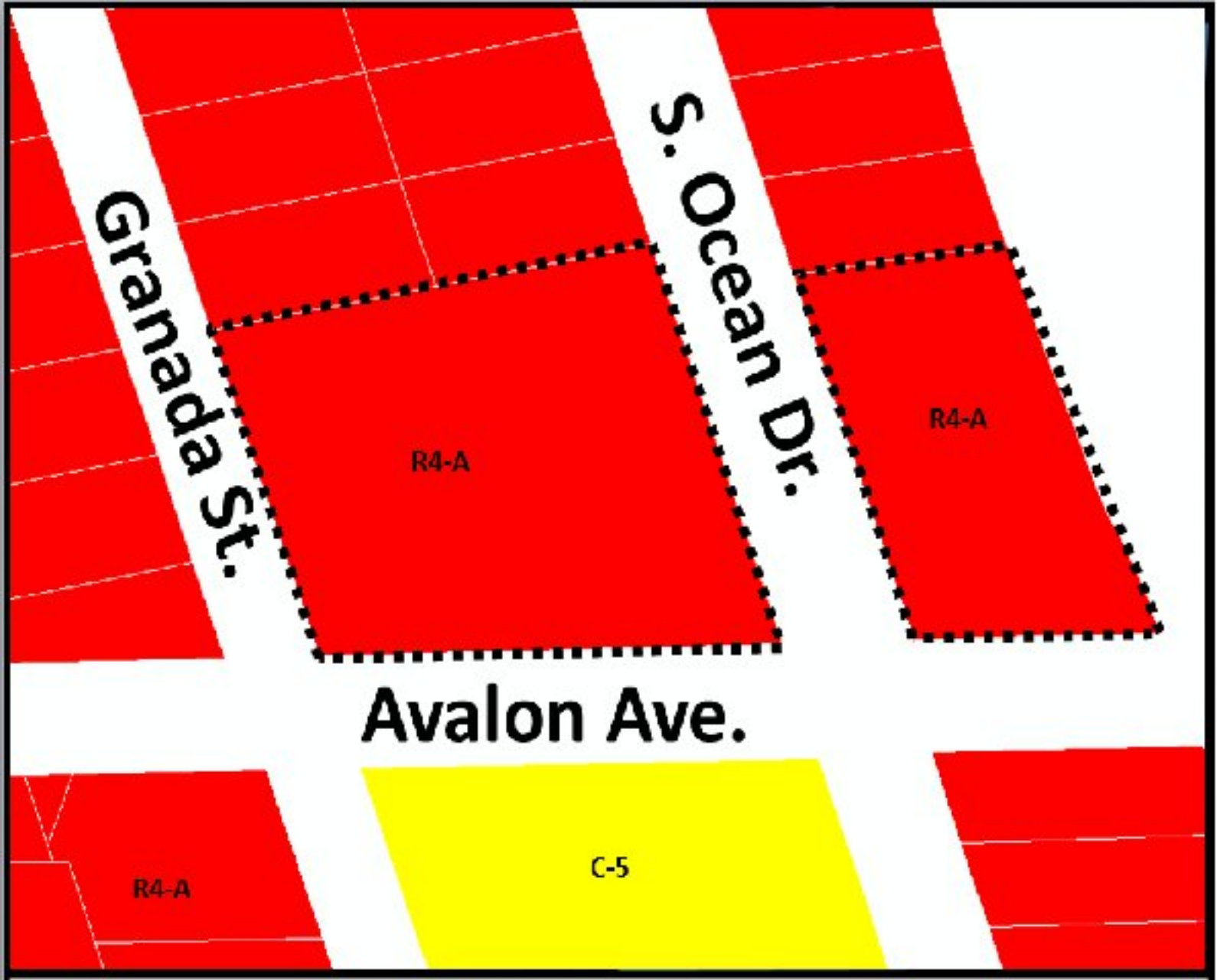
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Doster Dwelling Rental

355 S. Ocean Dr. #802 T-101

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



Doster Dwelling Rental

Conditional Use w/ No New Construction

355 S. Ocean Dr. #802 T-101

N W E S

THE SUNRISE CITY FORT PIERCE Florida

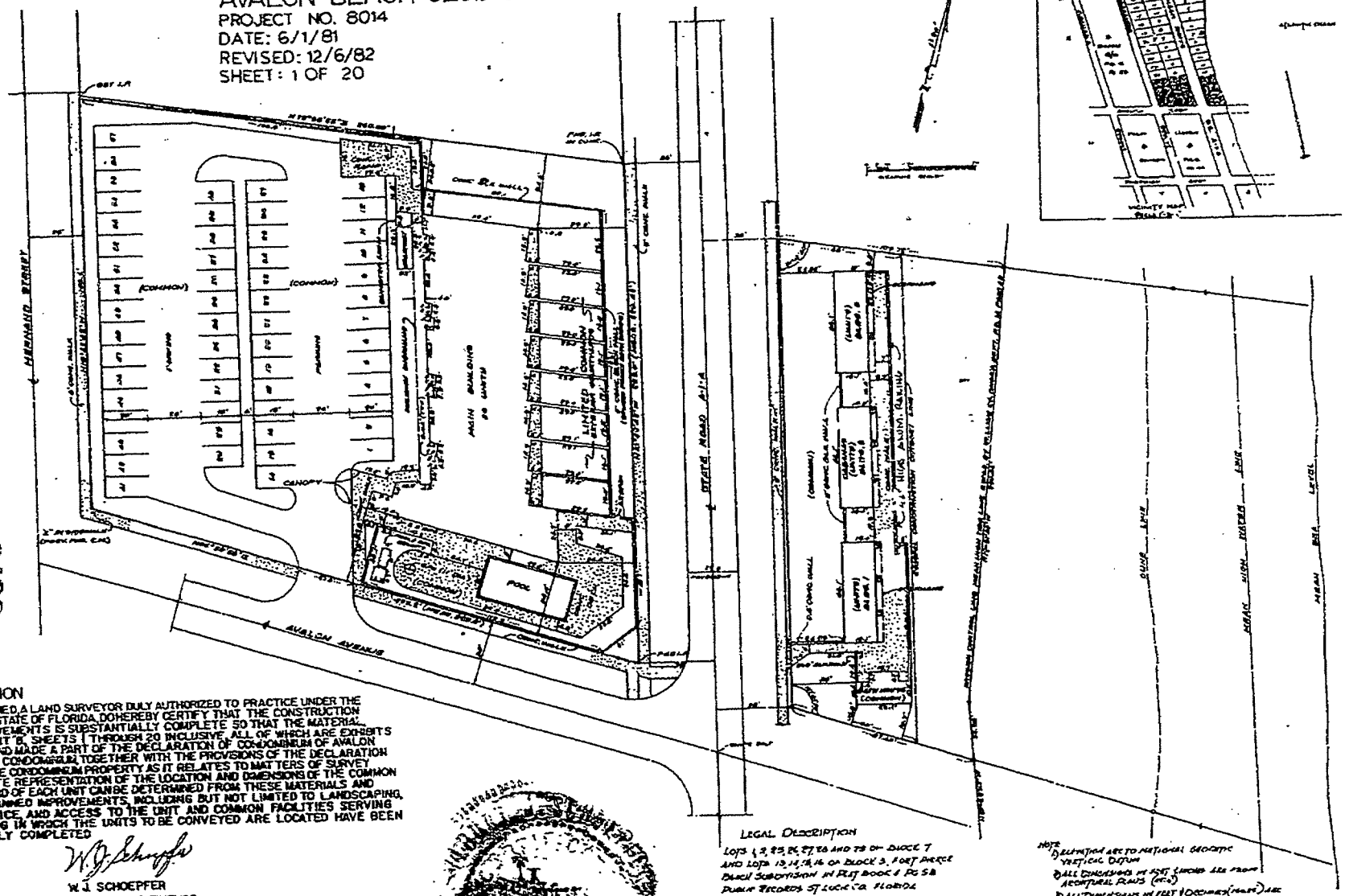
R4-A = **C-5** =

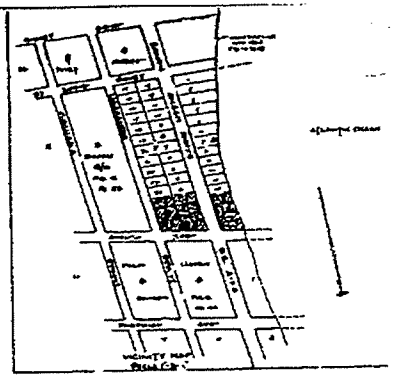
Zoning Map

EXHIBIT "B" PLOT PLAN SURVEY AND GRAPHIC DESCR

AVALON BEACH CLUB CONDOMINIUM

PROJECT NO. 8014
DATE: 6/1/81
REVISED: 12/6/82
SHEET: 1 OF 20





BOOK 390 PAGE 2469

CERTIFICATION

THE UNDERSIGNED, A LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, DOHEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL SURVEY EXHIBIT "B", SHEETS 1 THROUGH 20 INCLUSIVE, ALL OF WHICH ARE EXHIBITS ANNEXED TO AND MADE A PART OF THE DECLARATION OF CONDOMINIUM OF AVALON BEACH CLUB, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AS IT RELATES TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS AND THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICE, AND ACCESS TO THE UNIT AND COMMON FACILITIES SERVING THE BUILDING IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED

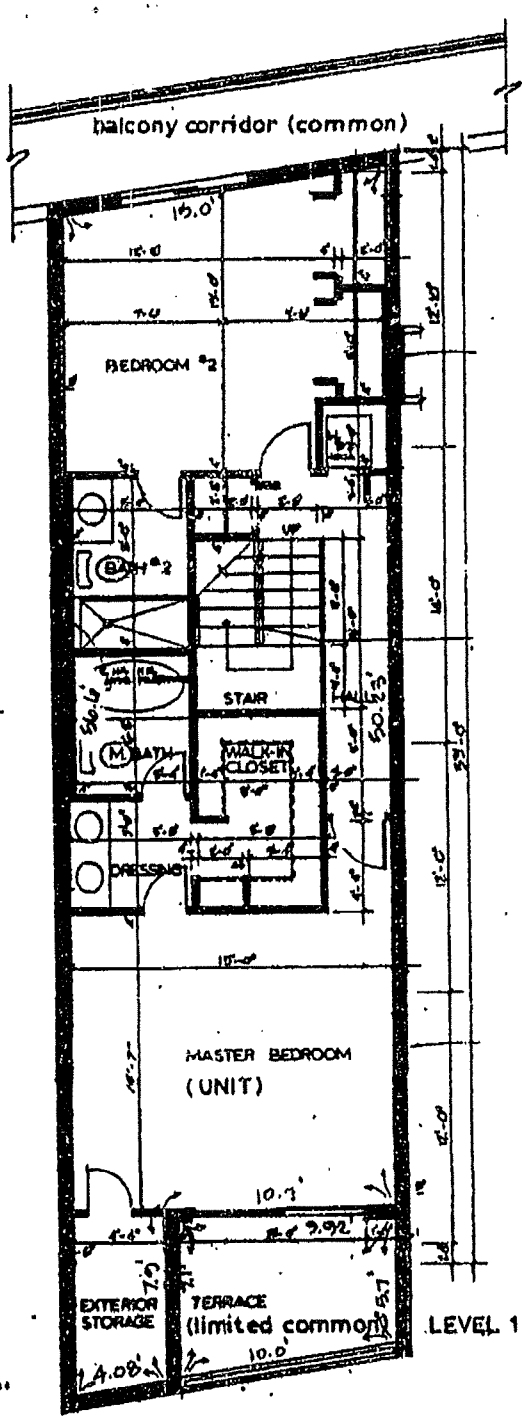
W. J. Schoepfer

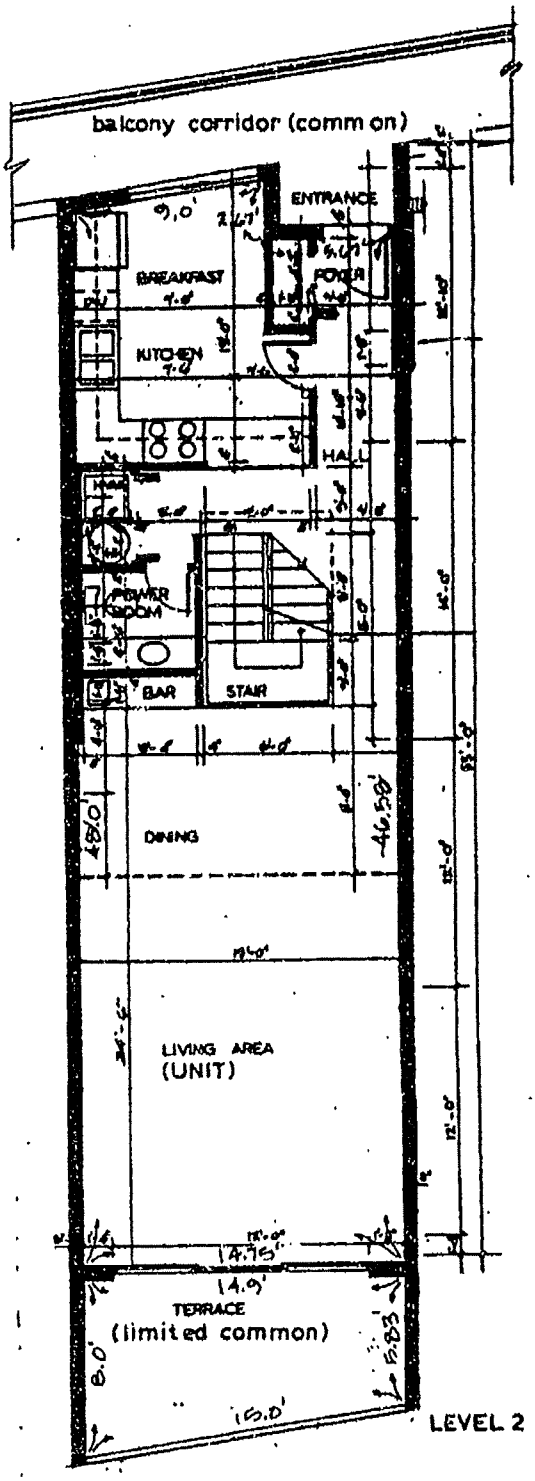
W. J. SCHOEPFER
REG. LAND SURVEYOR
CERT. NO. 3169

LEGAL DESCRIPTION

LOTS 1, 2, 25, 26, 27 TO AND 28 OF BLOCK 7 AND LOTS 13, 14, 15, 16 OF BLOCK 3, FORT PIERCE BEACH SUBDIVISION IN PLAT BOOK 1 PG 5B PUBLIC RECORDS ST LUCIE CO. FLORIDA

NOTE
1) ELEVATIONS ARE TO NATIONAL GEODETIC VERTICAL DATUM
2) ALL DIMENSIONS IN ( ) ARE FROM RECIPTURAL PLANS (NGVD)
3) ALL DIMENSIONS IN FEET (DECIMALS (MEAS) ARE FIELD MEASURED)





TYPE: "D"

UNIT NO: P802, P804, P806, & P808

EXHIBIT "B" PLOT PLAN SURVEY AND GRAPHIC DESCRIPTION

AVALON BEACH CLUB CONDOMINIUM

PROJECT NO.: 8014

DATE: 6/1/81

REVISED: 12/6/82

SHEET 18 OF 20

W.J. SCHOEPPER P.L.S.
1671 THUMA PT. DRIVE
PT. PIERCE, FLA. 33450
FLA. CERT # 2165

0 2.5 5 10 20

Scale in feet

OR BOOK 390 PAGE 2478

COLDWELL BANKER

PARADISE

HOYT MURPHY REALTORS®

EXCLUSIVE RIGHT TO LEASE AND PROPERTY MANAGEMENT AGREEMENT

1. **Parties:** This agreement between Joseph G Doster Sr. and Jean Doster hereinafter called Owners, and COLDWELLBANKER PARADISE (CBP) hereinafter called Broker, whereby the Owner appoints the Broker the Exclusive Agent to rent, lease, operate, control and manage the following described property:

2. **Description of Property:**

a) Type of Unit: ___ Single Family __x_ Condominium ____ Townhouse ____ Mobile Home ___ Duplex

a. ___ Unfurnished ___ Furnished __x_ Furnished & Turnkey (includes linens, kitchenware etc.)

b) **Real Property: Street address:** 355 S Ocean Dr. Unit 802
Fort Pierce FL 34949
Parking Space # (if any): 1 plus 1 guest # of Bedrooms: 2 # of Baths: 2
Property Tax I.D. #: 2401-522-0029-000-9
Personal property, including appliances: See attached inventory list.

c) **Excluded areas:** The property includes the entire premises in full UNLESS OWNER specifically excludes, in writing, any areas such as shed(s), storage closet(s), garage, attic, crawl space, other storage areas or rooms. List excluded areas: _____

d) **Occupancy:** Property _x__ is ___ is not currently occupied. If occupied, the lease term expires: _____

3. **Rental Rate and Terms: Start testing market at** $4800.00

a) **Rental Period and Rate:**
___ Annual Monthly Rate $ _____ Seasonal Monthly Rate $ 4200.00

b) **Services Included in Rent:** If leased on an annual monthly basis, indicate with an "O" or a "T" whether the Owner or the Tenant will provide the service (Mark with "NA" where service is not applicable). If rental is seasonal, all utilities paid by Owner:

_O_ Electric _O_ Water _O_ Sewer _n/a__ Gas _O_ Basic Cable __T_ Premium Cable ___ Internet
_O_ Garbage Collection _n/a_ Lawn Maintenance _O_ Pest Control _O_ Pool Maintenance _n/a__ Alarm System
_O_ Association Dues/Assessments ___ Warranties _____
___ Other: _____
___ Additional Comments/Agreements: _____

c) **Advanced Rents, Deposits and Fees:** Advanced rents and deposits will be held by Broker.

☐ Advanced rent: $ Rent to be paid in full before move-in ☐ Security Deposit: $ 500
☒ No Pets Allowed ☐ Pets Considered _____
☐ Pet Deposit $_____ ☐ Association Application Fee: $_____
*NO SMOKING

d) **Taxes:** Leases for a ~~term~~ of 6 months or less are subject to state tax on transient rentals and to local tax on tourist development and impact. The Property Manager is responsible for timely collection and remittance of said taxes.

e) Early Termination Fee/Liquidated Damages Addendum: (please choose which one you will honor for tenant(s) as this will appear in the lease contract as an option)

- o I agree, as provided in the rental agreement, to pay $_____ (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

- o I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

f) **Association Approval:** ☒ Association Approval is Required x☐ No Association Approval Required.
Application must be made upon lease execution with Tenant being responsible for payment of the Application Fee. Owner will provide Broker with the name and contact information for the Association, an Association Application, the information regarding the amount of the Application Fee, as well as a copy of the Association Rules and Regulations.

4. **Term:** The term of the Exclusive Right to Lease portion of this agreement shall be for a term of one (1) year beginning on the **10th** day of **July**, 2018. All other portions of this Agreement will begin on the same day as the Exclusive Right to Lease portion of this Agreement and will automatically renew for successive year periods at the anniversary date so long as there has not been at least a thirty (30) day written notice prior to the next term given by either party to terminate. In the event Owner terminates at any other time during this Agreement, CBP's rights under this Agreement shall survive such termination. All monies expended by CBP shall be paid to CBP prior to cancellation and CBP is authorized to withhold any sums owed to CBP from monies held prior to the final disbursement to Owner. CBP reserves the right to terminate this Agreement with written or verbal notice if, in the opinion of CBP's legal counsel, Owner's actions or inactions are illegal, improper, or jeopardize the safety or welfare of any tenants or other persons. CBP may, at its option, continue to hold Owner liable for any commissions due, fees due, or monies owed CBP if tenant(s) remain in the Property after such termination by CBP. This Agreement shall be binding upon the parties' successors, estate and assigns.

5. Broker's Authority: Owner hereby grants Broker the sole and exclusive right to: rent or lease the Property; to review potential Tenant background (credit, eviction, criminal histories) as Broker deems appropriate; to inspect the Property at such times as Broker deems necessary; to place a lockbox on the property for showings and/or maintenance, to collect all rental and other funds that may be due Owner including any court action; to issue receipts; to advertise the Property including placing of a sign on the Property; to cooperate with other Brokers as he may see fit; to settle claims; to collect deposit monies and deposit same in Broker's non-interest bearing trust account, to require releases from all parties in the event of a controversy before disbursing trust funds; to do all those things Broker deems necessary to the efficient management of the property.

6. Leasing: Broker is given the exclusive right to execute leases and renewals for a maximum period of one (1) year; to screen prospective residents; to terminate tenancies and to serve such notices and institute eviction proceedings in the name of the Owner as may be necessary; to employ attorneys in the name and at the expense of the Owner to prepare necessary legal instruments and institute and defend any legal actions arising out of the property. Before employing an attorney, Broker will make every attempt to contact the owner for consent. Further, Broker shall have the right to assess late charges against the tenant and retain 50% of said late charges. Broker shall also have the right to assess insufficient check charges against the tenant.

7. Commission and Fees: The commissions and fees are broken down into **two** components.

Leasing Commission: Owner agrees to pay Broker a leasing commission for leasing services **Of Eight (8) percent,** up front from the gross rent for the entire rental period.

Management Fee: Owner further agrees to pay a **Ten (10) percent** management fee each month, on monthly gross rent collected on a monthly basis during the term of this agreement, upon execution of the lease for property management services.

Owner further agrees that this same rate of commissions will be paid to the Broker on any new lease and the same fee will be paid **on lease extensions** between these same parties. Major repairs, renovations, or improvements are not included in CBP's responsibilities under this Agreement. Additional fees may apply. Commission will be deducted from rental proceeds monthly. In the event this agreement terminates while a lease executed under the authority given herein is still in effect, Owner agrees to pay Broker at the termination a fee for the unexpired term of the lease as if this agreement has expired concurrently with the lease(s) hereunder.

8. Exclusive Agreement: Owner hereby stipulates that property is not presently listed for sale or rent with another Broker and agrees that they will not list it for rent or sale with another Broker during the term of this Agreement. In the event the property is sold or exchanged during the term of this agreement, Broker shall be entitled to an additional commission of six (6) percent of the gross sales price. All sums due Broker by any provision of this agreement, may be deducted from funds held by Broker for benefits of Owner.

9. Owner's Obligations:

- Owner shall promptly furnish all items, documents and records required for proper management of the property including current leases, status of rental payments, association documents and rules, loan payment information, copies of existing service contracts and warranties, certificates of insurance, keys, remotes, and codes.
- Owner acknowledges that leases 6 months or less are subject to state and local sales tax.
- Owner will refer immediately to Broker all inquiries regarding the leasing of the Property.
- Owner will inform Broker of intent to convey the Property.
- Owner acknowledges that Broker will rely on Owner's representations regarding the Property when dealing with prospective tenants. Owner will immediately inform Broker of any material facts that arise after the signing of this Agreement. Owner will disclose any known facts that materially affect the value of the Property. List facts (including defects) that currently materially affect the value of the Property, such as structural problems, pending condemnation or foreclosure, presence of dangerous substances or unusual occurrence on the Property:

_____

_____

- Owner understands that the lockbox, if utilized, will be for the benefit of Owner by accommodating other brokers to more easily show the property, and hereby releases Broker from all liability and responsibility in connection with any loss which may occur.
- Owner certifies that all heating, cooling, plumbing, electrical systems, and built in appliances are in working condition, that the roof does not leak, and that water does not enter living areas from rain or other subterranean sources. Owner certifies that the house is in good and habitable condition, and in compliance with all applicable laws, ordinances and regulations of all government authorities. Owner will ensure that the house is clean and the grounds are in good condition at the time the property is turned over to CBP to manage and prior to Tenant's occupancy after any extended period of vacancy. Owner will provide working smoke detectors. Owner certifies that all window locks and all door locks are operable and secure. Owner will provide to CBP, keys, garage door and gate remotes, and codes as necessary for access. Owner will provide window treatments and their hardware. Owner warrants that the property to be managed is a legal rental unit and that its rental will not be in violation of any rules, laws, or ordinances.
- Owner agrees to directly pay for all condominium maintenance fees, property taxes, insurance, mortgages and other charges for the Property and agrees to provide Agent proof that such payments are current upon request.
- If the Property was built before 1978, Owner will provide Broker with all information Owner knows about lead-based paint and lead-based paint hazards (LBP) in the Property and with all available documents pertaining to such paint and hazards, as required by federal law. Owner understands that the law requires the provision of this information to Broker and to prospective tenants before the tenants become obligated to lease the Property.

☐ Built after 1977 ☒ No known LBP ☐ Known LBP (provide all info/records)

10. Insurance: Owner shall carry bodily injury, property damage, and public liability insurance in an amount not less than $300,000.00. During continuance of this agreement, all insurance coverage carried by Owner on the Property will be primary to any coverage carried by Broker. Insurance Company_____
Address_____Policy #_____

11. Hold Harmless: To the extent allowed by law, Owner agrees to hold CBP harmless from and indemnify CBP for all claims in connections with the leasing and management of the herein described property and from liability for injury suffered by any employee or other person whomsoever; and to carry, at their own expense, adequate public liability insurance. CBP also shall not be liable for any error of judgment or for any mistake of fact or law, or for anything which he may do or refrain from doing hereunder, except in cases of willful misconduct or gross negligence. If suit is brought to collect CBP compensation or if CBP successfully defends any action brought against CBP by Owner, relating to the property, or management thereof, Owner agrees to pay all costs incurred by CBP in connection with such action, including reasonable attorney's fee.

12. Maintenance and Repairs: CBP is authorized to maintain on the Owner's behalf the sum of Three hundred Dollars ($300.00) to be collected from the Owner at the time of listing. CBP is also authorized to reimburse this deposit as needed by deduction from rental payment or billing the Owner. CBP is expressly authorized, on behalf of Owner, to make necessary repairs, purchase minor items as needed, order cleaning of premises as needed, provided, however, that expenditures for same shall not exceed the sum of Three hundred Dollars ($300.00) in any calendar month unless expressly authorized by OWNER. In the case of emergencies (i.e. air conditioning, heat, refrigeration, range or plumbing or any other repair CBP deems an emergency or necessary in CBP's sole judgment for the safety of the Tenant or the welfare of the property), CBP has authority to institute repairs even if over the aforementioned $300.00 limit. If the repair is in excess of the $300 being held by CBP, then CBP shall withhold the amount disbursed for such repair or expenditure from the next ensuing rent payment or payments received. CBP shall be, however, under no duty to undertake such repairs or make such expenditures unless and until OWNER remits the required sum for it. OWNER agrees to pay all charges owing to CBP prior to cancellation of this AGREEMENT. Major repairs, renovations, or improvements are not included in CBP's responsibilities under this Agreement. Additional fees may apply. Any funds collected by CBP will be held in CBP's non-interest bearing bank account. CBP will arrange for
all repairs, inspections, maintenance, and cleanings, unless OWNER has notified CBP in writing prior to the commencement of repairs that OWNER will use someone else that OWNER has selected, and OWNER makes arrangements with the third party directly. OWNER agrees that they shall pay the third party directly and shall indemnify and hold CBP harmless for payment of third party.

13. Vacant Property: CBP will not be responsible for inspections, maintenance, or repairs for a property during periods of vacancy. Any request of CBP by OWNER to perform property management type services during periods of vacancy will be billed to Owner at a fee of $25 per month. In such a case, CBP is expressly authorized, on behalf of Owner, to obtain any services as needed to maintain the property during vacancy.

14. Authority: The OWNER gives CBP authority and agrees to assume all expenses in connection therewith, to hire vendors as required for the operation and maintenance of the premises. It is agreed that all vendor employees shall be deemed as working for the OWNER and not CBP, and that CBP may perform any of his duties through his attorneys, agent or employees and shall not be responsible for their acts, defaults or negligence if reasonable care has been exercised in their appointment and retention. CBP is expressly granted by the OWNER the right to manage property as CBP deems necessary, to collect all rental and other funds that may be due to OWNER, or assign or transfer the management account as CBP may see fit, to require releases from all parties in the event of a controversy before disbursing funds and to do all those things CBP deems necessary for the efficient management of the property with the exception of authority or responsibilities expressly retained in writing by the OWNER.

15. Condominium/Homeowner's Association: In the event the subject property is part of a Homeowner's Association (HOA) or Condominium Association (CA), the OWNER agrees that, by the execution of this Agreement, he/she specifically authorizes CBP to act on the OWNER'S behalf to cooperate with the HOA or CA in its enforcement of such Bylaws, Covenants, Restrictions, and

Rules and Regulations., The OWNER agrees to pay the assessments, fees, or fines imposed by the HOA or CA promptly or CBP may pay same from received rental receipts. In the event Tenant violates any of such Rules, Regulation, Bylaws, or Covenants and Restriction of such HOA or CA, CBP is herewith appointed as AGENT on behalf of OWNER to take such actions as may be necessary to enforce the same; and if Tenant fails to comply, to commence eviction proceedings against the Tenant for and on behalf of the OWNER. Owner agrees that CBP is in no way liable for the payment of any fees, fines, or assessments.

16. Utilities: In any Lease where the Tenant shall have use of the Owner's utilities and be responsible for all or part of the bills, OWNER shall pay the entire bill in a timely manner and forward copies to this office for reimbursement as agreed to in the Lease Agreement. Under no circumstances shall OWNER cause the termination of these services and OWNER agrees to indemnify CBP for any damages or litigation fees/costs incurred by CBP if OWNER improperly terminates a utility service. CBP will in no way be responsible for nonpayment of or theft of any utility service by Tenant.

17. Furnishings/Warranties: The Owner shall deliver a copy of the furnishings inventory and keep the Inventory list current. If requested by Owner, CBP will produce an inventory list and Owner will pay CBP for such service on an hourly basis. Owner understands that furnishings will likely have normal wear and tear. Owner is also to deliver to CBP copies of any Service Contracts or Warranties that exist, if any. If no Warranties or Service Contracts are received at the time this Agreement is executed, CBP shall assume that none exist. Current service contracts and warranties include: _____

_____

18. Damages or Missing Items: CBP is not responsible for damage to the premises or items missing, switched out, lost, or damaged under any circumstances, including but not limited to theft, vandalism, or negligence of the Tenant's or their guests. CBP will inspect the property upon Tenant's departure. If desired, OWNER may contract for an updated Inventory at such time. In the event Tenant has damaged the premises or owes any money to OWNER, CBP is given the exclusive authority to use its professional judgment to determine the amount due, charge the Tenant accordingly, and/or settle with the Tenant upon advice of CBP's legal counsel. CBP is given the power to make claims on the security deposit on behalf of Owner and CBP will not be liable for any failure to make claim(s) on any damages which were not readily apparent to CBP.

19. Hurricanes, Tropical Storms, Acts of God: CBP shall not be responsible to take any precautionary measures to avoid damages from any Act of God. If agreed to in writing between CBP and OWNER, CBP will attempt to arrange for such precautionary measures, but OWNER understands that CBP has no control over the availability of labor or materials in such emergencies and will not be held liable for any damage resulting to the structure under any circumstances created by the Act of God. OWNER agrees to pay reasonable costs for this service and for post-storm inspection of the property

20. Rental Proceeds: Broker will render a statement monthly, on or about the 10th, showing all funds collected and disbursed. Broker is directed to remit to Owner not less often than monthly the net funds as follows: gross rental income less management fees, any authorized repairs and $40 fee for a lease preparation if applicable (see section 21). In the event disbursements shall exceed receipts, owner shall promptly remit such excess to CBP. Rental proceeds should be sent directly to OWNER via: US mail ☐ OR Bank ☐ CBP will provide monthly statements to Owner of income and expenses, including year-end summary and 1099 statements.

21. Lease Preparation Fee: State law does not allow real estate brokers to modify the state approved lease or prepare a lease for a term of more than twelve months. Owner shall pay a $40 lease preparation fee for any leases more than 12 months, or if any changes or addendums to the state approved lease are necessary.

22. Deposits: If Prospective tenants make a deposit to hold a property for rent, should said deposit be forfeited for any reason, including failure to sign a lease, the forfeited deposit will be divided equally between CBP and the Owner.

23. Non-Discrimination: Broker does business in accordance with the Federal Housing Law (The Fair Housing Amendments of 1988). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing of housing, in the provision of real estate brokerage service, or in the appraisal of housing.

24. Protection Period: Owner agrees to pay Broker's fee if, within 120 days after the end of this Agreement Period, Owner leases or sells the Property to any prospects with whom Broker or any other broker communicated during this Agreement Period regarding leasing the Property.

25. Early Termination: Owner may terminate this Agreement by providing written notice to Broker 30 days prior to the Agreement expiration. If Owner wishes to terminate this Agreement at any other time, Owner may conditionally terminate this Agreement with 45 days' notice by signing a withdrawal agreement and simultaneously paying a cancellation fee of $500.00. However, Owner agrees that if the Property is contracted for lease or sale to a tenant during the time period from conditional termination to the end of this Agreement Period, Broker may void the early termination and Owner will be obligated to pay Broker the compensation set forth in paragraph 7, less the cancellation fee.

26. Deviation or Amendments: Any deviation from these terms, or Amendments to this Agreement must be in writing and executed by all parties.

27. Governing Law: It is agreed that this Agreement shall be governed by the laws of the State of Florida.

28. Partial Invalidity: If any provision of this Agreement is held by a Court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

29. Dispute Resolution: This Agreement will be construed under Florida law. **Mediation:** All disputes between Broker and Owner based on this Agreement or its breach will be mediated under the rules of the American Arbitration Association or other mediator agreed upon by the parties. Mediation is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. The parties will equally divide the mediation fee, if any. Each party will pay its own attorney's fees and expenses unless otherwise agreed by the parties during mediation. **Arbitration:** Disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration will pay its own fees, costs and expenses, and will equally split the fees of arbitration. Any party's refusal to mediate shall not prevent the other party from pursuing their claims in arbitration. If Broker is made a party to a suit between Owner and a tenant because of acting as an escrow agent under this Contract, Broker shall recover reasonable attorney's fees and costs incurred, to be paid out of the escrowed funds.

30. Brokerage Relationship: Owner authorizes Broker to act as a transaction broker.

31. Binding: This Agreement is binding on Broker's and Owner's heirs, personal representatives, administrators, successors and assigns. Signatures, initials, documents referenced in this Agreement, counterparts and modifications communicated electronically or on paper will be acceptable for all purposes and will be binding.

32. Consultation: Broker advises Owner to consult the appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements and other specialized advice.

33. Acceptance of electronic, facsimile and scanned signatures – The parties agree that this Agreement, agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement, including leases, will be considered signed when the signature of a party is delivered electronically, by facsimile transmission or delivered by scanned image as an attachment to electronic mail (email). Such electronic, facsimile or scanned signature must be treated in all respects as having the same effect as an original signature.

Date: 7/10/18 **Owner's Signature:** Jean K. Doster

Date: 7/10/18 **Owner's Signature:** Joseph G. Doster, Sr.

Home Phone: _____ Work Phone: _____ Cell Phone: 404 290-2597 Fax: _____

Address: 355 S. Ocean Dr. 802 Ft. Pierce

E-mail: MAMAjeANdoster@gmail.com

Date: _____ **Authorized Associate or Broker:** _____

Work Phone: _____ Cell Phone: _____ Facsimile: _____

Address: _____

E-mail: _____

Copy returned to Owner on the _____ day of _____, _____ by:

☐ personal delivery ☐ mail ☐ facsimile ☐ scanned attachment to email

Limited Power of Attorney to Execute Leases

I/We Joseph Doster and Jean Doster
do hereby certify that I am/We are the Owner(s) of said property located at:
355 S. Ocean Dr. # 802, Ft. Pierce FL 34949

and I/We hereby authorize Steven R. Schlitt of **Coldwell Banker Paradise** and/or his assigns as my attorney-in-fact to act in my capacity to execute leases on my/our behalf as Owner(s) under the terms and conditions of the Exclusive Right to Lease Agreement and pursuant to paragraph 5, BROKER OBLIGATIONS, Agreement dated July 10, 2018.

The right, power, and authority of my attorney-in-fact under this Agreement shall commence and be in full force and effect on July 10, 2018 and shall remain in full force and effect as long as the Exclusive Right to Lease Agreement between Owner(s) and **Coldwell Banker Paradise** is in effect.

Joseph K. Doster, Sr. Date: 10 July 2018
Owner Signature

Jean K. Doster Date: July 10, 2018
Owner Signature

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me on this 10th day of July 2018, by personally known

WITNESS by hand and official seal:

Linda Nelson
Notary Public
Printed Name: Linda Nelson

Notary Public State of Florida
Linda D Nelson
My Commission [illegible] 4329
Expires 08/30/20[illegible]

✓ Personally known OR _____ produced identification
Type of identification produced: _____

AVALON BEACH CLUB CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

1. Cabana units shall not be used as residential or overnight accommodations, but shall be used solely for recreational purposes, including lounging, showering, changing and storage of beachwear and equipment.

2. Any use, practice or activity that is the source of annoyance to residents or which interferes with the peaceful possession, quiet enjoyment and proper use of the property by the residents is prohibited.

3. All units and property must be kept clean and in a sanitary condition. No rubbish, refuse, garbage or any fire hazard shall be allowed to accumulate. All garbage and trash shall be placed in plastic bags and securely tied before throwing down the trash chute; no trash or refuse shall be left in the trash chute rooms. All refuse and trash, which is to large to be accommodated in the chute, shall be carried down to the ground level and properly disposed of in the trash room.

4. Any trash (as opposed to garbage) such as old furniture, refrigerators, doors, drywall, carpeting, etc. is to be disposed of by the owner/occupant and not via the trash room. Arrangements need to be made by the owner/occupants to haul away the debris on a daily basis at the owner/occupants own cost.

5. Water closets and water apparatus on the condominium property shall not be used for any other purpose than that for which they were constructed. Occupants shall be held liable for any damage inside the unit or common areas occasioned by misuse of water closets or other apparatus.

6. LEASING OF UNITS- See attached regarding the leasing of units.

7. No signs of any kind, specifically including without limitation "For Sale" and "For Rent" signs, shall be permitted on the building, grounds or vehicles.

8. Guest of occupants shall be limited to six (6) in number at any time and must be accompanied by the resident when using the recreational facilities of the property including the beach club, pool, whirlpool and sauna areas or they must display a badge (provided by the Association) which identifies them as guest of unit occupants. A reservation is required for larger groups or to hold a party in the recreation area; present your request to the Board four (4) days in advance for approval.

9. The use of grills and barbecues is restricted to the ocean side beach club area, except for the 1st Floor.

10. Building and grounds maintenance personnel on the premises are assigned specific duties to be performed under supervision of the Management Company. Occupants shall not interrupt or interfere with these personnel in the performance of their duties. If you have a question related to the

building and grounds or other common areas, contact the Management Company.

11. When using the pool, whirlpool and sun deck areas occupants shall, in addition to any posted regulations, observe the following:

    a) Proper attire shall be worn in the lobby/elevator when using pool area; dry thoroughly before entering the lobby/elevator to avoid pooling of water on floors
    b) Pool furniture shall be covered with towels when using suntan lotion.
    c) Sanitation rules shall be scrupulously observed when using the swimming pool, whirlpool or sauna. Shower thoroughly to remove suntan lotion and sand before entering pool. To conserve energy, turn off the sauna and whirlpool immediately when not in use.
    d) Children twelve (12) years of age and under are not allowed in the pool, sauna or whirlpool area without adult supervision.
    e) Children under three (3) years of age must wear properly fitting rubber pants when in the pool.
    f) Pool hours are from 8:00 a.m. to 10:00 p.m.
    g) Pool use is at ones own risk.
    h) Furniture and equipment may not be removed from the pool area.
    i) In the event that any child has a bowel movement in the pool, the parent, guardian and unit owner will be held responsible for all cost incurred due to this act, such costs include, but are not limited to, chemicals, cleaning, labor and refilling the pool.
    j) Pets are not permitted in the pool or pool area.
    k) Boisterous conduct, loud games, or other annoying activities are not permitted in the pool area.
    l) Persons with infections or contagious health conditions must not use the pool.
    m) Glass items are not permitted in the swimming area at any time.
    n) Sauna use is limited to thirty (30) minutes.
    o) All persons must read posted instructions before using the sauna.
    p) The facility must be left in a clean condition. The sauna and the light should be turned off when leaving.

12. Parking rules:

    a) Occupants shall park only in the numbered space assigned to their unit as designated in the documents.
    b) Guest parking shall be restricted to the area designated by the Association.
    c) Trucks, pick-ups, trailers, boat trailers, motor homes and other recreational vehicles, motorcycles, commercial vehicles and vehicles other than passenger cars are prohibited.
    d) Short wheel base station wagon or suburban type vans (all glass windows) may be approved by the Board; panel or RV type vans are not authorized.
    e) Pick-up trucks are permitted to park during daylight hours, after sunset they will be tagged with a warning. If parked a second time after sunset they will be towed at owners expense.
    f) Occupants are responsible for their guest's observances of parking

regulations.

g) Unauthorized or improperly parked vehicles are subject, at the discretion of the Board, to being towed from the premises at the expense of the owner.
h) If an occupant has more than one (1) vehicle, they must obtain written permission from the board.
i) If an occupant wants to allow another occupant to park in his assigned space in his absence, written authorization must be provided to the Board.
j) Parking in handicapped spaces is for handicapped visitors only.

13. Car washing is permitted only in the designated car wash area.

14. Any person occupying a unit for more than thirty (30) days shall no longer be termed a guest, but becomes an occupant.

15. All owners must leave a key to their unit in the maintenance office for emergency maintenance problems. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs which are necessary to prevent damage to the common elements or to another unit or units. Emergency keys will not be released to anyone, including realtors, contractors or service personnel. Unit owners will have to make other arrangements for providing access keys.

16. Bathing suits, clothing of any kind, rugs, towels or any other articles shall not be draped over railings, walkways, windows, balconies or facades.

17. Clotheslines may not be hung on the building.

18. Bicycles, furniture, fishing rods, rafts or any personal property of any kind shall not be left on the walkways or in any common areas. All personal property shall be kept within the apartment.

19. Any personal property left in the common pool area will be removed by management and if left unclaimed for thirty (30) days, will be disposed of.

20. Tossing cigarette or cigar butts, bird feed, trash, or discards of any sort from or on balconies, walkways, stairs or any common area is prohibited.

21. Walkways and stairs must be kept free of furniture or any type of obstruction.

22. No one shall be permitted to play or loiter in hallways, stairwells, elevators, roof, walkways, driveways or parking areas: This includes skateboarding, roller skating, bike riding and any other activities.

23. Ball playing is not permitted in any common area.

24. Children must be supervised at all times.

25. Shopping carts will be returned to designated area immediately after use and chain must be fastened per FIRE CODE regulation

26. No common areas shall be decorated or furnished by an individual owner or group of owners in any manner, except with prior approval by the Board.

27. No door to door solicitations shall be permitted.
28. It is the responsibility of the parent and/or guardian of each child to show proof of age to management, if so requested.
29. Smoking on elevators, stairwells or catwalks is prohibited.
30. Shutters may not be installed without Board approval.
31. Prior to installing tile (3rd Floor and above) owner/occupant must first install a sound proof material, such as corkboard.

Coldwell Banker Paradise
411 S. US Highway 1
Fort Pierce, FL. 34950

Re: Conditional Use – Doster Dwelling Rental – 355 S. Ocean Drive #802

Dear Coldwell Banker,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by September 28th to be placed on the October Planning Board Agenda):

1) The maximum occupancy of the home 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-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

The Planning Board has suggested adding the following conditions:

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

7) Register as a Certified Property Manager with St. Lucie County.

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 355 S Ocean Drive #802
Property Name: Doster Dwelling Rental – Cond. Use
Project Name:
Planner: Vennis Gilmore

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: 9/19/18

Technical Review Committee meeting

September 21st, 2018

Case # 18-080000015

Doster Dwelling, 355 So. Ocean Dr, # 802 Fort Pierce, FL 34949

Conditional use with no new construction

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

September 14th, 2018

Project: **Doster Dwelling Unit**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

SURVEY:

1) 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

Planning Board **6.e.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Conditional Use - McCann Dwelling Rental - 355 S. Ocean Drive #803 & Cabana-15

LOCATION

355 S. Ocean Drive #803 & Cabana-15

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

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

1) 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.
6) Include the City of Fort Pierce Business Tax License number on all advertising.

Attachments

Staff Report
Application
Aerial Map
Zoning Map
Site Plan
Floor Plan
Rental Agreement
Rules & Regulations
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 10/02/2018 02:00 PM
Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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**
McCann Dwelling Rental
355 S. Ocean Drive #803 & Cabana-15

DATE: October 2, 2018

STAFF REPORT

Property Owner: Paul & Jean Marie McCann
355 S. Ocean Drive #803
Fort Pierce, FL. 34949

Applicant: Coldwell Banker Paradise
411 N. US Highway 1
Fort Pierce, FL. 34950

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as thirty-one (31) days.

Location(s): 355 S. Ocean Drive #803 & Cabana-15

Parcel ID: 2401-522-0051-000-2

Current Zoning: Hutchinson Island Medium Density Residential Zone (R4-A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A/C-5	R-4A

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 to operate a Dwelling Rental at 355 S. Ocean Drive #803 & Cabana-15, to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests. The subject property consists of the Avalon Beach Club Condominiums. The subject condo apartment contains (2) bedrooms, two and a half (2 1/2) bathrooms and traditional support rooms. The subject condo apartment has two (2) designated and paved parking spaces for the unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R4-A).

The property is located at the northeast corner Hernando Street and Avalon Avenue. The subject site is surrounded by multi-family housing to the north, west, and south, and the Atlantic Ocean to the east.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a "Vacation rental", and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than thirty-one (31) days. The rental of a dwelling for periods at a minimum of thirty-one (31) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

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

Table 1 – Dwelling & Vacation Rental Definitions

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

Zoning & Land Use
The subject site is located within the Hutchinson Island Medium Density Residential Zone (R4-A) district which is designed to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

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

Parking
Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject condo features two (2) parking spaces for the unit.

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 not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six (6) months, but greater than thirty-one (31) days would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:
The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding

neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to **approve** the request with the following conditions:

1) 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.
6) Include the City of Fort Pierce Business Tax License number on all advertising.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 355 South Ocean Dr. #803 Ft. Pierce, FL 34949

Parcel ID #(s) 2401-522-0051-000-2

Project description Avalon Beach Club #803 & Cabana # C-15

Paul & Jeanmarie McCann
Property Owner(s)

355 S. Ocean Dr #803
Street Address

Ft. Pierce FL 34949
City State Zip

(561) 818-2169
Phone Number

mccannpb at Yahoo.com
Email Address

Coldwell Banker Paradise
Applicant/Representative, Title, Company

411 N US 1
Street Address

Ft. Pierce FL 34950
City State Zip

772-461-3383
Phone Number

Connie.davis@cbparadise.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.*

P M McCann J M McCann
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26th day of July, 2018, by Paul & Jean Marie McCann who is personally known to me or has produced _____ as identification.

Linda Nelson
Signature of Notary (seal)

Notary Public State of Florida
Linda D Nelson
My Commission GG 214329
Expires 08/30/2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ 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 1,675 sqft Parking Spaces: 2

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

North	South	East	West
Multi	Comm	Beach	multi

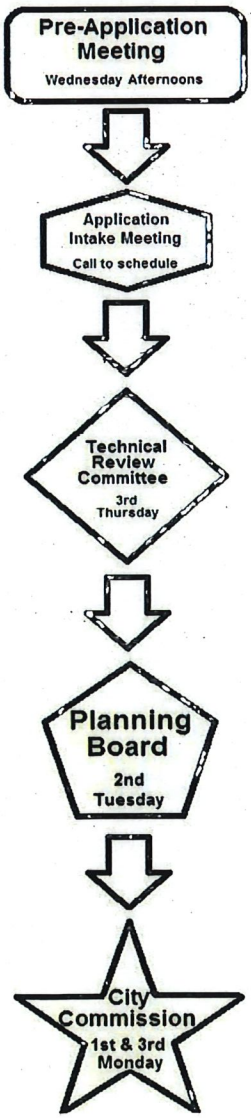
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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



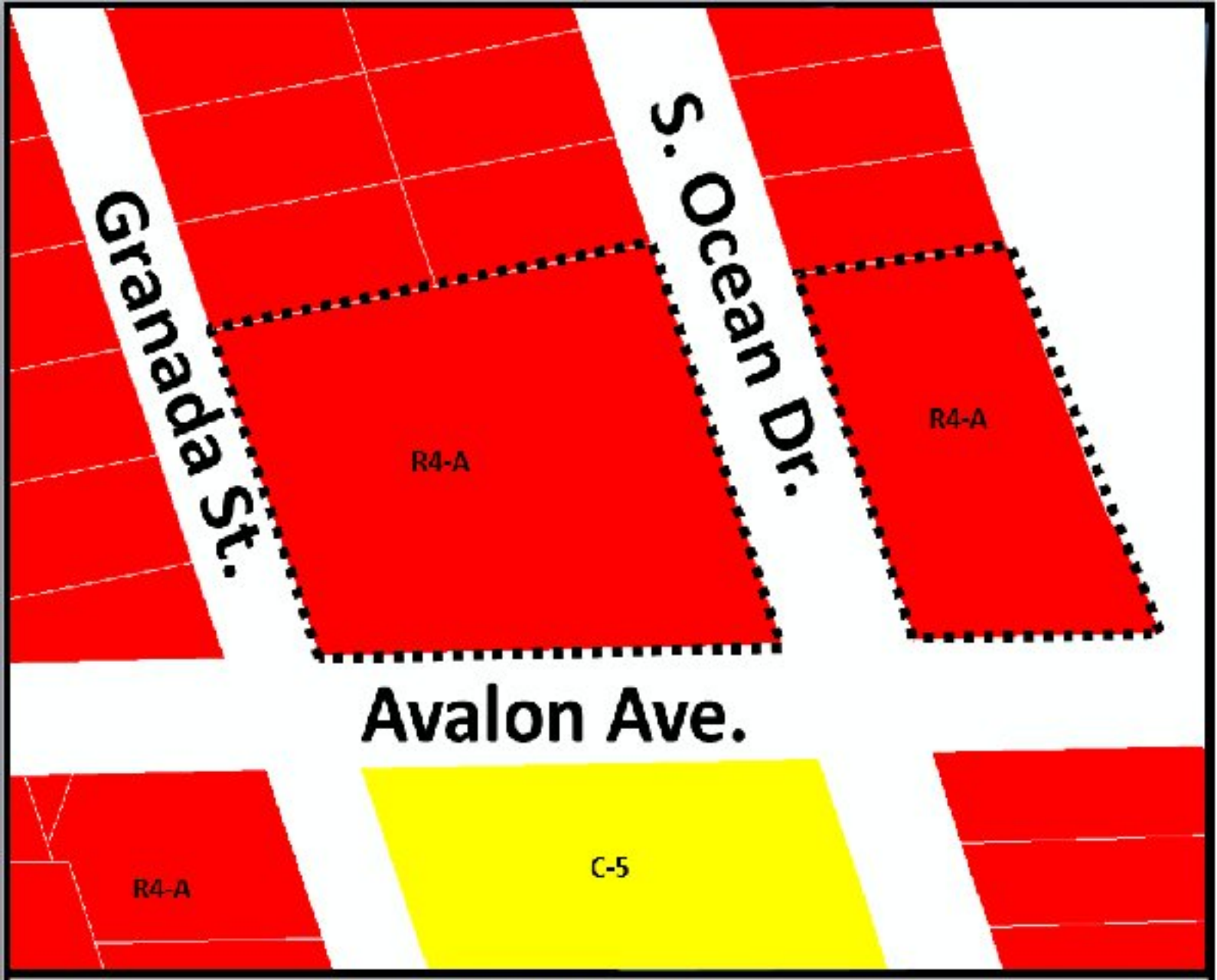


N
W E
S

McCann Dwelling Rental
355 S. Ocean Dr. #803 C-15

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



N
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McCann Dwelling Rental

Conditional Use w/ No New Construction

355 S. Ocean Dr. #803 C-15

THE SUNRISE CITY FORT PIERCE Florida

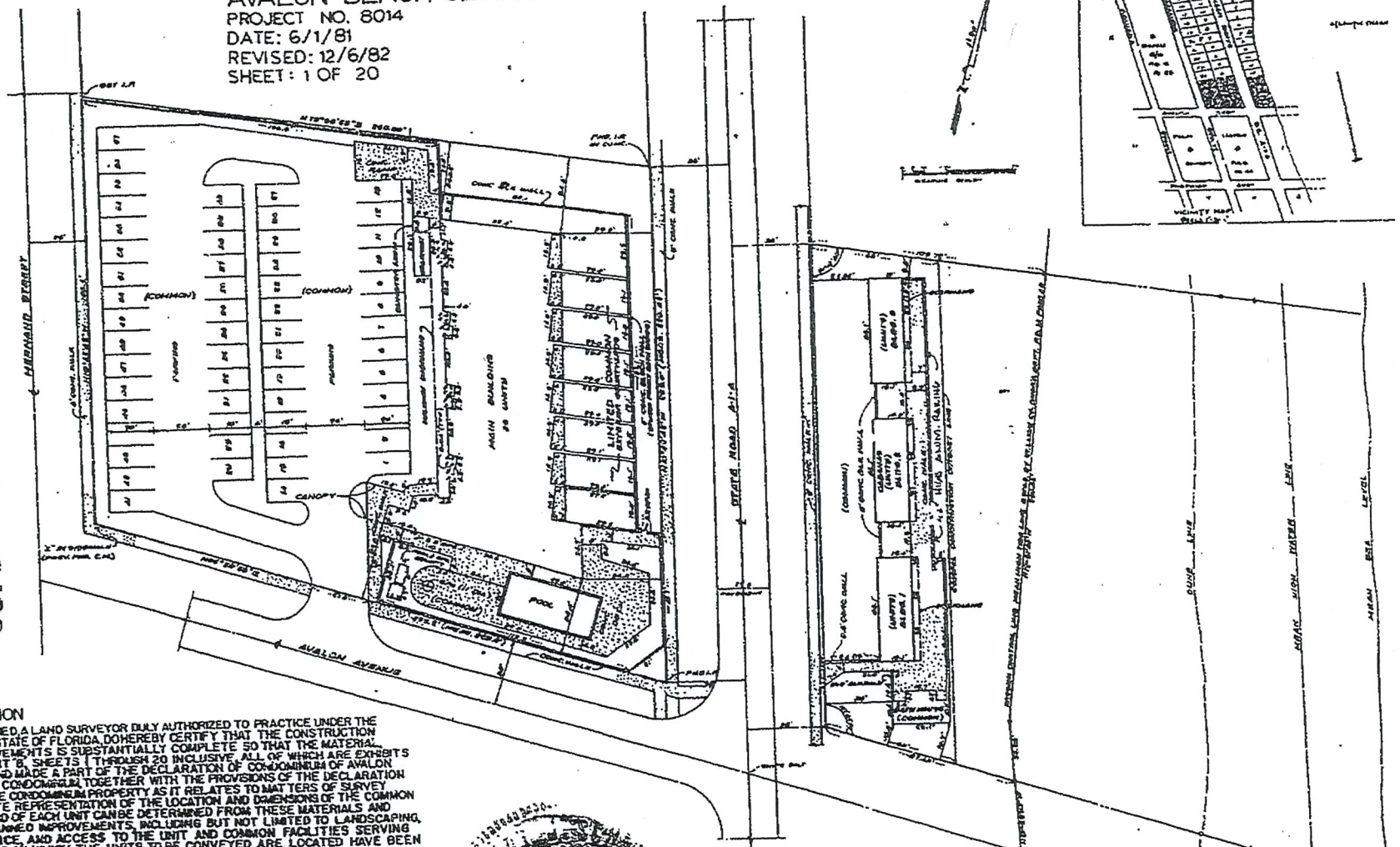
R4-A = **C-5** =

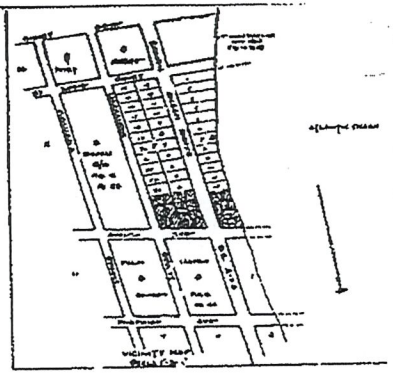
Zoning Map

EXHIBIT "B" PLOT PLAN SURVEY AND GRAPHIC DESCR

AVALON BEACH CLUB CONDOMINIUM

PROJECT NO. 8014
DATE: 6/1/81
REVISED: 12/6/82
SHEET: 1 OF 20





BOOK 390 PAGE 2469

CERTIFICATION

THE UNDERSIGNED, A LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, DOHEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL SURVEY EXHIBIT "B", SHEETS 1 THROUGH 20 INCLUSIVE, ALL OF WHICH ARE EXHIBITS ANNEXED TO AND MADE A PART OF THE DECLARATION OF CONDOMINIUM OF AVALON BEACH CLUB, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY AS IT RELATES TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS AND THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICE, AND ACCESS TO THE UNIT AND COMMON FACILITIES SERVING THE BUILDING IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED

W. J. Schoepfer

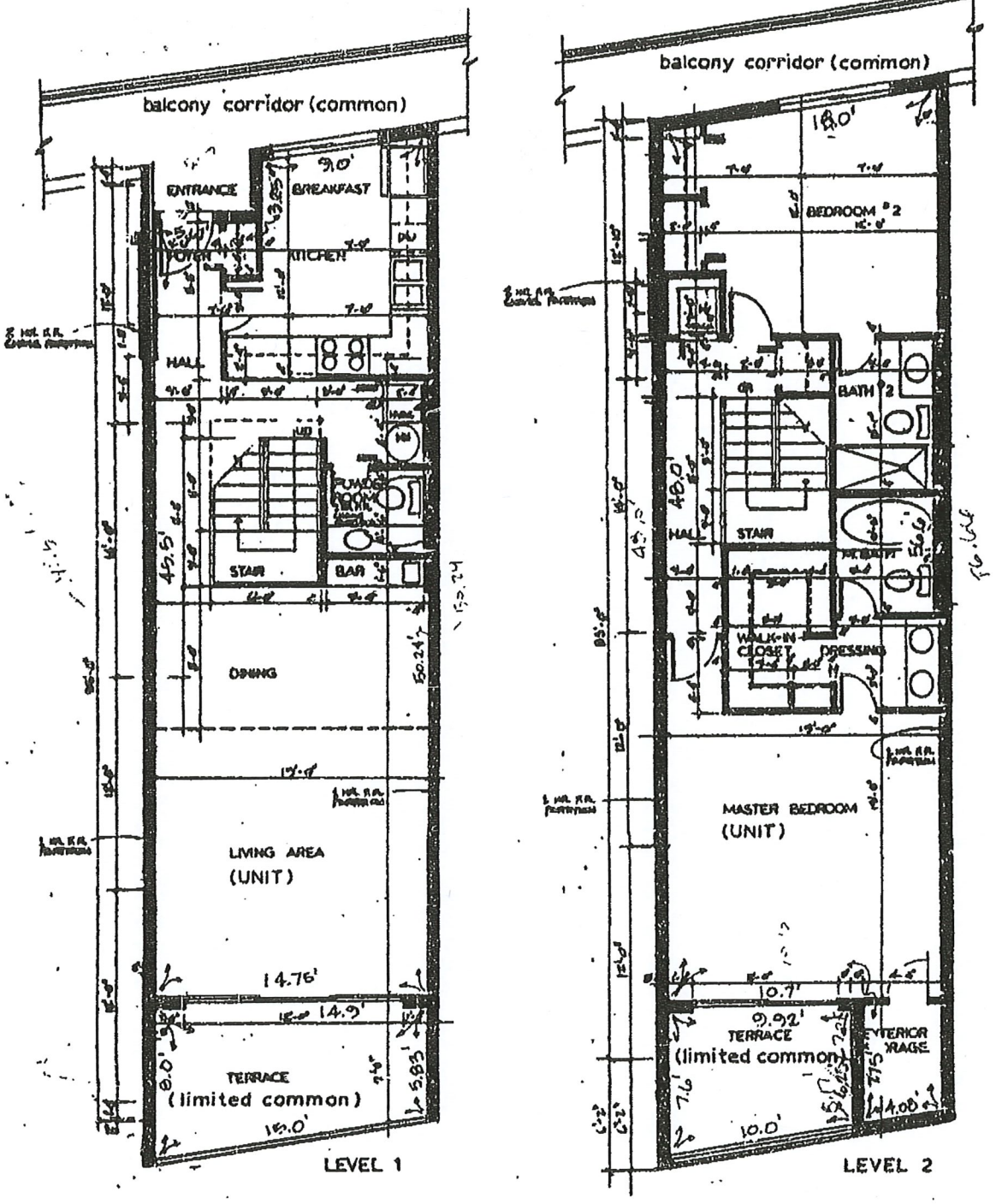
W. J. SCHOEPFER
REG. LAND SURVEYOR
CERT. NO. 3169



LEGAL DESCRIPTION

LOTS 1, 2, 23, 24, 27, 28 AND 29 OF BLOCK 7 AND LOTS 13, 14, 15, 16 OF BLOCK 3, FORT PIERCE BEACH SUBDIVISION IN PLAT BOOK 6 PG 5B PUBLIC RECORDS OF ST LUCIE CO. FLORIDA

NOTE
1) ELEVATIONS ARE TO NATIONAL GEODETIC VERTICAL DATUM
2) ALL DIMENSIONS IN FEET UNLESS SEE FROM ARCHITURAL PLANS (ARCH)
3) ALL DIMENSIONS IN FEET (DECIMALS (MEAS)) ARE FIELD MEASURED



TYPE: "E"

UNIT NO: P803, P805, & P807

EXHIBIT "B" PLOT PLAN SURVEY AND GRAPHIC DESCRIPTION

AVALON BEACH CLUB CONDOMINIUM

PROJECT NO.: 8014

DATE: 6/1/81

REVISED: 12/6/82

SHEET 14 OF 20

W.J. SCHOEPPER P.L.S.
1671 THUMA PT. DRIVE
PT. PIERCE, FLA 33450
FL.A. CERT #3169

0 2.5 5 10 20

Scale in feet

OR BOOK 390 PAGE 2479

COLDWELL BANKER

PARADISE

EXCLUSIVE RIGHT TO LEASE AND PROPERTY MANAGEMENT AGREEMENT

1. **Parties:** This agreement between Paul & Jeanmarie McCann (hereinafter called "OWNER"), and COLDWELL BANKER PARADISE (BROKER hereinafter called "CBP"), whereby the Owner appoints CBP as the Exclusive Agent to rent, lease, operate, control and manage the following described property:

2. **Description of Property:**
   a) Type of Unit: ☐ Single Family ☑ Condominium ☐ Townhouse ☐ Mobile Home ☐ Duplex
   ☐ Unfurnished ☐ Furnished ☐ Furnished & Turnkey (includes linens, kitchenware etc.)

   b) **Real Property: Street address:** 355 S. Ocean Dr.
   Unit # (if any) 803 Parking Space # (if any):_____ # of Bedrooms: 2 # of Baths: 2 1/2
   Property Tax I.D. #: 2401-522-0051-000-2
   Personal property, including appliances: _____

   c) **Excluded areas:** The property includes the entire premises in full UNLESS OWNER specifically excludes, in writing, any areas such as shed(s), storage closet(s), garage, attic, crawl space, other storage areas or rooms. List excluded areas:
   Closet in Master next to balcony

   d) **Occupancy:** Property ☐ is ☑ is not currently occupied. If occupied, the lease term expires:_____

3. **Rental Rate and Terms:**
   a) **Rental Period and Rate:**
   ____ Annual Monthly Rate $_____ Seasonal Monthly Rate $ 4800-4200

   b) **Services Included in Rent:** If leased on an annual monthly basis, indicate with an "O" or a "T" whether the Owner or the Tenant will provide the service (Mark with "NA" where service is not applicable). If rental is seasonal, all utilities paid by Owner:

   ✓ Electric ✓ Water ✓ Sewer ___ Gas ___ Basic Cable ✓ Premium Cable ✓ Internet
   ✓ Garbage Collection ✓ Lawn Maintenance ✓ Pest Control ✓ Pool Maintenance ___ Alarm System
   ✓ Association Dues/Assessments Warranties _____
   ___ Other: _____
   Additional Comments/Agreements: _____
   ___ Hurricane Shutter Installation (If O gives responsibility to T, O should understand that installation will be at T discretion)

   c) **Hurricane Shutter Directive:**
   Hurricane shutters provided ☑ YES ☐ NO Type of Shutters: ☑ Accordion ☐ Panels ☑ Impact Glass ☐ Bahama
   Location of Hurricane Shutters: 2 balconies, 2 windows.
   Person/Company Responsible for Shutter Installation: _____ Phone #:_____

   IF NO SHUTTERS PROVIDED, ALLOW PLYWOOD AT OWNERS EXPENSE?
   ☐ YES ☐ NO (CBP does not recommend plywood due to property damage)

   - CBP suggests Hurricane shutters installed with a storm that is a Category 1 or greater.
   - CBP is not liable for installation or overseeing the installation of hurricane shutters.

d) **Advanced Rents, Deposits and Fees:** Advanced rents and deposits will be held by ☑ CBP ☐ Owner (only if Property is not managed by CBP) in a Florida financial institution required by Florida Landlord and Tenant law, in a non-interest-bearing account.

☐ Advanced rent $_____ ☐ Security Deposit: $_____ ☐

☑ No Pets Allowed Pets Considered:_____

☐ Refundable Pet Deposit: $_____ ☐ Non-refundable Pet Fee $_____

☐ Association Application Fee: $_____

e) **Taxes:** Leases for a term of 6 months or less are subject to state tax on transient rentals and to local tax on tourist development and impact.

☑ CBP is responsible for timely collection and remittance of said taxes.

☐ CBP shall remit rental taxes to Owner for handling.

f) **Early Termination Fee/Liquidated Damages Addendum:** (please choose which one you will honor for tenant(s) as this will appear in the lease contract as an option)

☐ I agree, as provided in the rental agreement, to pay $_____(an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☑ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

g) **Association Approval**: ☑ Association Approval is Required ☐ No Association Approval Required.

Application must be made upon lease execution with Tenant being responsible for payment of the Application Fee. Owner will provide CBP with the name and contact information for the Association, an Association Application, the information regarding the amount of the Application Fee, as well as a copy of the Association Rules and Regulations.

4. **Term:** The term of the Exclusive Right to Lease portion of this agreement shall be for a term of one (1) year beginning on the 27TH day of JULY, 2018. All other portions of this Agreement will begin on the same day as the Exclusive Right to Lease portion of this Agreement and will automatically renew for successive one (1) year periods at the anniversary date so long as there has not been at least a thirty (30) day written notice prior to the next term given by either party to terminate. In the event Owner terminates at any other time during this Agreement, CBP's rights under this Agreement shall survive such termination. All monies expended by CBP shall be paid by Owner to CBP prior to cancellation and CBP is authorized to withhold any sums owed to CBP from monies held prior to the final disbursement to Owner. CBP reserves the right to terminate this Agreement with written or verbal notice if, in the opinion of CBP's legal counsel, Owner's actions or inactions are illegal, improper, or jeopardize the safety or welfare of any tenants or other persons. CBP may, at its option, continue to hold Owner liable for any commissions due, fees due, or monies owed CBP if tenant(s) remain in the Property after such termination by CBP. This Agreement shall be binding upon the parties' successors, estate and assigns.

5. **CBP's Authority**: Owner hereby grants CBP and CBP's agents, employees or other delegates the sole and exclusive right to: rent or lease the Property; to review potential Tenant background (credit, eviction, criminal histories) as CBP deems appropriate; to inspect the Property at such times as CBP deems necessary; to place a lockbox on the property for showings and/or maintenance, to collect all rental and other funds that may be due Owner, including by any court action; to issue receipts; to advertise the Property including placing of a sign on the Property and any other marketing activities deemed appropriate by CBP; to cooperate with other Brokers as CBP may see fit; to settle claims; to collect deposit monies and deposit same in CBP's non-interest bearing trust account, to require releases from all parties in the event of a controversy before disbursing trust funds; to do all those things CBP deems necessary to the efficient management of the property.

6. **Leasing**: CBP is given the exclusive right to execute leases and renewals, and to perform all tasks ancillary to such executions and renewals, for a maximum period of one (1) year from the effective date of this Agreement; such additional tasks include, but are not limited to, the right to screen prospective residents; to terminate tenancies and to serve such notices and institute eviction proceedings in the name of the Owner as may be necessary; to employ attorneys in the name and at the expense of the Owner to prepare necessary legal instruments and institute and defend any legal actions arising out of the property. Before employing an attorney, CBP will make every attempt to contact the owner for consent. Further, CBP shall have the right to assess late charges against the tenant and retain 50% of said late charges. CBP shall also have the right to assess insufficient check charges against the tenant.

7. **Commission and Fees:** The commissions and fees are broken down into **two** components:

Leasing Commission: Owner agrees to pay CBP a leasing commission for leasing services **of Five (5) percent, (~~Seven (7)~~ EIGHT (8) percent if lease is 6 months or less)** up front from the gross rent for the entire rental period.

Management Fee: Owner further agrees to pay a **Ten (10) percent** management fee each month, on monthly gross rent collected on a monthly basis during the term of this agreement, upon execution of the lease for property management

services.

Owner further agrees that this same rate of commissions will be paid to the CBP on any new lease **or lease extensions** between these same parties. Responsibility for major repairs, renovations, or improvements are not included in CBP's responsibilities under this Agreement. Additional fees may apply. Commission will be deducted from rental proceeds monthly. In the event this agreement terminates while a lease executed under the authority given herein is still in effect, Owner agrees to pay CBP the aforementioned commission for the entire lease as well as any renewals or extensions of said lease so long as the tenant remains in possession of the leased premises.

8. **Exclusive Agreement**: Owner hereby stipulates that property is not presently listed for sale or rent with another CBP and agrees that they will not list it for rent or sale with another CBP during the term of this Agreement. In the event the property is sold or exchanged, or an Agreement for the Sale and Purchase of the Property becomes effective, during the term of this agreement (or during the Protection Period under Paragraph 24), CBP shall be entitled to an additional commission of six (6) percent of the gross sales price. All sums due CBP by any provision of this agreement may be deducted from funds held by CBP for benefit of Owner.

9. **Owner's Obligations**:

- Owner shall promptly furnish all items, documents and records required for proper management of the property including current leases, status of rental payments, association documents and rules, loan payment information, copies of existing service contracts and warranties, certificates of insurance, keys, remotes, and codes.
- Owner acknowledges that leases 6 months or less are subject to state and local sales tax.
- Owner will refer immediately to CBP all inquiries regarding the leasing of the Property.
- Owner will inform CBP of intent to convey the Property.
- Owner acknowledges that CBP will rely on Owner's representations regarding the Property when dealing with prospective tenants. Owner will immediately inform CBP of any material facts that arise after the signing of this Agreement. Owner will disclose any known facts that materially affect the value of the Property. List facts (including defects) that currently materially affect the value of the Property, such as structural problems, pending condemnation or foreclosure, presence of dangerous substances or unusual occurrence on the Property:_____

  _____

  _____

  _____
- Owner understands that the lockbox, if utilized, will be for the benefit of Owner by accommodating other CBPs to more easily show the property, and hereby releases CBP from all liability and responsibility in connection with any loss which may occur.
- Owner certifies that all heating, cooling, plumbing, electrical systems, and built in appliances are in working condition, that the roof does not leak, and that water does not enter living areas from rain or other subterranean sources. Owner certifies that the Property is in good and habitable condition, and in compliance with all applicable laws, ordinances and regulations of all government authorities. Owner will ensure that the house is clean and the grounds are in good condition at the time the property is turned over to CBP to manage and prior to Tenant's occupancy after any extended period of vacancy. Owner will provide working smoke detectors. Owner certifies that all window locks and all door locks are operable and secure. Owner will provide to CBP such keys, garage door remotes and gate remotes, and codes as are necessary for access. Owner will provide window treatments and their hardware, as applicable. Owner warrants that the property to be managed is a legal rental unit and that its rental will not be in violation of any rules, laws, or ordinances.
- Owner agrees to directly pay for all condominium maintenance fees, HOA fees, property taxes, insurance, mortgages and other charges for the Property and agrees to provide CBP proof that such payments are current upon request.
- If the Property was built before 1978, Owner will provide CBP with all information Owner knows about lead-based paint and lead-based paint hazards (LBP) in the Property and with all available documents pertaining to such paint and hazards, as required by federal law. Owner understands that the law requires the provision of this information to CBP and to prospective tenants before the tenants become obligated to lease the Property.

☑ Built after 1977 ☐ No known LBP ☐ Known LBP (provide all info/records)

10. **Insurance:** Owner shall carry bodily injury, property damage, and public liability insurance in an amount not less than $300,000.00. During continuance of this agreement, all insurance coverage carried by Owner on the Property will be primary to any coverage carried by CBP. Insurance Company _____
Address_____ Policy # _____
Please provide Certificate of Insurance with Coldwell Banker Paradise, 1209 US1, Sebastian, FL 32958.

11. **Hold Harmless**: To the extent allowed by law, Owner agrees to hold CBP harmless from and indemnify CBP for all claims in connections with the leasing and management of the herein described property and from liability for injury suffered by any employee or other person whomsoever; and to carry, at their own expense, adequate public liability insurance. CBP also shall not be liable for any error of judgment or for any mistake of fact or law, or for anything which he may do or refrain from doing hereunder, except in cases of willful misconduct or gross negligence. If suit is brought to collect CBP compensation or if CBP successfully defends any action brought against CBP by Owner, relating to the property, or management thereof, Owner agrees to pay all costs incurred by CBP in connection with such action, including reasonable attorney's fee.

12. **Maintenance and Repairs:** CBP is authorized to maintain on the Owner's behalf a maintenance and repair deposit in the sum of Three Hundred Dollars ($300.00) to be collected from the Owner at the time of listing. CBP is also authorized to reimburse

this deposit as needed by deduction from rental payment or billing the Owner. CBP is expressly authorized, on behalf of Owner, to make necessary repairs, purchase minor items as needed, order cleaning of premises as needed, provided, however, that expenditures for same shall not exceed the sum of Three hundred Dollars ($300.00) in any calendar month unless expressly authorized by OWNER. In the case of emergencies (i.e. air conditioning, heat, refrigeration, range or plumbing or any other repair CBP deems an emergency or necessary in CBP's sole judgment for the safety of the Tenant or the welfare of the property), CBP has authority to institute repairs even if over the aforementioned $300.00 limit. If the repair is in excess of the $300 being held by CBP, then CBP shall withhold the amount disbursed for such repair or expenditure from the next ensuing rent payment or payments received. CBP shall be, however, under no duty to undertake such repairs or make such expenditures unless and until OWNER remits the required sum for it. OWNER agrees to pay all charges owing to CBP prior to cancellation of this AGREEMENT. Major repairs, renovations, or improvements are not included in CBP's responsibilities under this Agreement. Additional fees may apply. Any funds collected by CBP will be held in CBP's non-interest-bearing bank account. CBP will arrange for all repairs, inspections, maintenance, and cleanings, unless OWNER has notified CBP in writing prior to the commencement of repairs that OWNER will use someone else that OWNER has selected, and OWNER makes arrangements with the third party directly. OWNER agrees that they shall pay the third party directly and shall indemnify and hold CBP harmless for payment of third party. OWNER shall also indemnify and hold CBP, its shareholders, officers, directors, and other agents harmless from and against all claims, liabilities, causes of action, damages, judgments, attorney's fees, court costs, and expenses which arise out of or are related to any action or failure of any third party conducting repairs to the property under this section.

13. **Vacant Property:** CBP will not be responsible for inspections, maintenance, or repairs for a property during periods of vacancy. Any request of CBP by OWNER to perform property management type services during periods of vacancy will be billed to Owner at a fee of $35 per hour. In such a case, CBP is expressly authorized, on behalf of Owner, to obtain any services as needed to maintain the property during vacancy.

14. **Authority:** The OWNER gives CBP authority, and OWNER agrees to assume all expenses in connection therewith, to hire vendors as required for the operation and maintenance of the premises. It is agreed that all vendor employees shall be deemed as working for the OWNER and not CBP, and that CBP may perform any of its duties through its attorneys, agents or employees and shall not be responsible for their acts, defaults or negligence if reasonable care has been exercised in their appointment and retention. CBP is expressly granted by the OWNER the right to manage property as CBP deems necessary, to collect all rental and other funds that may be due to OWNER, or assign or transfer the management account as CBP may see fit, to require releases from all parties in the event of a controversy before disbursing funds and to do all those things CBP deems necessary for the efficient management of the property with the exception of authority or responsibilities expressly retained in writing by the OWNER.

15. **Condominium/Homeowner's Association:** In the event the subject property is part of a Homeowner's Association (HOA) or Condominium Association (CA), the OWNER agrees that, by the execution of this Agreement, he/she specifically authorizes CBP to act on the OWNER'S behalf to cooperate with the HOA or CA in its enforcement of such Bylaws, Covenants, Restrictions, and Rules and Regulations., The OWNER agrees to pay the assessments, fees, or fines imposed by the HOA or CA promptly or CBP may pay same from received rental receipts. In the event Tenant violates any of such Rules, Regulation, Bylaws, or Covenants and Restriction of such HOA or CA, CBP is herewith appointed as AGENT on behalf of OWNER to take such actions as may be necessary to enforce the same; and if Tenant fails to comply, to commence eviction proceedings against the Tenant for and on behalf of the OWNER. Owner agrees that CBP is in no way liable for the payment of any fees, fines, or assessments.

16. **Utilities:** In any Lease where the Tenant shall have use of the Owner's utilities and be responsible for all or part of the bills, OWNER shall pay the entire bill in a timely manner and forward copies to this office for reimbursement as agreed to in the Lease Agreement. Under no circumstances shall OWNER cause the termination of these services and OWNER agrees to indemnify CBP for any damages or litigation fees/costs incurred by CBP if OWNER improperly terminates a utility service. CBP will in no way be responsible for nonpayment of or theft of any utility service by Tenant.

17. **Furnishings/Warranties:** The Owner shall deliver a copy of the furnishings inventory and keep the Inventory list current. If requested by Owner, CBP will produce an inventory list and Owner will pay CBP for such service on an hourly basis. Owner understands that furnishings will likely have normal wear and tear. Owner is also to deliver to CBP copies of any Service Contracts or Warranties that exist, if any. If no Warranties or Service Contracts are received at the time this Agreement is executed, CBP shall assume that none exist. Current service contracts and warranties include:

    _____

    _____

    _____

18. **Damages or Missing Items:** CBP is not responsible for any damage to the Property or any items missing, switched out, lost, or damaged under any circumstances, including but not limited to theft, vandalism, or negligence of the Tenant's or their guests. CBP will inspect the property upon Tenant's departure. If desired, OWNER may contract for an updated Inventory at such time. In the event Tenant has damaged the Property or owes any money to OWNER, CBP is given the exclusive authority to use its professional judgment to determine the amount due, charge the Tenant accordingly, and/or settle with the Tenant upon advice of CBP's legal counsel. CBP is given the power to make claims on the security deposit on behalf of Owner and CBP will not be liable for any failure to make claim(s) on any damages.

19. **Hurricanes, Tropical Storms, Acts of God:** CBP shall not be responsible to take any precautionary measures to avoid

damages from any Act of God, including but not limited to, any Hurricanes, Tropical Storms, Tropical Depressions, or any other weather-related events. If mutually agreed to in a separate written agreement between CBP and OWNER, CBP will attempt to arrange for such precautionary measures, but OWNER understands that CBP has no control over the availability of labor or materials in such emergencies and will not be held liable for any damage resulting to the structure under any circumstances created by the Act of God. OWNER agrees to pay reasonable "emergency" costs for this service.

Owner ☐ authorizes ☐ does not authorize pre- and post-storm inspections of the property for a total flat fee of $50.

20. **Rental Proceeds**: CBP will render a monthly statement, on or about the 10th day of each month, showing all funds collected and disbursed. CBP is directed to remit to Owner not less often than monthly the net funds as follows: gross rental income less management fees, any authorized repairs and a $45 fee for a lease preparation if applicable (see section 21). In the event disbursements shall exceed receipts, owner shall promptly remit such excess to CBP. Rental proceeds should be sent directly to OWNER via:

☐ US mail OR ☐ Bank (complete EFT form, attached).

☐ CBP will provide monthly statements to Owner of income and expenses, including a year-end summary and 1099 statements.

21. **Lease Preparation Fee:** State law does not allow real estate CBPs to modify the state approved lease or prepare a lease for a term of more than twelve months. Owner shall pay a $45 lease preparation fee for any leases more than 12 months, or if any changes or addendums to the state approved lease are necessary.

22. **Deposits:** If Prospective tenants make a deposit to hold a property for rent, and should said deposit be forfeited for any reason, including failure to sign a lease, the forfeited deposit will be divided equally between CBP and the Owner.

23. **Non-Discrimination:** CBP does business in accordance with the Federal Housing Law (The Fair Housing Amendments of 1988). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing of housing, in the provision of real estate Brokerage service, or in the appraisal of housing.

24. **Protection Period:** Owner agrees to pay CBP's fees under Section 7 and/or Section 8 if, within 120 days after the end of this Agreement Period, Owner leases or sells the Property to, or an Agreement for the Sale and Purchase of the Property becomes effective between CBP and, any prospects with whom CBP or any other CBP communicated during the term of this Agreement.

25. **Early Termination:** Owner may terminate this Agreement by providing written notice to CBP 60 days prior to the Agreement expiration. If Owner wishes to terminate this Agreement at any other time, Owner may conditionally terminate this Agreement with 45 days' notice by signing a withdrawal agreement and simultaneously paying a cancellation fee of $500.00 as long as there is no tenant in the property. However, Owner agrees that if the Property is contracted for lease or sale to a tenant during the time period from conditional termination to the end of this Agreement Period (including the Protection period in Paragraph 24), CBP may void the early termination and Owner will be obligated to pay CBP the compensation set forth in paragraph 7, less the already paid cancellation fee.

26. **Deviation or Amendments:** Any deviation from these terms, or Amendments to this Agreement must be in writing and executed by all parties.

27. **Governing Law:** It is agreed that this Agreement shall be governed by the laws of the State of Florida.

28. **Partial Invalidity:** If any provision of this Agreement is held by a Court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

29. **Dispute Resolution:** This Agreement will be construed under Florida law. Any disputes arising out of this Agreement shall be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the Florida Arbitration Code or other arbitrator agreed upon by the parties. The prevailing party shall be entitled to fees, costs and expenses, as well as its share of the fees of arbitration. Any party's refusal to mediate shall not prevent the other party from pursuing their claims in arbitration. If CBP is made a party to a suit between Owner and a tenant because of its role as an escrow agent under this Contract, CBP shall recover reasonable attorney's fees and costs incurred therefrom, to be paid out of the escrowed funds.

30. **Brokerage Relationship:** Owner authorizes CBP to act as a transaction Broker.

31. **Binding:** This Agreement is binding on CBP's and Owner's heirs, personal representatives, administrators, successors and assigns. Signatures, initials, documents referenced in this Agreement, counterparts and modifications communicated electronically or on paper will be acceptable for all purposes and will be binding.

32. **Consultation:** CBP advises Owner to consult the appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements and other specialized advice.

33. **Scope of Agreement:** This Agreement shall bind and inure to the benefit of CBP and its successors and assigns and of the

OWNER and its successors and assigns. Further, the CBP shall not be responsible to perform any actions or services that are not explicitly described herein.

34. **Acceptance of electronic, facsimile and scanned signatures**: The parties agree that this Agreement, any agreements ancillary to this Agreement, and any related documents to be entered into in connection with this Agreement, including leases, will be considered signed when the signature of a party is delivered electronically, by facsimile transmission or delivered by scanned image as an attachment to electronic mail (email). Such electronic, facsimile or scanned signature must be treated in all respects as having the same effect as an original signature.

Date: 7/26/18 **Owner's Signature:** Jeanmarie McCann

Date: 7/26/18 **Owner's Signature:** P J McC

Home Phone: (561) 691 9407 Work Phone: 561 744 7908 Cell Phone: (561) 818 2169 Fax: _____

Address: 355 S. Ocean Dr. #803 Ft. Pierce FL 34949

E-mail: MCCampb at Yahoo.Com

Date: 7.27.18 **Authorized Associate or CBP:** _____

Work Phone: _____ Cell Phone: 586.945.8313 Facsimile: _____

Address: 411 N. US Hwy 1, Fort Pierce FL 34950

E-mail: JUSTIN.MOREFIELD@YAHOO.COM

Copy returned to Owner on the 27TH day of JULY, 2018 by:

☐ personal delivery ☐ mail ☐ facsimile ☑ scanned attachment to email

Limited Power of Attorney

I/We Paul and Jean Marie McCann
do hereby certify that I am/We are the Owner(s) of said property located at:
355 S. Ocean Dr # 803, Ft Pierce, fl 34949

and I/We hereby authorize Steven R. Schlitt of **Coldwell Banker Paradise** and/or his assigns as my/our attorney-in-fact to act in my/our capacity to execute leases on my/our behalf as Owner(s) under the terms and conditions of the Exclusive Right to Lease Agreement and pursuant to paragraph 5, CBP OBLIGATIONS, Agreement dated _____, 20___.

The right, power, and authority of my attorney-in-fact under this Agreement shall commence and be in full force and effect on _____, 20___ and shall remain in full force and effect as long as the Exclusive Right to Lease Agreement between Owner(s) and **Coldwell Banker Paradise** is in effect.

Owner Signature _____ Date: 7/26/18

Owner Signature _____ Date: 7/26/18

State of Florida

County of St-Lucie

The foregoing instrument was acknowledged before me on this 26th day of July 2018, by Paul and Jean Marie McCann

WITNESS by hand and official seal:

Notary Public _____
Printed Name: Linda Nelson

Notary Public State of Florida
Linda D Nelson
My Commission GG 214329
Expires 08/30/2022

✓ Personally known OR _____ produced identification

Type of identification produced: _____

AVALON BEACH CLUB CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

1. Cabana units shall not be used as residential or overnight accommodations, but shall be used solely for recreational purposes, including lounging, showering, changing and storage of beachwear and equipment.

2. Any use, practice or activity that is the source of annoyance to residents or which interferes with the peaceful possession, quiet enjoyment and proper use of the property by the residents is prohibited.

3. All units and property must be kept clean and in a sanitary condition. No rubbish, refuse, garbage or any fire hazard shall be allowed to accumulate. All garbage and trash shall be placed in plastic bags and securely tied before throwing down the trash chute; no trash or refuse shall be left in the trash chute rooms. All refuse and trash, which is to large to be accommodated in the chute, shall be carried down to the ground level and properly disposed of in the trash room.

4. Any trash (as opposed to garbage) such as old furniture, refrigerators, doors, drywall, carpeting, etc. is to be disposed of by the owner/occupant and not via the trash room. Arrangements need to be made by the owner/occupants to haul away the debris on a daily basis at the owner/occupants own cost.

5. Water closets and water apparatus on the condominium property shall not be used for any other purpose than that for which they were constructed. Occupants shall be held liable for any damage inside the unit or common areas occasioned by misuse of water closets or other apparatus.

6. LEASING OF UNITS- See attached regarding the leasing of units.

7. No signs of any kind, specifically including without limitation "For Sale" and "For Rent" signs, shall be permitted on the building, grounds or vehicles.

8. Guest of occupants shall be limited to six (6) in number at any time and must be accompanied by the resident when using the recreational facilities of the property including the beach club, pool, whirlpool and sauna areas or they must display a badge (provided by the Association) which identifies them as guest of unit occupants. A reservation is required for larger groups or to hold a party in the recreation area; present your request to the Board four (4) days in advance for approval.

9. The use of grills and barbecues is restricted to the ocean side beach club area, except for the 1st Floor.

10. Building and grounds maintenance personnel on the premises are assigned specific duties to be performed under supervision of the Management Company. Occupants shall not interrupt or interfere with these personnel in the performance of their duties. If you have a question related to the

building and grounds or other common areas, contact the Management Company.

11. When using the pool, whirlpool and sun deck areas occupants shall, in addition to any posted regulations, observe the following:

    a) Proper attire shall be worn in the lobby/elevator when using pool area; dry thoroughly before entering the lobby/elevator to avoid pooling of water on floors
    b) Pool furniture shall be covered with towels when using suntan lotion.
    c) Sanitation rules shall be scrupulously observed when using the swimming pool, whirlpool or sauna. Shower thoroughly to remove suntan lotion and sand before entering pool. To conserve energy, turn off the sauna and whirlpool immediately when not in use.
    d) Children twelve (12) years of age and under are not allowed in the pool, sauna or whirlpool area without adult supervision.
    e) Children under three (3) years of age must wear properly fitting rubber pants when in the pool.
    f) Pool hours are from 8:00 a.m. to 10:00 p.m.
    g) Pool use is at ones own risk.
    h) Furniture and equipment may not be removed from the pool area.
    i) In the event that any child has a bowel movement in the pool, the parent, guardian and unit owner will be held responsible for all cost incurred due to this act, such costs include, but are not limited to, chemicals, cleaning, labor and refilling the pool.
    j) Pets are not permitted in the pool or pool area.
    k) Boisterous conduct, loud games, or other annoying activities are not permitted in the pool area.
    l) Persons with infections or contagious health conditions must not use the pool.
    m) Glass items are not permitted in the swimming area at any time.
    n) Sauna use is limited to thirty (30) minutes.
    o) All persons must read posted instructions before using the sauna.
    p) The facility must be left in a clean condition. The sauna and the light should be turned off when leaving.

12. Parking rules:

    a) Occupants shall park only in the numbered space assigned to their unit as designated in the documents.
    b) Guest parking shall be restricted to the area designated by the Association.
    c) Trucks, pick-ups, trailers, boat trailers, motor homes and other recreational vehicles, motorcycles, commercial vehicles and vehicles other than passenger cars are prohibited.
    d) Short wheel base station wagon or suburban type vans (all glass windows) may be approved by the Board; panel or RV type vans are not authorized.
    e) Pick-up trucks are permitted to park during daylight hours, after sunset they will be tagged with a warning. If parked a second time after sunset they will be towed at owners expense.
    f) Occupants are responsible for their guest's observances of parking

regulations.

g) Unauthorized or improperly parked vehicles are subject, at the discretion of the Board, to being towed from the premises at the expense of the owner.
h) If an occupant has more than one (1) vehicle, they must obtain written permission from the board.
i) If an occupant wants to allow another occupant to park in his assigned space in his absence, written authorization must be provided to the Board.
j) Parking in handicapped spaces is for handicapped visitors only.

13. Car washing is permitted only in the designated car wash area.

14. Any person occupying a unit for more than thirty (30) days shall no longer be termed a guest, but becomes an occupant.

15. All owners must leave a key to their unit in the maintenance office for emergency maintenance problems. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs which are necessary to prevent damage to the common elements or to another unit or units. Emergency keys will not be released to anyone, including realtors, contractors or service personnel. Unit owners will have to make other arrangements for providing access keys.

16. Bathing suits, clothing of any kind, rugs, towels or any other articles shall not be draped over railings, walkways, windows, balconies or facades.

17. Clotheslines may not be hung on the building.

18. Bicycles, furniture, fishing rods, rafts or any personal property of any kind shall not be left on the walkways or in any common areas. All personal property shall be kept within the apartment.

19. Any personal property left in the common pool area will be removed by management and if left unclaimed for thirty (30) days, will be disposed of.

20. Tossing cigarette or cigar butts, bird feed, trash, or discards of any sort from or on balconies, walkways, stairs or any common area is prohibited.

21. Walkways and stairs must be kept free of furniture or any type of obstruction.

22. No one shall be permitted to play or loiter in hallways, stairwells, elevators, roof, walkways, driveways or parking areas: This includes skateboarding, roller skating, bike riding and any other activities.

23. Ball playing is not permitted in any common area.

24. Children must be supervised at all times.

25. Shopping carts will be returned to designated area immediately after use and chain must be fastened per FIRE CODE regulation

26. No common areas shall be decorated or furnished by an individual owner or group of owners in any manner, except with prior approval by the Board.

27. No door to door solicitations shall be permitted.
28. It is the responsibility of the parent and/or guardian of each child to show proof of age to management, if so requested.
29. Smoking on elevators, stairwells or catwalks is prohibited.
30. Shutters may not be installed without Board approval.
31. Prior to installing tile (3rd Floor and above) owner/occupant must first install a sound proof material, such as corkboard.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Coldwell Banker Paradise
411 S. US Highway 1
Fort Pierce, FL. 34950

Re: Conditional Use – McCann Dwelling Rental – 355 S. Ocean Drive #803

Dear Coldwell Banker,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments September 28th to be placed on the October Planning Board Agenda):

1) The maximum occupancy of the home 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-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

The Planning Board has suggested adding the following conditions:

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

7) Register as a Certified Property Manager with St. Lucie County.

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 355 S Ocean Drive #803
Property Name: McCann Dwelling Rental – Cond. Use
Project Name:
Planner: Vennis Gilmore

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: 9/17/18

Technical Review Committee meeting

September 21st, 2018

Case # 18-080000016

McCann Dwelling, 355 So. Ocean Dr, # 803 Fort Pierce, FL 34949

Conditional use with no new construction

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Planning Board **6.f.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Conditional Use - Sunrise Country Pre-School - 2706 Sunrise Boulevard

LOCATION

2706 Sunrise Boulevard

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The proposed Conditional Use with New Construction application meets the criteria specified in Section 22-25 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board forward a recommendation of **approval** of the application.

Attachments

Staff Report
Development Review Application
Capacity Analysis
Warranty Deed
Narrative
Location Map
Zoning Map
Design Intent
Elevations
Site Plan
Survey
Lighting Plan
Traffic Statement
Paving, Grading & Drainage Plan
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 10/02/2018 02:15 PM

Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 New Construction**
Sunrise Country Pre-School
2706 Sunrise Blvd.

DATE: October 2, 2018

STAFF REPORT

Owner(s): Oveda Darrisaw
2706 Sunrise Blvd.
Fort Pierce, FL. 34982

Applicant: Paul Jacquin & Sons, Inc. / Michael Jacquin, President
7348 Commercial Circle
Fort Pierce, FL. 34951

Applicant's Request: Approval of a Conditional Use with New Construction to construct a new one (1) story - 2,334 sq. ft. pre-school at 2706 Sunrise Blvd.

Location: 2706 Sunrise Blvd.

Parcel ID: 2421-513-0014-000-5

Current Zoning: R-2, Single-Family Intermediate Density Zone

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Future Land Use: RL, Low Density Residential

Site Size: 1.06 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 New Construction to construct a 2,334 sq. ft. pre-school. The project's floor plan will consist of five (5) classrooms. This proposed site plan is an addition to an existing pre-school at the subject site. The 1.06 acres property is located just east of Sunrise Boulevard between Rosedale Avenue and Jasmine Avenue.

History

Sunrise Country Pre-School is an existing preschool that was establish to provide quality infant, toddler, and pre-school experiences in a safe, warm, friendly, and child-oriented environment. The pre-school currently has two (2) locations within the City of Fort Pierce. The pre-schools offer care for children ages 6 weeks to 4 years old. This proposed site plan is an addition to an existing pre-school at the subject site. The current pre-school at the subject site consists of a one (1) story frame building of about 3, 435 sq. ft. and a 350 sq. ft. covered area that will be enclosed in the future for office space. The existing pre-school has twenty-four (24) parking spaces with one (1) designated space for handicap accessibility.

The applicant received conceptual site plan approval of the pre-school by the City Commission at their July 16, 2018 meeting. The applicant has since reduced the footprint of the proposed pre-school to 2,334 sq. ft. Per City Code Section 22-22. – Allowed Uses; Schools are permitted as a Conditional Use.

Zoning & Land Use

The subject site is located within the Single-Family Intermediate Density Residential Zone (R-2) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Water and sewer service should be available. The site has a land use designation of Low Density Residential (RL).

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Conditional Use

Per City Code Section 22-76; 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 not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story – 2,334 sq. ft. pre-school at 2706 Sunrise Blvd. with a maximum height of twenty-eight (28) feet will provide an opportunity for consistency with zoning district and land use designation as the use nor the height 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 the existing use of the property being a day care/pre-school.

Site Plan

The applicant is proposing to build a building consisting of 2,334 sq. ft. The proposed pre-school addition will consist of five (5) classrooms. The proposed building's design with continue the existing architectural feature on the subject site and include a gable roof building with a continued porch in from of each classroom entry. There will be two (2) restrooms with outdoor access. The site plan includes the addition of a proposed concrete walkway; connecting the five (5) classroom expansion to the remainder of the campus. The site plan also includes a new dumpster enclosure location to the far-east of the parking lot. There are no additional parking spaces being added.

The goal of the project is to provide additional educational classroom space to the existing day care/pre-school. Open space to the north of the additional building was identified as sufficient to construct and additional single-story building, proposed 2,334 sq. ft. The two buildings will be connected via a covered concrete breezeway.

Site design was heavily influenced by available space. Due to the existing building on the site, new elements had to be fit in within the site. Careful attention was made to the parking lot, which had to be designed around an existing 41-inch Laurel Oak tree. The City Code open space requirement was incorporated into the design of the tree area to preserve the valuable tree. FPUA power poles and lines will also have to be diverted to make room for the site development.

Design Review

The majority of the architectural details selected for the Pre-School do exist on nearby buildings. Articulation of the building façade is achieved by the use of dimensional raised stucco banding around windows and doors, for lap siding to dead end to. Other design elements include multi-pitch roof to help contribute to the Old Florida Style Architecture. The building exterior colors will match the existing facility. The proposed building is a single story building with an Old Florida design which includes basic architectural details and architectural dimensional fiberglass shingle roofing; making it compatible with the existing nearby structures.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction with 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 proposed Conditional Use with New Construction application meets the criteria specified in Section 22-25 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board forward a recommendation of **approval** of the application.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 2706 Sunrise Blvd. Fort Pierce, FL. 34982

Parcel ID #(s) 2421-513-0014-000-5

Project description New Preschool Building

Oveda Darrisaw	Paul Jacquin & Sons, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2706 Sunrise Blvd	7348 Commercial Circle
Street Address	Street Address
Fort Pierce, FL. 34982	Fort Pierce FL. 34951
City State Zip	City State Zip
772-465-3151	772-465-2475
Phone Number	Phone Number
Oveda L Taylor	michael.jacquin@pjsi.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 28 day of August, 2018, by Oveda Taylor who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

Notary Public State of Florida
Gregory S Kraum
My Commission FF 232514
Expires 05/19/2019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

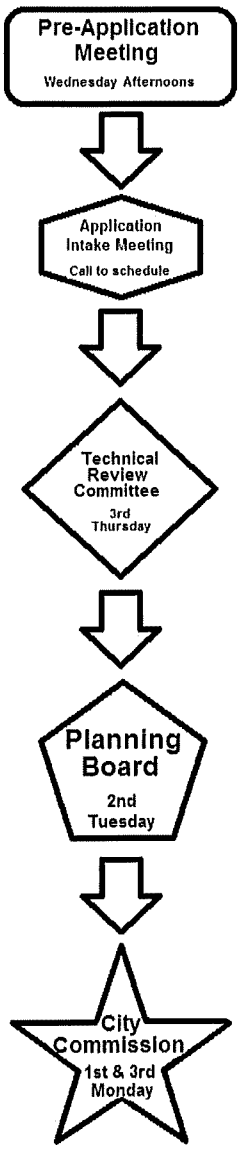
Site Information:

Non-Residential: Proposed Sq. Ft.: 2334 ~~3049~~ Residential: Proposed Units:_____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	SF/Residential	RL/Low Density Residential	R2
South	SF/Residential	RL/Low Density Residential	R2
East	SF/Residential	RL/Low Density Residential	R2
West	SF/Residential	RL/Low Density Residential	R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/Low Density Residential	R2	3484	1.06	X
****Proposed**	RL/Low Density Residential	R2	3049	1.06	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	435 Total gallons per day
**Proposed Zoning/FLU	381 Total gallons per day
**Change in Demand	816 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	348 Total gallons per day
**Proposed Zoning/FLU	304 Total gallons per day
**Change in Demand	652 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning/FLU	2 yards
****Proposed Zoning/FLU**	2 yards
***Change in Demand**	4 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No Change

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity See Traffic Impact Study		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Daycare Classroom Building	N/A	6533	1.06	Oct 2011	Oct 2012

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

See Traffic Impact Study

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Use/Building Type:[1]	ITE Land Use Code:
Source:	Day of the Week:
Name of Development:	Day: Month: Year:
City: State/Province: Zip/Postal Code:	Metropolitan Area:
Country:	

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☐ (2) Urban (Non-CBD) ☐ (3) Suburban (Non-CBD) ☐ (4) Suburban CBD ☐ (5) Rural ☐ (6) Freeway Interchange Area (Rural) ☐ (7) Not Given

Detailed Description of Development:[3]

Independent Variable: (Include data for as many as possible)[2]	Actual	Estimated
_____ (1) Employees (#)	☐	☐
_____ (2) Persons (#)	☐	☐
_____ (3) Total Units (#) (Indicate unit: _____)	☐	☐
_____ (4) Occupied Units (#) (Indicate unit: _____)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
_____ (6) Net Rentable Area (sq. ft.)	☐	☐
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
_____ (8) Total Acres (% developed: _____)	☐	☐
_____ (9) Parking Spaces (% occupied: _____)	☐	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (16) Other _____	☐	☐
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☐ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

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Trip Generation Data Form (Part 2)

Summary of Driveway Volumes *(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)*

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time:																		
P.M. Peak Hour Generator[2] Time:																		
Peak Hour Generator[3] Time (Weekend):																		

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

☐ Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

Institute of Transportation Engineers

Trip Generation Data Form (Part 3)

Name/Organization: _____ **City/State:** _____

Telephone Number: _____

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: _____ *(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)*

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
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10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

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Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2899827 OR BOOK 517 PAGE 2407, Recorded 07/21/2006 a 2:48 PM
Doc Tax: $2100.00

This Document Prepared By and Return to:
Sam T. Steger
STEGER & STEGER, P.A.
603 SW CLEVELAND AVENUE
STUART, FL 34994

Parcel ID Number: 2421-513-0014-000/5

Warranty Deed

This Indenture, Made this day of June , 2006 A.D., **Between** REBECCA YOUNG HOLLAND f/k/a Rebecca A. Young-Sapp, a single woman

of the County of Montgomery , State of Pennsylvania , **grantor,** and OVEDA L. LANE, a single woman

whose address is: 2902 Oleander Boulevard, Fort Pierce, FL 34982

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

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

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the Plat thereof, as recorded in Plat Book 5, page 13, of the Public Records of St. Lucie County, Florida; together with the West 7.5 feet of vacated alley adjacent to Block 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, as recorded in Plat Book 9, page 60, of the Public Records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, recorded in Official Records Book 150, page 394, of the Public Records of St. Lucie County, Florida.

SUBJECT to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2005.

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

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Sam T. Steger

Witness
Printed Name: Susan E. Wellbridge

Rebecca Young Holland (Seal)
REBECCA YOUNG HOLLAND f/k/a A. Young-Sapp
P.O. Address: 755 Danbury Drive, Blue Bell, PA 19422

The foregoing instrument was acknowledged before me this 3rd day of ~~June~~ July , 2006 by REBECCA YOUNG HOLLAND f/k/a Rebecca A. Young-Sapp, a single woman

she is personally known to me or she has produced her driver's license as identification.

Printed Name: Sam T. Steger
Notary Public
My Commission Expires:

Sam T Steger
My Commission DD293077
Expires March 12, 2008

LANE PROPERTY

Laser Generated by O Display Systems, Inc., 2006 (863) 763-5555 Form FLWD-1

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3612569 OR BOOK 3? PAGE 2179, Recorded 07/25/? 1 at 04:33 PM
Doc Tax: $0.70

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between **OVEDA LOUISE TAYLOR, a single woman**, whose post office address is **2902 Oleander Blvd., Ft. Pierce, FL 34982**, grantor, and **O.C.D. KIDS, INC., a Florida corporation**, whose post office address is **2706 Sunrise Blvd., Ft. Pierce, FL 34982**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the map or plat thereof as recorded in Plat Book 5, page 13, public records of St. Lucie county, Florida, Together with the West 7.5 feet of vacated alley adjacent to Block 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, as recorded in Plat Book 9, page 60, of the public records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, as recorded in OR Book 150, page 394, of the public records of St. Lucie County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3612568 OR BOOK 3? PAGE 2176, Recorded 07/25/? 1 at 04:33 PM
Doc Tax: $0.70

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between **REBECCA HOLLAND, f/k/a REBECCA A. YOUNG-SAPP, a married woman, and OVEDA LOUISE TAYLOR, f/k/a OVEDA L. DARRISAW, f/k/a OVEDA L. LANE, a single woman, individually and d/b/a SUNRISE COUNTRY PRE-SCHOOL,** whose post office address is **2902 Oleander Blvd., Ft. Pierce, FL 34982,** grantor, and **O.C.D. KIDS, INC., a Florida corporation,** whose post office address is **2706 Sunrise Blvd., Ft. Pierce, FL 34982,** grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

> **Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the map or plat thereof as recorded in Plat Book 5, page 13, public records of St. Lucie county, Florida, Together with the West 7.5 feet of vacated alley adjacent to Block 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, as recorded in Plat Book 9, page 60, of the public records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, as recorded in OR Book 150, page 394, of the public records of St. Lucie County, Florida.**
>
> **Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Established
1940

Jacquin & Sons Construction
pjsi.com
CGC060473
75th ANNIVERSARY

Commercial
Industrial
Residential

Sunrise Country Preschool
Proposed New Classroom Building

DESIGN INTENT

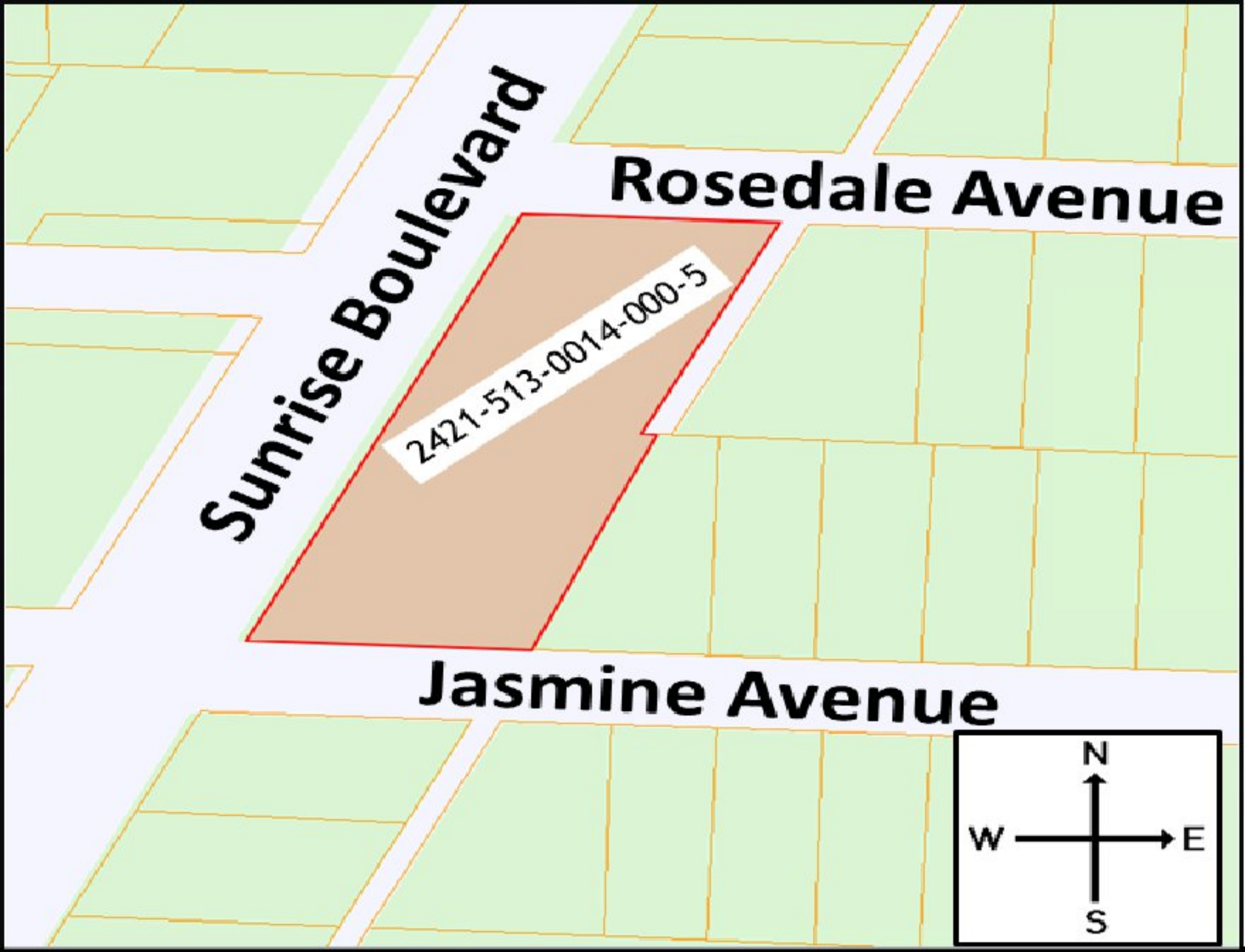
The goal of the project is to provide additional educational classroom space to the existing day care / preschool. Open space to the north of the additional building was identified as sufficient to construct an additional single-story building, proposed 2,300 square feet. The two buildings will be connected via a covered concrete breezeway.

Exterior Architectural design intent was not to match the existing building, but to show an updated version of Florida Cracker Style. This was done by incorporating a roof line of primarily hips with a front entry gable roof. Colonial muttons on all windows and glass doors and hand textured stucco further add to this style. The more "residential" elements allow the new building to better blend in with the predominantly residential neighborhood.

Site design was heavily influenced by available space. Due to the existing building on the site, new elements had to be fit in within the site. Careful attention was made to the parking lot, which had to be designed around an existing 41" Laurel Oak tree. Open space requirement was incorporated into the design of the tree area to preserve this valuable tree.

FPUA power poles and lines will have to be diverted to make room for the site development.

P.O. Box 4343 · Fort Pierce, FL 34948 · Phone (772) 465-2475 · Fax (772) 466-2806
CGC 022708 CGC 056649 CGC 060473 CGC 1507936 CCC 056636

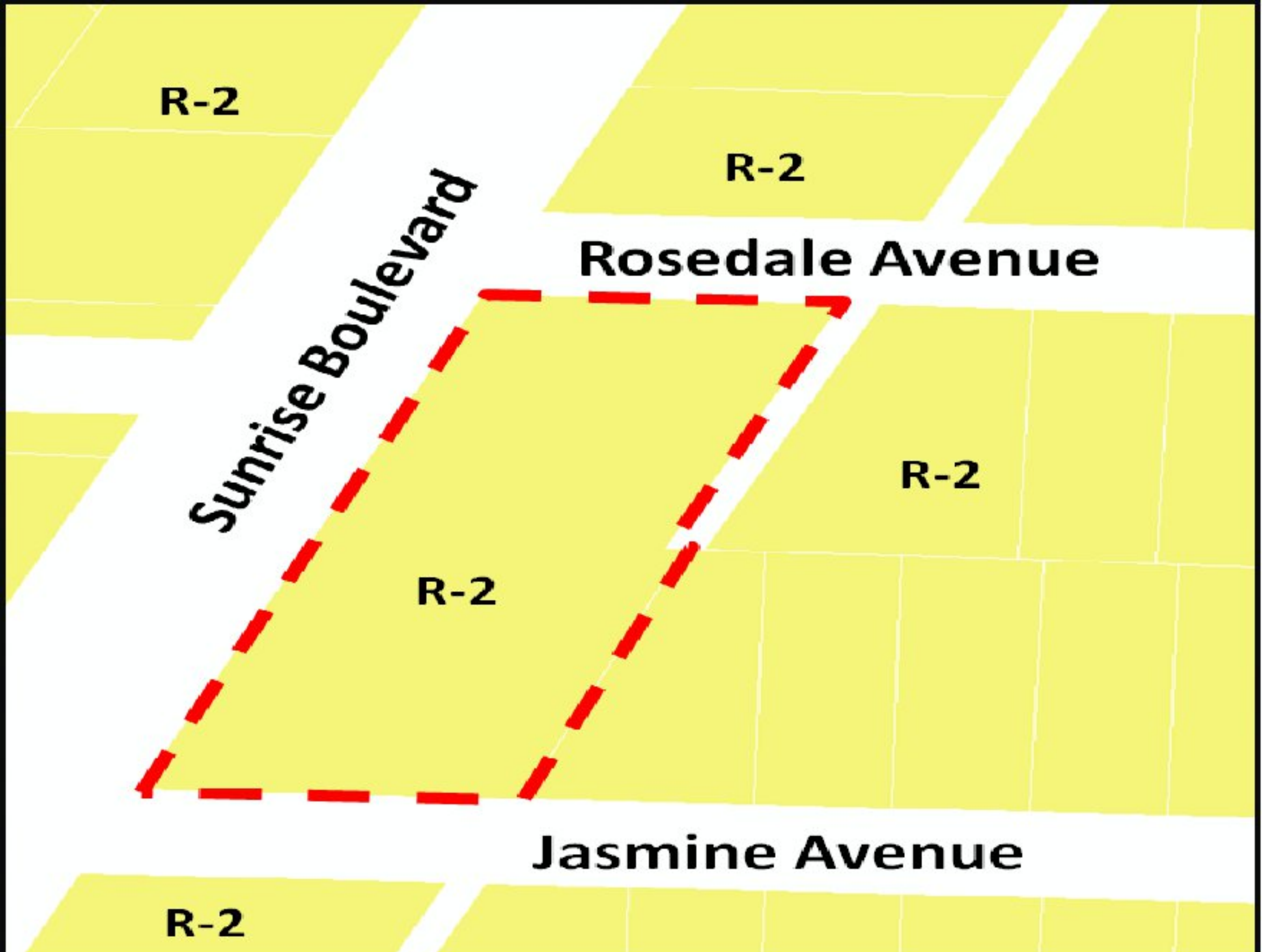


Location Map

2706 Sunrise Boulevard

Sunrise Country Pre-School

THE SUNRISE CITY
FORT PIERCE
Florida



Zoning Map

2706 Sunrise Boulevard

Sunrise Country Pre-School

THE SUNRISE CITY
FORT PIERCE
Florida

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

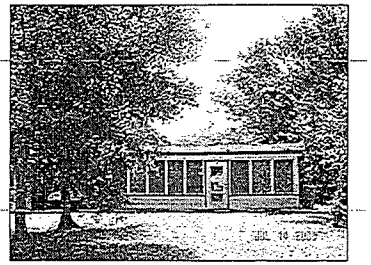
Criteria as follows:

The majority of the architectural details selected for the Pre-School do exist on the nearby buildings. Articulation of the building façade is achieved by the use of dimensional raised stucco banding around windows and doors, for lap siding to dead end to. Other design elements include multi-pitch roof to help contribute to Old Florida Style Architecture. The building exterior colors will match the existing facility.

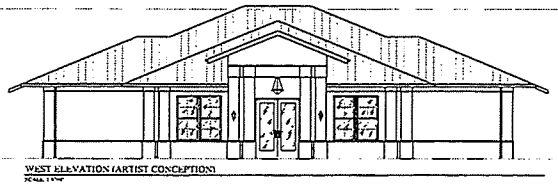
The building is a single story design with a Old Florida story design with basic architectural details and architectural dimensional fiberglass shingle roofing making it compatible with the existing near by structures.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

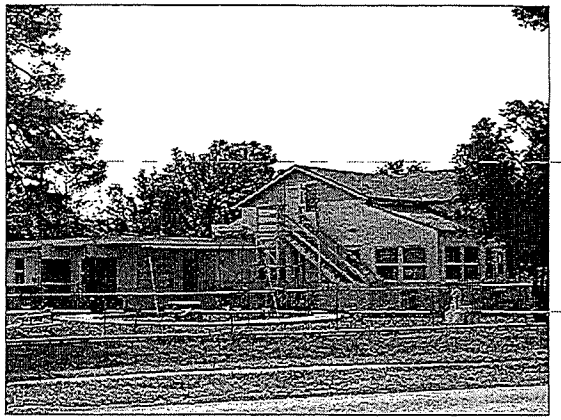
Sunrise Country Preschool
Proposed New Building on existing site
Proposed Elevations and surrounding elevations



2616 Sunrise Blvd.

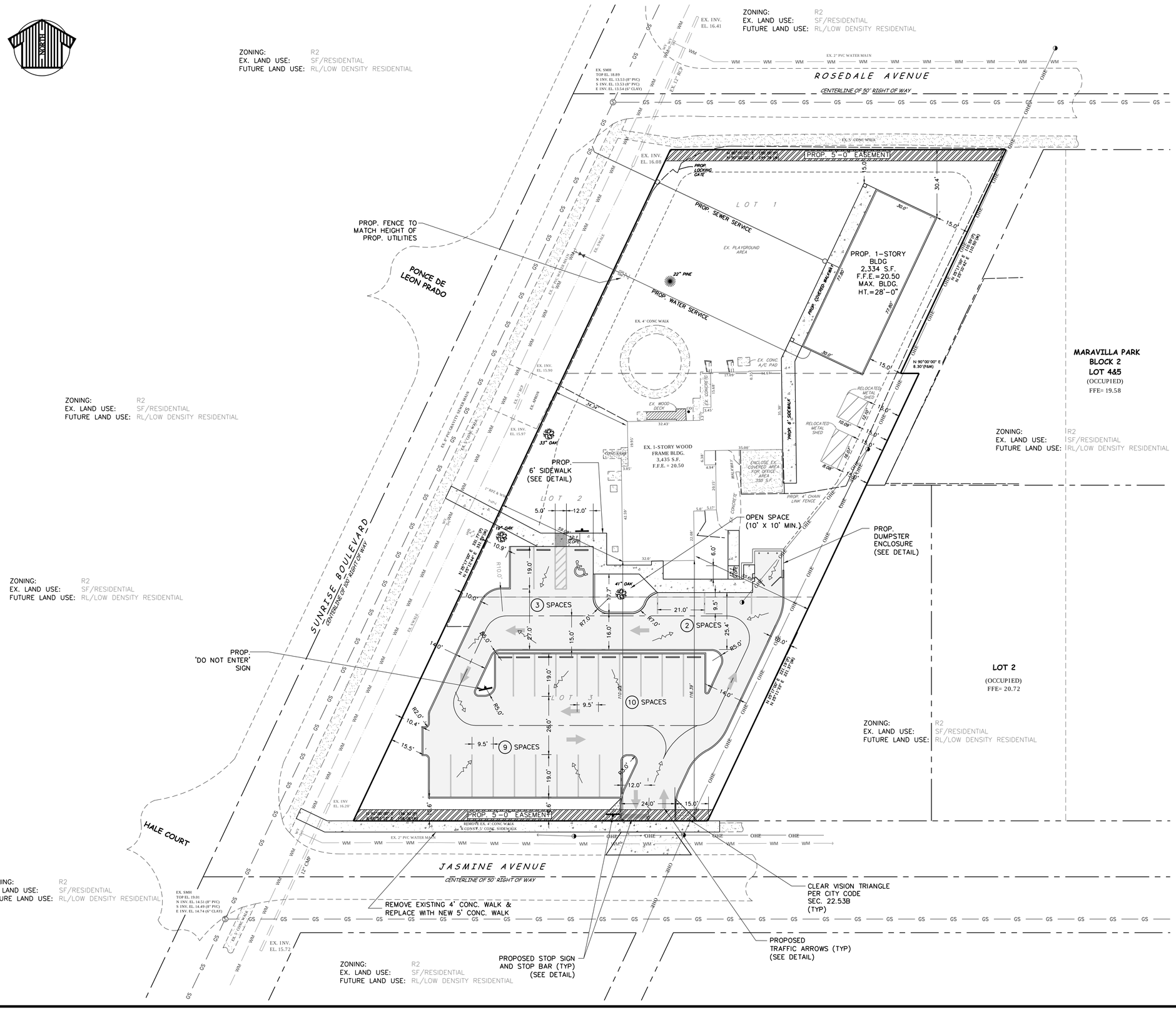


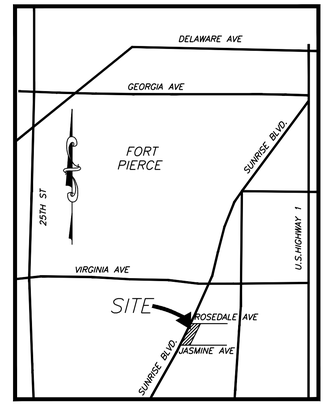
Proposed New Building



2706 Sunrise Blvd.
Existing building on site

*All elevations shown are west facing





LOCATION MAP N.T.S.

S21 : T35S : R40E

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK 2 MARAVILLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE WEST 7.5 FEET OF VACATED ALLEY ADJACENT TO BLOCK 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, AS RECORDED IN PLAT BOOK 9, PAGE 60, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SET FORTH IN ORDINANCE NO. E-358, RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

OWNER:

OCD KIDS INC
2706 SUNRISE BLVD
FORT PIERCE, FL 34982

ENGINEER & SURVEYOR:

VELCON ENGINEERING & SURVEYING, LLC.
702 SW PORT ST. LUICE BOULEVARD
PORT ST. LUCIE, FL
(772) 879-0477

LANDSCAPE ARCHITECT:

WILLIAM FLINT
2310 COUNTRY CLUB LANE
STUART, FL
(772) 220-0424

PROPERTY CLASSIFICATIONS:

LAND USE: PRIVATE PRESCHOOL
ZONING: R2
FUTURE LAND USE: RL/LOW-DENSITY RESIDENTIAL

SITE DATA:

PARCEL SIZE	46,659 S.F.	1.07 ACRES	100.00%
EXISTING BUILDING AREA	3,785 S.F.	0.087 ACRES	8.11%
EXISTING WALK AREA	579 S.F.	0.013 ACRES	1.24%
PROPOSED BUILDING AREA	2,334 S.F.	0.054 ACRES	5.00%
PROPOSED PAVT. / WALKS	14,433 S.F.	0.331 ACRES	30.93%
TOTAL IMPERVIOUS	21,131 S.F.	0.485 ACRES	45.29%
PERVIOUS AREA (OPEN)	25,528 S.F.	0.586 ACRES	54.71%

PARKING CALCULATIONS:

PARKING REQUIRED @ 2 SPACES/PER CLASSROOM

= 2 SPACES X 12 CLASSROOMS = 24 SPACES REQUIRED

PARKING REQUIRED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACE)

PARKING PROVIDED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACE)

GENERAL NOTES:

1. ALL SITE LIGHTING TO COMPLY WITH CITY CODE SECTION 22.58(8). LIGHTING PLAN TO BE PROVIDED AT TIME OF FINAL SUBMISSION.
2. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.

UTILITIES NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. ALL UTILITY LOCATIONS ARE FROM AS-BUILT DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

BUILDING REQUIREMENTS:

BUILDING SETBACK REQUIREMENTS = FRONT 25', REAR 15', SIDE 15'

TYPICAL PARKING SPACE:

9.5' X 19'

DEVELOPMENT SCHEDULE:

START 90 DAYS FROM FINAL APPROVAL
COMPLETE 1 YEAR FROM START DATE

SEAL

ENGINEER'S APPROVAL

DATE

M. RANDALL RODGERS
P.E. No. 68212

VELCON ENGINEERING & SURVEYING LLC
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34853
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS

BY	DATE	DESCRIPTION
		1
		2

SITE PLAN

SUNRISE PRESCHOOL
2706 SUNRISE BLVD
CITY OF FORT PIERCE, FL

SCALE: 1"=20'
DATE: 08/13/18
DRAWN BY:
CHECKED BY: RR
CADD FILE : 18-1028CONC.dwg

SHEET NO.: 1
OF : 7

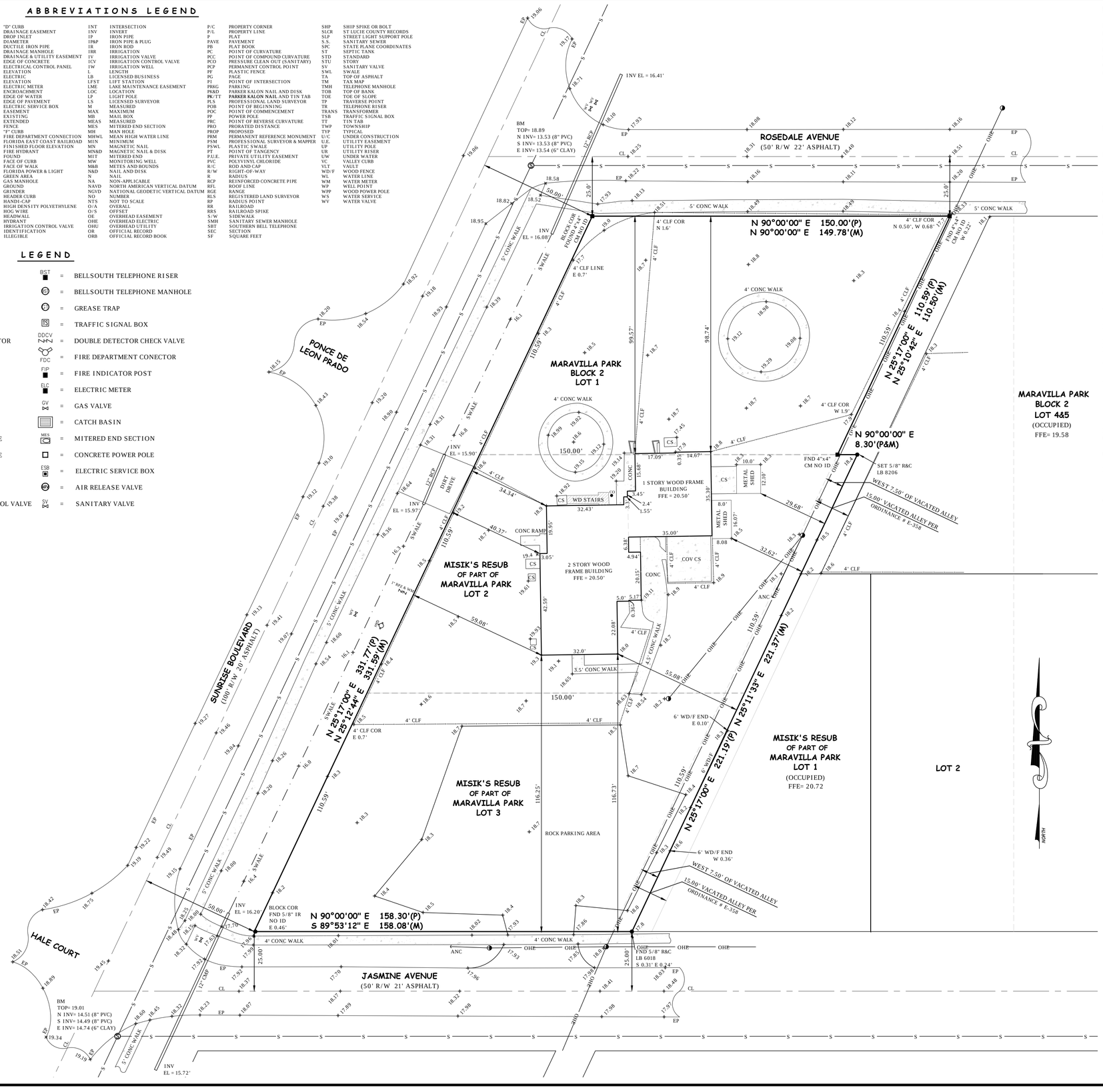
JOB No. : 18-1028ENG

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	DC	"D" CURB	INT	INTERSECTION	P/C	PROPERTY CORNER	SHP	SHIP SPIKE OR BOLT
AC	ACRE	D.E.	DRAINAGE EASEMENT	INV	INVERT	P/L	PROPERTY LINE	SLCR	ST LUCIE COUNTY RECORDS
AL	ALUMINUM	DI	DROP INLET	IP	IRON PIPE	P	PLAT	SLP	STREET LIGHT SUPPORT POLE
ANC	ANCHOR	DIA	DIAMETER	IP&P	IRON PIPE & PLUG	PAVE	PAVEMENT	S.S.	SANITARY SEWER
AP	ANCHOR POLE	DIP	DUCTILE IRON PIPE	IR	IRON ROD	PB	PLAT BOOK	SPC	STATE PLANE COORDINATES
APRX	APPROXIMATE	DMH	DRAINAGE MANHOLE	IRR	IRRIGATION	PC	POINT OF CURVATURE	ST	SEPTIC TANK
ASP	ASPHALT	DUE	DRAINAGE & UTILITY EASEMENT	IV	IRRIGATION VALVE	PCC	POINT OF COMPOUND CURVATURE	STD	STANDARD
BE	BUFFER EASEMENT	EC	EDGE OF CONCRETE	ICV	IRRIGATION CONTROL VALVE	PCO	PRESSURE CLEAN OUT (SANITARY)	STU	STORY
BFP	BACK FLOW PREVENTOR	ECP	ELECTRICAL CONTROL PANEL	IW	IRRIGATION WELL	PCP	PERMANENT CONTROL POINT	SV	SANITARY VALVE
BLDG	BUILDING	EL	ELEVATION	L	LENGTH	PF	PLASTIC FENCE	SWL	SWALE
BLK	BLOCK	ELEC	ELECTRIC	LB	LICENSED BUSINESS	PG	PAGE	TA	TOP OF ASPHALT
BM	BENCHMARK	ELEV	ELEVATION	LFST	LIFT STATION	PI	POINT OF INTERSECTION	TM	TAX MAP
BOC	BACK OF CURB	EM	ELECTRIC METER	LME	LAKE MAINTENANCE EASEMENT	PRKG	PARKING	TMH	TELEPHONE MANHOLE
BP	BRICK PAVERS	ENC	ENCROACHMENT	LOC	LOCATION	PK&D	PARKER KALON NAIL AND DISK	TOB	TOP OF BANK
BOW	BACK OF WALK	EOW	EDGE OF WATER	LP	LIGHT POLE	PK/TT	PARKER KALON NAIL AND TIN TAB	TOE	TOE OF SLOPE
BRG	BEARING	EP	EDGE OF PAVEMENT	LS	LICENSED SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR	TP	TRAVERSE POINT
BW	BARBED WIRE	ESB	ELECTRIC SERVICE BOX	M	MEASURED	POB	POINT OF BEGINNING	TR	TELEPHONE RISER
C&G	CURB AND GUTTER	ESMT	EASEMENT	MAX	MAXIMUM	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
C&T	CULPEPPER & TERPENING	EX.	EXISTING	MB	MAIL BOX	PP	POWER POLE	TSB	TRAFFIC SIGNAL BOX
C/O	CUT OUT	EXT	EXTENDED	MEAS	MEASURED	PRC	POINT OF REVERSE CURVATURE	TT	TIN TAB
C	CALCULATED	FNC	FENCE	MES	MITERED END SECTION	PRO	PRORATED DISTANCE	TWP	TOWNSHIP
CATV	CABLE TELEVISION BOX	FC	"F" CURB	MH	MAN HOLE	PROP	PROPOSED	TYP	TYPICAL
CB	CATCH BASIN	FDC	FIRE DEPARTMENT CONNECTION	MHWL	MEAN HIGH WATER LINE	PRM	PERMANENT REFERENCE MONUMENT	U/C	UNDER CONSTRUCTION
CBS	CONCRETE BLOCK STRUCTURE	FECRR	FLORIDA EAST COAST RAILROAD	MIN	MINIMUM	PSM	PROFESSIONAL SURVEYOR & MAPPER	U.E.	UTILITY EASEMENT
CHD	CHORD	FFE	FINISHED FLOOR ELEVATION	MN	MAGNETIC NAIL	PSWL	PLASTIC SWALE	UP	UTILITY POLE
CI	CURB INLET	FH	FIRE HYDRANT	MN&D	MAGNETIC NAIL & DISK	PT	POINT OF TANGENCY	UR	UTILITY RISER
CL	CENTERLINE	FND	FOUND	MIT	MITERED END	P.U.E.	PRIVATE UTILITY EASEMENT	UW	UNDER WATER
CLF	CHAIN LINK FENCE	FOC	FACE OF CURB	MW	MONITORING WELL	PVC	POLYVINYL CHLORIDE	VC	VALLEY CURB
CM	CONCRETE MONUMENT	FOW	FACE OF WALK	M&B	METES AND BOUNDS	R/C	ROD AND CAP	VLT	VAULT
CMP	CORRUGATED METAL PIPE	FPL	FLORIDA POWER & LIGHT	N&D	NAIL AND DISK	R/W	RIGHT-OF-WAY	WD/F	WOOD FENCE
CO	CLEAN OUT	GA	GREEN AREA	N	NAIL	R	RADIUS	WL	WATER LINE
COR	CORNER	GMH	GAS MANHOLE	NA	NON-APPLICABLE	RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
CONC	CONCRETE	GND	GROUND	NAVD	NORTH AMERICAN VERTICAL DATUM	RFL	ROOF LINE	WP	WELL POINT
CONST	CONSTRUCTION	GRD	GRUNDER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	WPP	WOOD POWER POLE
COV	COVERED	HC	HEADER CURB	NO	NUMBER	RLS	REGISTERED LAND SURVEYOR	WS	WATER SERVICE
CE	COVERED ENTRY	HCP	HANDI-CAP	NTS	NOT TO SCALE	RP	RADIUS POINT	WV	WATER VALVE
COVP	COVERED PORCH	HDPE	HIGH DENSITY POLYETHYLENE	O/A	OVERALL	RR	RAILROAD		
CPP	CONCRETE POWER POLE	HGW	HOG WIRE	O/S	OFFSET	RRS	RAILROAD SPIKE		
CPP/PE	CORRUGATED PLASTIC PIPE	HW	HEADWALL	OE	OVERHEAD EASEMENT	S/W	SIDEWALK		
CS	CONCRETE SLAB	HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	SMH	SANITARY SEWER MANHOLE		
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	OHU	OVERHEAD UTILITY	SBT	SOUTHERN BELL TELEPHONE		
D/F	DRAIN FIELD	ID	IDENTIFICATION	OR	OFFICIAL RECORD	SEC	SECTION		
D	DEED INFORMATION	ILL	ILLEGIBLE	ORB	OFFICIAL RECORD BOOK	SF	SQUARE FEET		

LEGEND

- = POSTED SIGN
- = LIGHT POLE
- = WOOD POWER POLE
- WPB = WIRE PULL BOX
- BFP = BACK-FLOW PREVENTOR
- WM = WATER METER
- WV = WATER VALVE
- HYD = FIRE HYDRANT
- CO = CLEAN-OUT
- = CURB INLET TYPE 6
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- YRD = YARD DRAIN
- IV = IRRIGATION VALVE
- ICV = IRRIGATION CONTROL VALVE
- BST = BELLSOUTH TELEPHONE RISER
- BST = BELLSOUTH TELEPHONE MANHOLE
- GR = GREASE TRAP
- TS = TRAFFIC SIGNAL BOX
- DDCV = DOUBLE DETECTOR CHECK VALVE
- FDC = FIRE DEPARTMENT CONECTOR
- FIP = FIRE INDICATOR POST
- ELC = ELECTRIC METER
- GV = GAS VALVE
- = CATCH BASIN
- MES = MITERED END SECTION
- = CONCRETE POWER POLE
- ESB = ELECTRIC SERVICE BOX
- AIR = AIR RELEASE VALVE
- SV = SANITARY VALVE



LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK 2, MARAVILLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE WEST 7.5 FEET OF VACATED ALLEY ADJACENT TO BLOCK 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, AS RECORDED IN PLAT BOOK 9, PAGE 60, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SET FORTH IN ORDINANCE NO. E-358, RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS: 2706 SUNRISE BOULEVARD
FORT PIERCE, FL 34982

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

ELEVATIONS ARE IN FEET AND RELATED TO ST. LUCIE COUNTY BENCHMARK, BOXCUT - CORTEZ HAVING A PUBLISHED ELEVATION = 5.92 (METERS) NAVD 1988, CONVERTED TO 19.42 (FEET) NAVD 1988.

BEARINGS SHOWN HEREON ARE BASED UPON AN THE NORTH RIGHT OF WAY LINE OF JASMINE AVENUE, HAVING AN ASSUMED BEARING OF N 90°00'00" E. ALL OTHER BEARINGS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12111C0187 J, DATED 02/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LEGAL DESCRIPTION FROM QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3310, PAGE 2179, SAINT LUCIE COUNTY PUBLIC RECORDS.

BOUNDARY & TOPOGRAPHICAL SURVEY FIELD DATE: 08/09/18.

LOT CONTAINS 46,659 SQUARE FEET.

CERTIFIED TO:

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)# 6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477
Web Site: www.velcongroup.com
VELCON ENGINEERING & SURVEYING

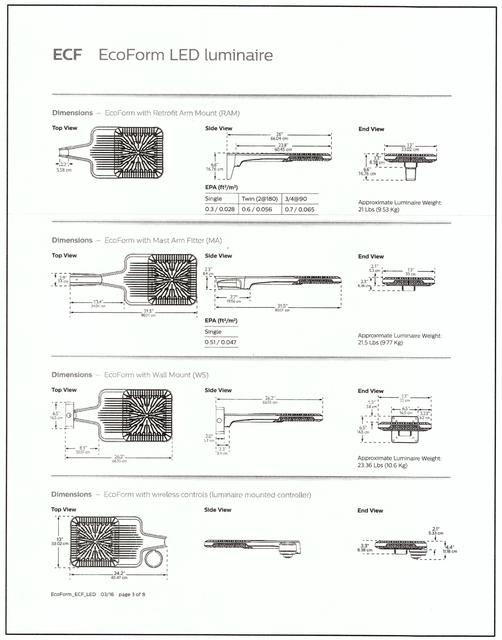
BOUNDARY & TOPOGRAPHICAL SURVEY
PREPARED FOR
SUNRISE PRESCHOOL

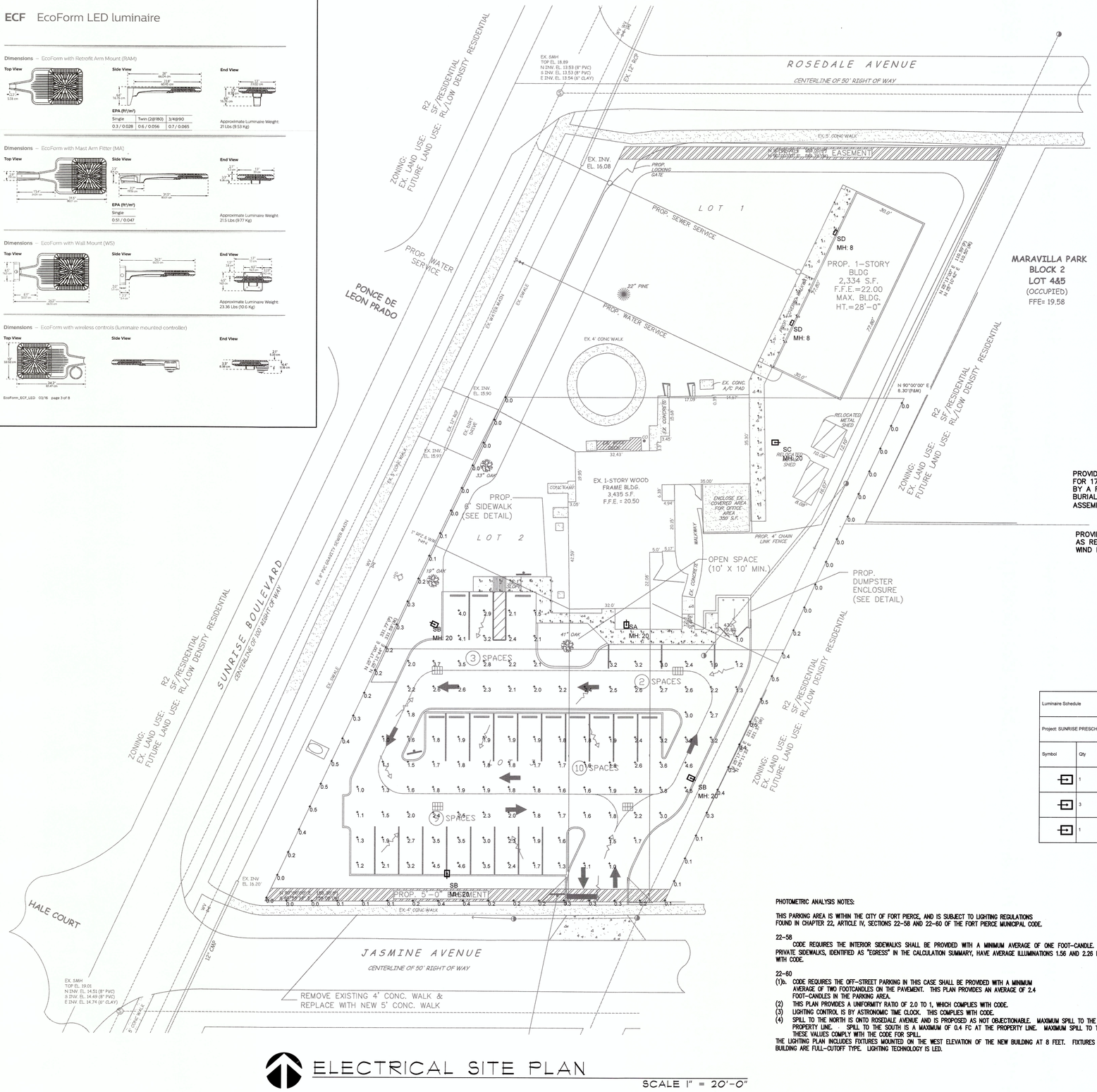
REVISIONS | BY: | DATE:

DRAWN BY: G SANTOIEMMA
APPROVED BY: R. KEMERSON
SCALE: 1" = 20'
DATE: 08/10/18
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 18-1028

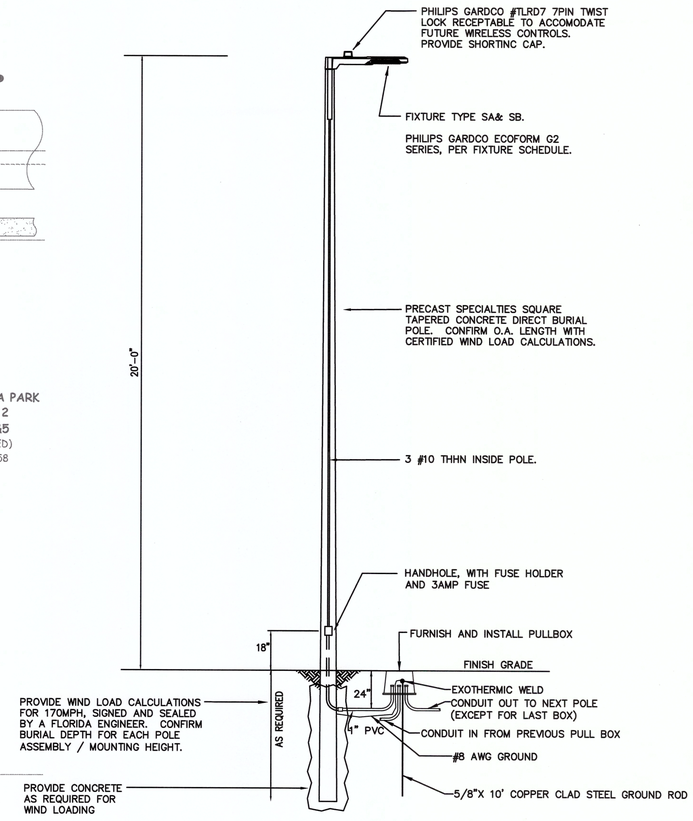
SHEET: 1 OF 1





ELECTRICAL SITE PLAN

SCALE 1" = 20'-0"



LIGHT POLE DETAIL "SA" & "SB"

N.T.S.

Luminaire Schedule									
Project: SUNRISE PRESCHOOL SITE REV1 08-27-2018									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	1	SA	PHILIPS GARDCO ECF-S-32L-1A-NW-G2-3-HIS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	110.7	110.7
	3	SB	PHILIPS GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	161	483
	1	SC	PHILIPS GARDCO ECF-S-32L-530-NW-G2-2-HIS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	54	54

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58

CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE TWO INTERIOR PRIVATE SIDEWALKS, IDENTIFIED AS "EGRESS" IN THE CALCULATION SUMMARY, HAVE AVERAGE ILLUMINATIONS 1.56 AND 2.26 FC. THIS COMPLIES WITH CODE.

22-60

(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF TWO FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES AN AVERAGE OF 2.4 FOOT-CANDLES IN THE PARKING AREA.

(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 2.0 TO 1, WHICH COMPLIES WITH CODE.

(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK. THIS COMPLIES WITH CODE.

(4) SPILL TO THE NORTH IS ONTO ROSEDALE AVENUE AND IS PROPOSED AS NOT OBJECTIONABLE. MAXIMUM SPILL TO THE EAST IS 0.5 AT THE PROPERTY LINE. SPILL TO THE SOUTH IS A MAXIMUM OF 0.4 FC AT THE PROPERTY LINE. MAXIMUM SPILL TO THE WEST IS 0.3 FC. THESE VALUES COMPLY WITH THE CODE FOR SPILL.

THE LIGHTING PLAN INCLUDES FIXTURES MOUNTED ON THE WEST ELEVATION OF THE NEW BUILDING AT 8 FEET. FIXTURES ON POLES AND THE BUILDING ARE FULL-CUTOFF TYPE. LIGHTING TECHNOLOGY IS LED.

Calculation Summary							
Project: SUNRISE PRESCHOOL SITE REV1 08-27-2018							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EGRESS BETWEEN OLD AND NEW BLDG_Top	Illuminance	Fc	1.56	2.2	1.0	1.56	2.20
EGRESS PATH_Top	Illuminance	Fc	2.26	3.8	1.0	2.26	3.80
PROPERTY LINE	Illuminance	Fc	0.19	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	2.19	4.6	1.0	2.19	4.60
PARKING	Illuminance	Fc	2.40	4.6	1.2	2.00	3.83

NO.	DATE	REVISIONS	DR	CK	APP

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
C.A. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
SUNRISE PRESCHOOL

PROJECT LOCATION:
2706 SUNRISE BLVD.
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSE No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER 8/28/18

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH THEY WERE PREPARED AND NOT FOR ANY OTHER PROJECT OR PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD. ANY REUSE OR UNAUTHORIZED ALTERATION OF THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT (C) 2018, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE

ELECTRICAL SITE PLAN LIGHTING

ISSUE DATE: 08-28-2018

DRAWN: TEC

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

18001-23

Sunrise Preschool Addition – Traffic Impact Study
Executive Summary

Project Description

- Location: ½ mile south of Virginia Avenue on Sunrise Boulevard (Jasmine Avenue & Sunrise Boulevard)
- Size: 3,049 SF additional building & 3,484 SF existing building
- Major Area on Influence Boundaries: Sunrise Boulevard, Edwards Road, South 25th Street, Oleander Boulevard, Virginia Avenue, and US Highway No. 1
- Significant Roads: Sunrise Boulevard and Edwards Road
- Significant Intersections: Sunrise Boulevard & Edwards Road, Sunrise Boulevard & Virginia Avenue

Project Traffic

- Trip Generation: "ITE Manual - Code 565" 3,049 SF
  - ADT = 181 Vehicles/day
  - AM Peak Hour = 28 Vehicles/peak hour
  - PM Peak Hour = 28 Vehicles/peak hour
- AM Peak Hour Directional % (ingress/egress): 53% entering (15 vph)/47% exiting (13 vph).
- PM Peak Hour Directional % (ingress/egress): 47% entering (13 vph)/53% exiting (15 vph).
- Traffic Count Factors Applied: 0.5% annual growth to 2017 forecast year.
- Internal Capture: none
- Pass-by Capture: 25% (new trips = 75%)

Findings

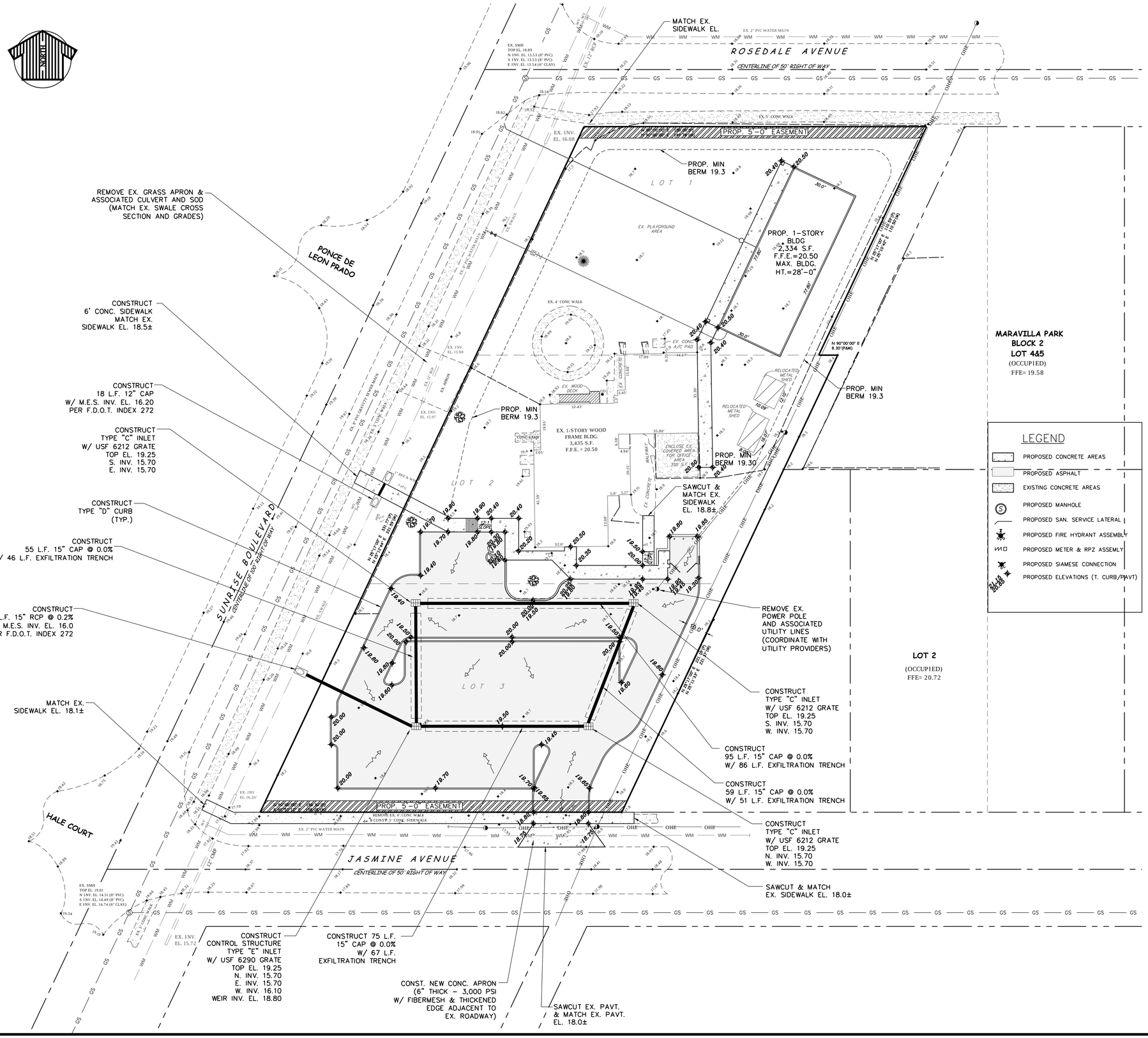
- The traffic impact of the Sunrise Preschool addition will have a minimal effect on the levels of service within the project impact area.
- This report shows that there are no changes in the Level of Service of the roadway network as a result of the proposed project.
- This report shows that there are no changes in the Level of Service of the intersections as a result of the proposed project.
- The following roadway links experience a LOS of E in both the Pre-Development and Post-Development Condition:

  - US Highway 1 – North of Virginia Ave

  The proposed project contributes less than 1% on the above mentioned roadway links. As such the project impact on this intersection is de minimis.
- The following intersections experience a LOS of E in both the Pre-Development and Post-Development Condition:

  - 25th Street and Virginia Ave
  - US Highway 1 and Edwards Road

  The proposed project contributes less than 1% on the above mentioned roadway intersections. As such the project impact on this intersection is de minimis.



GENERAL NOTES:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.

2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.

3.) THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.

4.) THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.

5.) WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.

6.) ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.

7.) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.

8.) ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.

9.) ALL REINFORCING STEEL SHALL CONFORM TO ASTMA-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.

10.) THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIAL DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

11.) THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF PLANS, SPECIFICATIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

12.) CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

13.) ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.

14.) NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

15.) SWALE AREAS IN THE CITY RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR RECEIVE SOLID SOD.

16.) STREET OR HIGHWAY RESTORATION TO BE DONE AS PER LOCAL OR STATE AGENCY HAVING JURISDICTION.

17.) THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.

18.) TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE NOTES:

1.) ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE. IT IS POSSIBLE, HOWEVER, THAT CERTAIN UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ACTUAL LOCATIONS PRIOR TO ANY CONSTRUCTION.

2.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS, LATEST EDITION.

3.) ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.

4.) MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITIONS.

5.) THERE SHALL BE ONE (1) COMPACTION TEST PER 500 FEET, OR PORTION THEREOF, OF ROADWAY.

6.) COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.

7.) UPON COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION.

8.) TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.

9.) UNSTABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACKFILLED WITH SUITABLE MATERIALS.

10.) CONSTRUCTION SHALL INCLUDE REPLACING WITH MATCHING METALS, DRIVEWAYS, WALKS, MAILBOXES, CURBS AND LANDSCAPING THAT ARE DAMAGED OR REMOVED DUE TO CONSTRUCTION. THIS WORK SHALL BE COORDINATED WITH PROPERTY OWNERS.

11.) ALL STORM SEWER LINES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT LAST STAGES OF CONSTRUCTION.

12.) ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY OF FORT PIERCE AND THE DESIGN ENGINEER.

13.) THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

14.) ALL DELINEATED WETLAND AREAS SHALL BE STAKED AND FENCED WITH TYPE IV SILT FENCING PRIOR TO CONSTRUCTION. FENCING SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETED.

15.) IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL FIRST NOTIFY THE OWNER AND THE ENGINEER FOR APPROVAL.

16.) MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 272.

17.) IF EXCAVATED MATERIALS ARE ACCEPTABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPER BERMS.

18.) UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.

19.) ALL ROOFTOP RUNOFF AND DOWNSPOUTS ARE DIRECTED TO THE FRONT OR REAR OF THE BUILDING.

20.) BOUNDARY INFORMATION PREPARED BY LANDTEC SURVEYING INVOICE NO. 01-58144. TOPOGRAPHIC INFORMATION PREPARED BY VELCON GROUP, INC. JOB NO. 16-004. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SPECIAL PURPOSE SURVEY.

21.) ALL SWALES & BERMS SHALL RECEIVE SOD TREATMENTS.

22.) ALL CATCH BASINS INSTALLED ARE PER F.D.O.T. INDEX 201.

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BEFORE YOU DIG
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ENGINEER'S APPROVAL

M. RANDALL RODGERS P.E. No. 68212

DATE

VELCON ENGINEERING & SURVEYING LLC
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS

BY	DATE	DESCRIPTION
-	-	-
-	-	-

PAVING, GRADING & DRAINAGE PLAN & NOTES

SUNRISE PRESCHOOL
2706 SUNRISE BLVD
CITY OF FORT PIERCE, FL

SCALE: 1" = 20'
DATE: 08/13/18
DRAWN BY: RR
CHECKED BY: RR
CADD FILE NO.: 18-1028ENG

SHEET NO.: 3
OF : 7

JOB No. : 18-1028ENG

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Paul Jacquin & Sons, Inc. / Michael Jacquin, President
7348 Commercial Circle
Fort Pierce, FL. 34951

Re: Conditional Use with New Construction – Sunrise Country Preschool – 2706 Sunrise Blvd.

Dear Mr. Jacquin,

The following are comments from the Planning Department's review of the application for a Conditional Use with New Construction in the R-2, Single-Family Intermediate Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by September 28th to be placed on the October Planning Board Agenda):

1) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. **Please provide a Lighting Plan to ensure the minimum requirement of two (2) footcandles.**

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 2706 Sunrise Blvd.
Property Name: Sunrise County Preschool – Cond. Use.
Project Name:
Planner: Vennis Gilmore

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: 9/19/18

Technical Review Committee meeting

September 21st, 2018

Case # 18-080000017

Sunrise Country Pre-School, 2706 Sunrise Avenue, Fort Pierce, FL 34949

Conditional use with new construction

Comments:

- Lighting does meet / exceed the city requirements as stated in the photometric plan.
- Please ensure the lighting is consistent between the new proposed addition and the existing structure, specifically the open space between the new proposed building and the rear of the existing building. The photometric plan did not show any lighting illuminance details for that area. (area right around the 350 sq foot covered exterior office space).
- Consider a conversion to a taller, CPTED style transparent fencing for added perimeter security.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Below are FPUA comments regarding the submissions for the TRC meeting on 9/20/2018.

Conditional Use with New Construction – Sunrise Country Preschool – 2706 Sunrise

Boulevard - (Vennis Gilmore)

· W/WW Engineering: Water and Wastewater are available for this site. Updated usage calculations and certified utility plans must be submitted for review and approval prior to construction. Please contact Richard Mutterback at (772) 466-1600 ext. 3425 with any questions and to schedule a pre-submittal meeting.

· Electric & Gas Engineering: Approved, no comments

Thank you

Regards,

Martha Kerr

Staff Assistant

W/WW Engineering Department

Fort Pierce Utilities Authority

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpua.com

September 19, 2018

Project: **SUNRISE COUNTRY PRESCHOOL**
Subject: **CONDITIONAL USE**
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. The existing apron and culvert at Sunrise Boulevard should be removed.
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.

September 14th, 2018

Project: **Sunrise Country Preschool**
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:

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
SEP 07 2018

TO : Vennis Gilmore, Planning Analyst

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

RE : Sunrise Country Preschool Conditional Use – 2706 Sunrise Blvd
TRC No. 18-4000017

DATE : September 7, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 6, 2018:

- ☑ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of CU
- ☐ Building Permit
- ☐ C/O

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

- ☑ See attached for engineering advisory comments

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

ENGINEERING ADVISORY COMMENTS:

1. At time of Building Permit submittal the applicant shall submit a Boundary and Topographic Survey signed and sealed by a Florida Licensed Land Surveyor and Mapper in accordance with City of Fort Pierce Code of Ordinances Section 17-27(a)(7) as the submitted survey was not certified
2. Prior to issuance of the Certificate of Occupancy, a recorded sketch and description along with a recent Owners and Encumbrances search shall be submitted encompassing the proposed 5' R/W easements along Jasmine Avenue and Rosedale Avenue.

JRA/tst/tst

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

Planning Board **6.g.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Site Plan & Conditional Use - The Manor ALF - 4201 S. 25th Street

LOCATION

4201 S. 25th Street

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The proposed Site Plan, Design Review, and Conditional Use applications meets the criteria specified in Section 22-29 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board forward a recommendation of **approval** of the application with the following conditions:

1) Please provide secured access for the pedestrian access entrances of the refuse collection area.

2) Please provide updated architectural elevations with the identified building height, prior to city commission. (Note: Per City Code Section 22-29. Office Commercial Zone; No building shall exceed a height of sixty-five (65) feet above grade.)

Attachments

Staff Report
Development Review Application
Design Review Application
Capacity Analysis
Warranty Deed
Survey
Narrative
Aerial Map
Zoning Map
Site Plan
Landscape Plan
Color Board
Elevations & Floor Plan
Lighting Plan
Traffic Impact Report

Drainage Report
Environmental Report
TRC Comments
TRC Responses

Form Review

Form Started By: Vennis Gilmore Started On: 10/02/2018 02:04 PM
Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Site Plan Approval, Design Review, and Conditional Use**
The Manor Assisted Living Facility
4201 S. 25th Street

DATE: October 2, 2018

STAFF REPORT

Owner(s): Kelly Smith & Corine Van Grootherest
2045 SE Avon Park Drive
Port St. Lucie, FL. 34952

Applicant: Tiffany Rink & Mark Nicholas, Red Lion Construction Inc.
701 Hidden River Drive
Port St. Lucie, FL. 34983

Applicant's Request: Approval of Site Plan, Design Review, and Conditional Use Applications to construct a new one (1) story – 26,926 sq. ft. assisted living facility at 4201 S. 25th Street.

Location: 4201 S. 25th Street

Parcel ID: 2432-411-0001-000-2

Current Zoning: C-1, Office Commercial Zone

Surrounding Zoning:

North	East	South	West
R-2/AR-1	R-1	PUD	PUD

Future Land Use: RL, Low Density Residential

Site Size: 1.4 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 New Construction to construct a 26,926 sq. ft. assisted living facility. The project's floor plan will consist of thirty-two living units total. This proposed site plan will be built on vacant land and developed in two (2) phases. The 1.4 acres property is located just west of S. 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision.

Zoning & Land Use

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

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Conditional Use

Per City Code Section 22-76; 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 not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story – 26,926 sq. ft. assisted living facility at 4201 S. 25th Street will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Site Plan

The applicant is proposing to build a building consisting of 26,926 sq. ft. The proposed assisted living facility will consist of thirty-two (32) units. The floor plan consists of a covered driveway for the entrance of the facility, a lobby and reception area, office space, two (2) guest/staff restrooms, sixteen (16) adult living

quarters with adjoining restrooms, a kitchen/cafeteria area, a recreation area, and an open middle-courtyard after the completion of the second phase of construction.

The site plan includes proposed concrete walkways; connecting pedestrians from the sidewalk along S. 25th Street and providing access to the refuse collection area for employees. The site plan also includes a new dumpster enclosure location to the far-north of the parking lot. The site plan provides a total of twenty-two (22) parking spaces; with one being handicap accessible. Per City Code Section 22-60. Off-Street Parking and Loading requires .5 parking spaces per unit for housing for the elderly; therefore the applicant would be required to provide 16 spaces. The applicant is providing 22 spaces, which provides adequate parking. Planning staff however recommends designating an additional parking space or two to be handicap accessible.

The project will be developed in two (2) phases. The first phase will consist of sixteen (16) units and the primary support rooms. The second phase will consist of an addition sixteen (16) units; bringing the facility's total to thirty-two (32) units. The construction of the project is anticipated to commence in 2019 and is anticipated for buildout in 2020.

Design Review

The proposed facility will be a one (1) story building with approximately 26, 926 sq. ft. The structures design will consist of stucco siding and a barrel tile roof system. The painted stucco wall exterior will be a "Wilmington Tan". The barrel-vault tiles will have the color "Barclay". The buildings painted trim will be a "Hasbrouck Brown". The structure will stand out for its attractiveness and its compatibility with Fort Pierce Central High School to the north and the Palm Lakes Subdivision to the south. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping

The subject application would require the installation of 16; the applicant will install a total of 26 trees. The tree total consists of 5 Hollys, 4 Crape Myrtles, 3 Cassias, 12 Cabbage Palms, and 2 Chinese Fan Palms. There will also be a total of 235 plant species installed on site. Those species consist of 85 Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollys. Planning Staff recommended that a 6 ft. tall opaque fence align the southern and western borders of the property to buffer the proposed use from residential uses per the City Code. The applicant has obliged and will be installing the 6 ft. opaque fence and will be installing the 50 firebush species plantings along the length of the fence. Two – 15 inch Pines previously shown as mitigated have been field verified as non-native species. Non-native Ficus species are the on-site trees (2); that will be removed, with a Norfolk Island Pine (non-native) being the remaining tree also removed without mitigation. Argentine Bahia will be installed for sod.

Traffic Impact Statement

The results of the report prepared for the proposed The Manor Adult Assisted Living Facility indicate that the traffic impacts of the project will not decrease the capacity of any roadway link on the roadway network of St. Lucie County and the Florida Department of Transportation to an unacceptable level within the study area and no capacity related roadway improvements would be required.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction with 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 proposed Site Plan, Design Review, and Conditional Use applications meets the criteria specified in Section 22-29 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the Planning Board forward a recommendation of **approval** of the application with the following conditions:

1) Please provide secured access for the pedestrian access entrances of the refuse collection area.

2) Please provide updated architectural elevations with the identified building height, prior to city commission. (Note: Per City Code Section 22-29. Office Commercial Zone; No building shall exceed a height of sixty-five (65) feet above grade.)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 25th street

Parcel ID #(s) 2432-411-0001-000-2

Project description The Manor ALF

Property Owner(s) Kelly Smith + C Jean Groothcest

Street Address

City PSL State FL Zip 34952

Phone Number 772-828-9358

Email Address kellydc@bellsouth.net

Applicant/Representative, Title, Company Tiffany Rink + MARK NICHOLAS

Street Address 701 HIDDEN RIVER

City PORT ST LUCIE State FL Zip 34983

Phone Number 727 463 3800

Email Address redlioncorp1@gmail.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.*

C Jean Groothcest / Dr Kelly Smith

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY st lucie

The foregoing instrument was acknowledged before me this 9 day of August, 2018, by Kelly Smith and Corine Groothcest who is personally known to me or has produced Florida Driver Licenses as identification.

WENDY MATAMOROS
Notary Public - State of Florida
Commission # GG 183171
My Comm. Expires Jun 9, 2020
Bonded through National Notary Assn.

Signature of Notary

(seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

RECEIVED
AUG 30 2018
Intake Date Stamp
CITY OF FORT PIERCE
PLANNING & ZONING

☐ 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.: 26,926 Residential: Proposed Units:_____

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

North	South	East	West
School	Sihgle Family Homes	Vacant	Sihgle Family Homes

Application Outlook

Pre-Application Meeting
Wednesday Afternoons

↓

Application Intake Meeting
Call to schedule

↓

Technical Review Committee
3rd Thursday

↓

Planning Board
2nd Tuesday

↓

City Commission
1st & 3rd Monday

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4201 South 25th Street
Parcel ID #(s) 2432-411-0001-000-2
Project Description The Manor ALF

Property Owner(s)	Applicant/Representative, Title, Company
Kelly Smith / Corine VanGroothest	Mark Nicholas + Tiffany Rink
Street Address: 2015 SE Avon Park dr.	Street Address: 701 Hidden River
City State Zip: PSL FL 34952	City State Zip: Port St. Lucie FL 34983
Phone Number: 772-466-6155	Phone Number: 727 463-3800
Email Address: Kellydc@BellSouth.Net	Email Address: redlioncorp1@gmail.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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 29 day of Aug, 2018, by Kelly Smith & Corine Groothcest who is personally known to me or has produced Fla DL for Both as identification.

Veronica A McCourt
Signature of Notary

VERONICA A MCCOURT
Notary Public - State of Florida
Commission # GG 204085
My Comm. Expires Apr 5, 2022
Bonded through National Notary Assn.

(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

RECEIVED
AUG 30 2018
CITY OF FORT PIERCE
PLANNING & ZONING
Intake Date Stamp

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

THE MANOR ADULT LIVING FACILITY

CONCURRENCY ANALYSIS

The enclosed analysis is based upon the proposed Conditional Use of an Adult Congregate Living Facility in a Commercial Office (C-1) Zoning District as opposed to a Low Density Residential Land Use and Low Density Zoning of 5.0 Units per acres. Based upon a total parcel size of 1.36 acres the low density residential zoning would allow a maximum of 8 development units on the property.

Thus, the analysis will compare the impacts of the proposed 32 units Adult Congregate Living Facility against the 8 units single family residential development.

1. - TRAFFIC IMPACT ANALYSIS

The enclosed analysis is based upon data published within the Institute of Transportation Engineering (ITE) Trip Generation Manual, 9th Edition. The existing traffic use is based upon Code 210, Single Family Homes based upon the Low Density Residential Land Use rates and the proposed traffic use is prepared based upon Code 253, Adult Congregate Living Facility.

Analysis shall be further broken down to compare Average Annual Daily Trips (AADT), A.M Peak Hour and P.M. Peak Hour rates. The current land use would allow 8 Single Family Residential Units. Upon approval of the proposed Conditional Use Approval, the site will consist of a 23 Unit, Adult Congregate Living Facility

EXISTING SINGLE FAMILY RESIDENTIAL USE

Annual Average Daily Trips	8 Units/9.24 Trips/Unit	74 Trips AADT
A.M. Peak Hour Trips	8 Units/0.75 Trips/Unit	6 Trips Peak
P.M. Peak Hour Trips	8 Units/1.00 Trips/Unit	8 Trips Peak

PROPOSED USES

The proposed site will consist of 32 Unit Adult Congregate Living Facility. The 9th Edition of the ITE Manual was consulted for trip generation from the Congregate Care Facility Code (253).

Atlantic Wellness center & Resort

Annual Average Daily Trips	32 Units/2.15 Trips/Bed	69 Trips AADT
A.M. Peak Hour Trips	32 Units/0.06 Trips/Bed	2 Trips AM Peak
P.M. Peak Hour Trips	32 Units/0.17 Trips/Bed	6 Trips PM Peak

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

Summary

The proposed Use Change decreases the traffic generated from the project from 74 trips AADT to 69 trips AADT, AM and PM Peak Hour Trips will rise from 6 Trips and 8 Trips to 2 Trips and 6 trips each respectively.

The current Level of Service identified in the Fall 2017 Traffic Counts for the South 25th Street link from Midway Road to Edwards Road south is Level C. As a result the proposed traffic will have no effect on the Level of Service on South 25th Street and surrounding roadway.

2. - POTABLE WATER USE ANALYSIS

There is a change for Potable Water Use associated with this Conditional Use Application. The property is located within the Fort Pierce Utilities Authority (FPUA) service area.

The water demand, gallons per day (g.p.d.) that will be generated by this property is based on the adopted flows from Fort Pierce Utilities Authority. Unless not identified by F.P.U.A., then Chapter 64E-6 of the State of Florida Department Health will be utilized.

.

EXISTING SINGLE FAMILY RESIDENTIAL USE

Average Daily Flow (GC)	8 Units x 2.6 Persons x 100 GP.D.	2,080 g.p.d.

PROPOSED USES

Average Daily Flow (GC)	32 Units x 100 G.P.D./Unit	3,200 g.p.d.
Per Meal Prepared (max.)	32 Units x 3 Meals/Day/Bed x 5G.P.D./Meal	480 g.p.d.

Summary

The proposed Conditional Use increases the potable water demand from the project from 2,080 gallons per day (gpd) to 3,680 gallons per day (gpd).

Please be advised that Fort Pierce Utilities Authority (FPUA) has sufficient currently has capacity available to handle this proposed increase in demand. F.P.U.A. indicates that service is available to the site pending the payment of fees and the completion of the required infrastructure.

3. - SANITARY SEWER COLLECTION ANALYSIS

There is a change for Wastewater generation associated with this Conditional Use Application. The property is located within the Fort Pierce Utilities Authority (FPUA) service area.

The wastewater flow, gallons per day (g.p.d.) that will be generated by this property is based on the adopted flows from Fort Pierce Utilities Authority. Unless not identified by F.P.U.A., then Chapter 64E-6 of the State of Florida Department Health will be utilized.

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Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

EXISTING SINGLE FAMILY RESIDENTIAL USE

Average Daily Flow (GC)	8 Units x 2.6 Persons x 100 GPD/person	2,080 g.p.d.

PROPOSED USES

Average Daily Flow (GC)	32 Units x 100 G.P.D./Bed	2,200 g.p.d.
Per Meal Prepared (max)	32 Units x 3 Meals/Day/Bed x 5G.P.D./Meal	480 g.p.d.

Summary

The proposed Conditional Use increases the wastewater flow from the project from 2,080 gallons per day (gpd) to 3,680 gallons per day (gpd).

Please be advised that Fort Pierce Utilities Authority (FPUA) has sufficient currently has capacity available to handle this proposed increase in demand. F.P.U.A. indicates that service is available to the site pending the payment of fees and the completion of the required infrastructure.

4. - DRAINAGE ANALYSIS

The stormwater management system in each case would will consist of a dry detention system which will provide both water quality and storm attenuation. Discharge will be to the adjacent North St. Lucie River Water Control District (N.S.L.R.W.C.D.) Canal No 101, located on the north side of the property.
Additional water quality (150%) will be provided as the discharge is to an Outstanding Florida Water (OFW). Permitting entities will include the City of Fort Pierce St. Lucie County, South Florida Water Management District and North St. Lucie River Water Control District.

Summary

The proposed Conditional Use change will have no additional impacts on the adjacent facilities or receiving bodies. Water management criteria will be design accordingly based upon the proposed use and the system discharges will not exceed any regulatory requirements.

5. – PUBLIC SCHOOLS

EXISTING SINGLE FAMILY RESIDENTIAL USE

School Students	8 Units x 0.45 Students/Unit	4 Students

PROPOSED USES

School Students	32 Units x 0.00 Students/Units	0 Students

Summary
The proposed Use change decreases the numbers of students that may attend the St. Lucie County Public School system.

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

6. – SOLID WASTE

EXISTING SINGLE FAMILY RESIDENTIAL USE

Pounds of Solid Waste	8 Units x 2.5 Person/Unit x 5.1 lb/Person	102 lbs.

PROPOSED USES

Pounds of Solid Waste	32 Units x 2.1 lb. /Unit	163 lbs.
	32 Units x 3meals/day/units x 5.1	489 lbs.

Summary

The proposed Use change increases the amount of solid waste generated from 102 lbs/week to 652 lb/week. St. Lucie County has sufficient space in the landfill to handle the proposed Use change. The trash hauler for the project will be the City of Fort Pierce.

7. – PARKS AND RECREATIONAL FACILITIES

The proposed facility is a total self-contained facility. There will be no need for the patients to use the Public recreational facilities of the City and or the County.

5. – FIRE PROTECTION AND EMERGENCY SERVICES

The primary station to provide emergency service to the facility would be St. Lucie County Main Fire Station , located at 2400 Rhode Island Avenue. Response time to the facility is estimated at less than 5 minutes. The secondary station, would be the Station #8, located at 350 E. Midway Road.. The response time from that facility to the project is estimated to be less than 10 minutes. The nearest hospital facility with Trauma care is the Lawnwood Regional Medical Center located at 1700 S. 23rd Street in Fort Pierce. It is approx. 5 miles from the project and the travels time would be approx. 10 minutes

Respectively Submitted,

Ladyko Design Group, LLC

Richard M. Ladyko, P.E
President

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INSTITUTIONAL FT. PIERCE HIGH SCHOOL	RL	S.F. INTERMEDIATE DENSITY (R2)
South	RESIDENTIAL	RL	PLANNED DEVELOPMENT (PD)
East	RESIDENTIAL	RL	S.F. LOW DENSITY RES. (R1)
West	RESIDENTIAL	RL	PLANNED DEVELOPMENT (PD)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	C1	5.0 UNITS/AC.	1.36	N/A
**Proposed	RL	C1	26,926 S.F.	1.36	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	2,080 G.P.D.
**Proposed Zoning/FLU	Total gallons per day	3,680 G.P.D
**Change in Demand	Total gallons per day	+1,600 G.P.D.

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	2080 G.P.D.
**Proposed Zoning/FLU	Total gallons per day	3680 G.P.D.
**Change in Demand	Total gallons per day	+1,600 G.P.D

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	**LOS**	**Existing Population Park Demand**	**Proposed Population Park Demand**	**Change in Demand**
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people	44,248	-0-	
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	**High**
School Name	FOREST GROVE	FT. PIERCE CENTRAL
City	FT. PIERCE	FT. PIERCE
Distance	1 mi.	0.1 mi.
Current Zoning/FLU Enrollment Demand	2	1
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	-2	-1

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	102 lbs/WEEK
****Proposed Zoning/FLU**	652 lbs/WEEK
***Change in Demand**	+550 lbs/WEEK

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No Net Impact

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	74	6/8
****Proposed Zoning/FLU**	69	2/6
***Change in Demand**	-5 Trips	Trips -4
Impact to Capacity	No Level of Service Changes	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? [ ] Yes [X] No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: Single Family: Multifamily:					
Non-residential (square footage):					
Mixed-use (describe use):					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
ADULT CONGREGATE	1	16478	1.36	11-2018	10-2019
LIVING FACILITY	2	10,448	—	1-2020	12/2020

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [X] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

Property Appraisers Parcel Identification (Folio) Numbers:
2432-411-0001-000/2

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **17th** day of **December, A.D. 2004** by **Harold A. Shadle, a/k/a Harold Albert Shadle and Christine Shadle, his wife**, herein called the grantors, to **Dr. Kelly Smith Inc., a Florida Corporation** whose post office address is **499 NW Prima Vista Blvd., Port St. Lucie, Florida 34983**, hereinafter called the Grantee:

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

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

See Exhibit "A" attached hereto and made a part hereof
Subject to covenants and restrictions, conditions and easements of record, if any.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, excepting taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Harold A. Shadle L.S.
Harold A. Shadle
4201 S. 25th Street, Fort Pierce, Florida 34981

Christina K. Shadle L.S.
Christina Shadle
4201 S. 25th Street, Fort Pierce, Florida 34981

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 17th day of **December, 2004** by Harold A. Shadle and Christina Shadle, his wife who are personally known to me or have produced D.L. Licenses as identification.

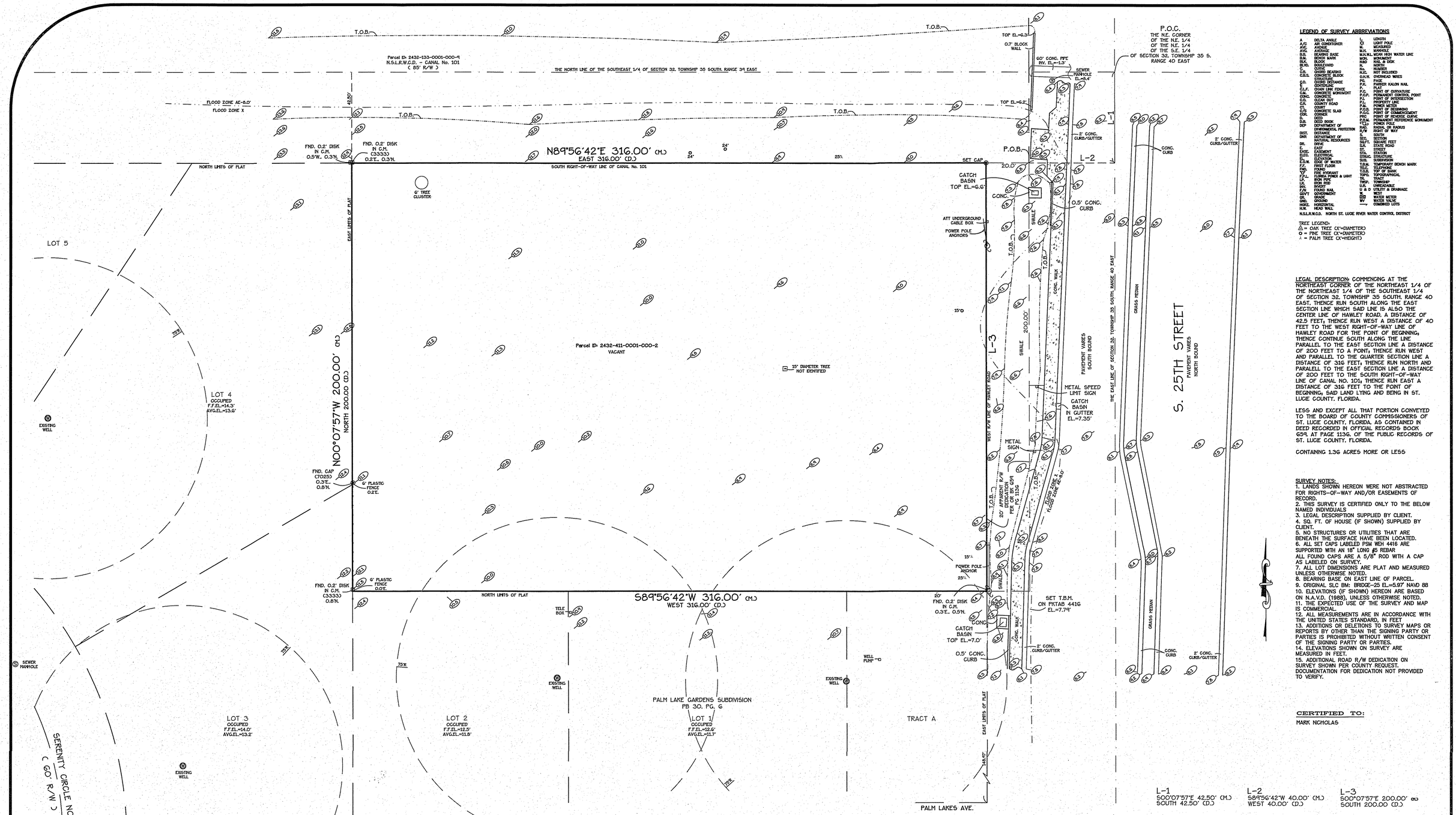
SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:

Angelique M. M...



LEGEND OF SURVEY ABBREVIATIONS

A	DELTA ANGLE	L	LENGTH
A/C	AIR CONDITIONER	LP	LIGHT POLE
AVG.	AVERAGE	M	MEASURED
B.S.	BEARING BASE	MH.	MANHOLE
B.M.	BENCH MARK	M.H.W.L.	MEAN HIGH WATER LINE
BLK.	BLOCK	MON.	MONUMENT
BLVD.	BOULEVARD	N.	NORTH
C.	CURVE	NAIL	NAIL & DISK
Ch.	CHORD BEARING	N.I.D.	NOT INCLUDED
C.B.S.	CONCRETE BLOCK STRUCTURE	O.H.W.	OVERHEAD WIRES
CD.	CHORD DISTANCE	PG.	PAGE
CM.	CONCRETE	P.K.	PARKER KALON NAIL
C.L.F.	CHAIN LINK FENCE	P.	PLAT
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
CONC.	CONCRETE	P.C.P.	PERMANENT CONTROL POINT
C.O.	CLEAN OUT	P.I.	POINT OF INTERSECTION
C.R.	COUNTY ROAD	P.L.	POINT OF LINE
CT.	COURT	P.R.	POWER METER
C.S.	CONCRETE SLAB	P.O.B.	POINT OF BEGINNING
COR.	CORNER	P.O.C.	POINT OF COMMENCEMENT
D.	DEED	PRC	POINT OF REVERSE CURVE
D.B.	DEED BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	R/S	RADIUS OR RADIUS
DIST.	DISTANCE	R/W	RIGHT OF WAY
DNR	DEPARTMENT OF NATURAL RESOURCES	S.	SOUTH
DR.	DRIVE	SEC.	SECTION
E.	EAST	SQ.FT.	SQUARE FEET
EASE.	EASEMENT	S.R.	STATE ROAD
ELEC.	ELECTRICAL	ST.	STREET
EL.	ELEVATION	STRUC.	STRUCTURE
F.H.	FIRE HYDRANT	SUBD.	SUBDIVISION
F.F.	FINISH FLOOR	T.B.M.	TEMPORARY BENCH MARK
FT.	FEET	TELE.	TELEPHONE
F.P.L.	FLORIDA POWER & LIGHT	T.O.B.	TOP OF BANK
I.P.	IRON PIPE	TOPO.	TOPOGRAPHICAL
I.R.	IRON ROD	TR.	TRACT
LIC.	LICENSED	U.E.	UTILITY EASEMENT
M/N	NAIL	U.N.O.	UNNUMBERED
GOVT	GOVERNMENT	U & D	UTILITY & DRAINAGE
GR.	GRADE	W.	WEST
GND.	GROUND	WM	WATER METER
HORIZ.	HORIZONTAL	WV	WATER VALVE
H.W.	HEAD WALL	----	COMBINED LOTS

N.S.L.R.W.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

TREE LEGEND:
△ = OAK TREE (X"=DIAMETER)
O = PINE TREE (X"=DIAMETER)
⅄ = PALM TREE (X'=HEIGHT)

LEGAL DESCRIPTION: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE WHICH SAID LINE IS ALSO THE CENTER LINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FEET; THENCE RUN WEST A DISTANCE OF 40 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO A POINT; THENCE RUN WEST AND PARALLEL TO THE QUARTER SECTION LINE A DISTANCE OF 316 FEET; THENCE RUN NORTH AND PARALELL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316 FEET TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.36 ACRES MORE OR LESS

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
8. BEARING BASE ON EAST LINE OF PARCEL.
9. ORIGINAL SLC BM: BRIDGE-25 EL.=5.97' NAVD 88
10. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
11. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
12. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. ELEVATIONS SHOWN ON SURVEY ARE MEASURED IN FEET.
15. ADDITIONAL ROAD R/W DEDICATION ON SURVEY SHOWN PER COUNTY REQUEST. DOCUMENTATION FOR DEDICATION NOT PROVIDED TO VERIFY.

CERTIFIED TO:

MARK NICHOLAS

L-1	L-2	L-3
S00°07'57"E 42.50' (M.) SOUTH 42.50' (D.)	S89°56'42"W 40.00' (M.) WEST 40.00' (D.)	S00°07'57"E 200.00' (M.) SOUTH 200.00 (D.)

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

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

9/26/18
DATE

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhurstls@live.com

SURVEY TYPE: BOUNDARY/TOPO.	DATE:	REVISIONS:	BY:	FLOOD ZONE: X + AE-8.0' EFFECTIVE DATE: 02/16/2012 PANEL NO.: 12111C0188 J
	9/26/18	REV. PER CO. LET. 9/20/18	LEH	(50) INDICATES EXISTING ELEVATION
CHECKED BY: W.E.H.				
DRAWN BY: L.E.H.				
FIELD BOOK No. 371				
PAGE No. 68				
FIELD DATE: 08/07/18				
SCALE: 1"=20'				
JOB No. 18-354				

The Manor
Senior Living

Project address:
4201 South 25th Street
Ft Pierce, Fl.

Re: Design Review (C)

Design Objective: This facility will be a one story appr 15,000 sqft stucco block structure with a barrel tile roof system.

Goal: A structure that will stand out for its attractiveness and its compatibility with the High school to the North and the neighborhood to the South.

Objective: Build a structure that compliments our neighbors, as well as has a positive impact on the surrounding community.

Thank you,
Mark Nicholas & Tiffany Rink



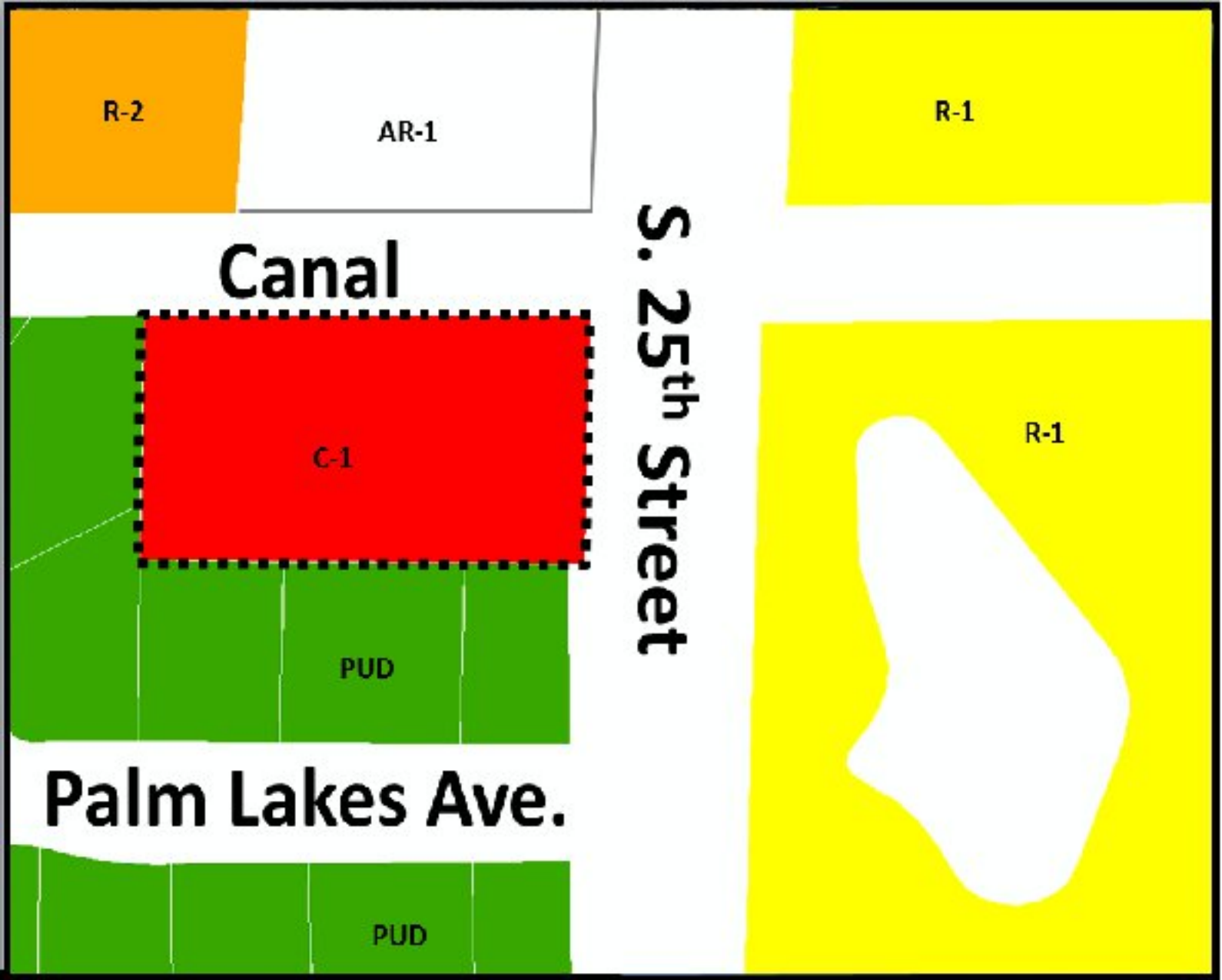
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W E
S

The Manor ALF

4201 S. 25th Street

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map

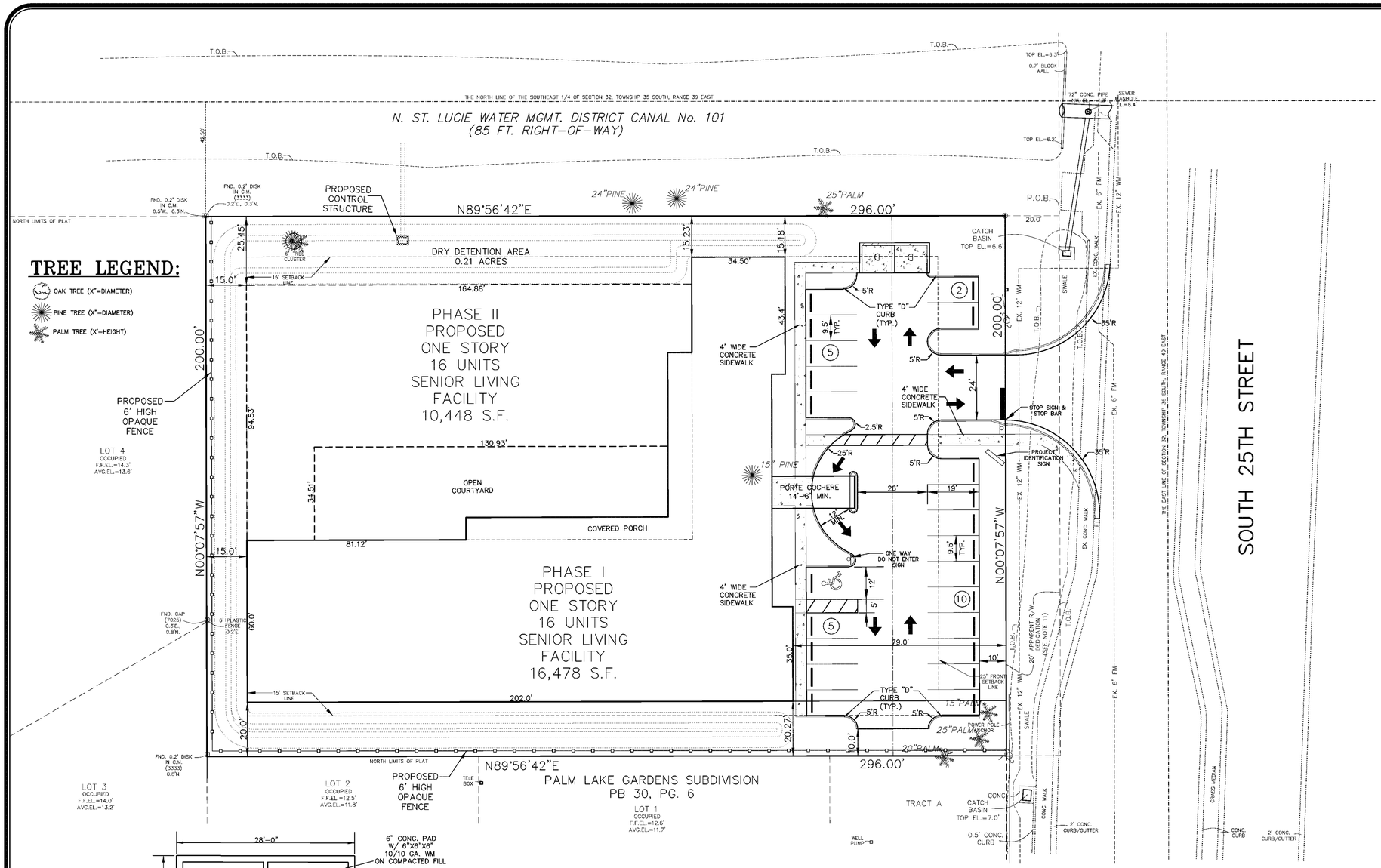


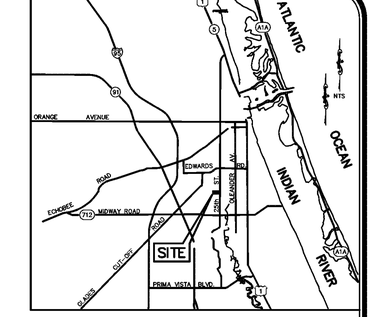
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The Manor ALF
4201 S. 25th Street
Zoning Map

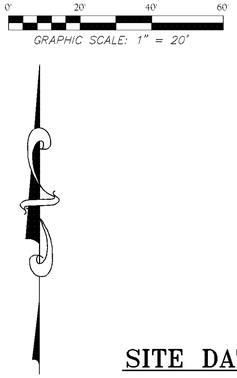
THE SUNRISE CITY FORT PIERCE Florida

- **C-1, Office Commercial**
- **R-1, Single-Family Low Density**
- **PUD, Planned Unit Redevelopment**
- **R-2, Single-Family Intermediate Density**
- **AR-1, Agricultural Residential, 1 du/ac**





LOCATION MAP



TREE LEGEND:

- OAK TREE (X"=DIAMETER)
- PINE TREE (X"=DIAMETER)
- PALM TREE (X'=HEIGHT)

SITE DATA

1. PROJECT NAME:	THE MANOR, ADULT LIVING FACILITY
2. LOCATION:	4201 SOUTH 25TH STREET, FORT PIERCE, FLORIDA
3. OWNER/APPLICANT:	RED LION CONSTRUCTION INC. MR. MARK NICHOLAS, PRESIDENT 7548 U.S. HIGHWAY #1 PORT ST. LUCIE, FL. 34952 PHONE: 727-463-3800
4. ENGINEER:	RICHARD M. LADYKO, P.E.. LADYKO DESIGN GROUP, LLC 4400 BELLE GROVE DRIVE FORT PIERCE, FL. 34981 PHONE: 772-530-8261 FLORIDA C.A.: #28610
5. SURVEYOR:	HAYHURST LAND SURVEYING, INC. WILLIAM E. HAYHURST, P.S.M. 445 9TH ST. S.W., UNIT 7 VERO BEACH, FL. 32962 PHONE: 772-569-6680 FAX: 772-770-3446
6. LANDSCAPE ARCHITECT	GREGORY BOGGS, ASLA BOGGS PLANNING & LANSCAPE ARCHITECTURE 100 AVENUE A, SUITE 2E FORT PIERCE, FL. 34950 PHONE: 772-577-6473 CELL: 772-486-5228
7. TYPE OF PROJECT:	32 ROOM ADULT LIVING FACILITY
8. GROSS PROJECT SIZE:	59,200 S.F. 1.36 ACRES
9. FUTURE LAND USE:	RL (LOW DENSITY RESIDENTIAL)
10. ZONING:	OFFICE COMMERCIAL (C-1)
11. PARCEL ID:	2432-411-0001-0002

12. PROPOSED LAND USE BREAKDOWN: THIS APPLICATION

	Acreage	Square Footage	Percentage of site
Prop. Buildings	0.62	26,926	45.48
Pavement	0.22	9,793	16.54
Walks and Misc.	0.03	1,168	1.97
Dry Detention	0.21	9,087	15.31
Open Space	0.28	12,246	20.68
TOTAL	1.36	59,200	100.00

13. UTILITY SERVICE:

WATER SERVICE: FORT PIERCE UTILITIES AUTHORITY
SEWAGE TREATMENT: FORT PIERCE UTILITIES AUTHORITY

14. SITE DRAINAGE:

THE PROJECT WILL PROVIDE ON-SITE DRY DETENTION FOR WATER QUALITY AND STORM ATTENUATION. DISCHARGE WILL BE TO N.S.L.R.W.C.D. CANAL NO. 101.

15. PARKING CALCULATIONS:

ADULT CONGREGATE CARE FACILITIES (ITE CODE 253) SHALL HAVE 0.45 SPACES PER UNIT PER THE REQUIREMENTS OF THE INSTITUTE OF TRAFFIC ENGINEERS (ITE), 4TH EDITION EDITION GENERATION MANUAL.

Required Parking (0.45 spaces x 32 Units)	14 Spaces
Provided Parking	
Paved Parking	22 Spaces
Total Provided	22 Spaces
Total Provided	22 Spaces (inc. 1 Handicapped)

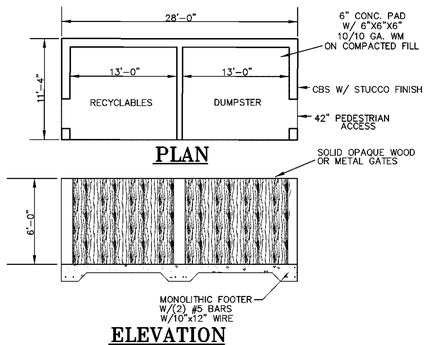
16. BUILDING SETBACKS

Front	25 FT.
Sides	15 FT.
Rear	15 FT.

17. CONSTRUCTION:

ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

DUMPSTER ENCLOSURE DETAIL

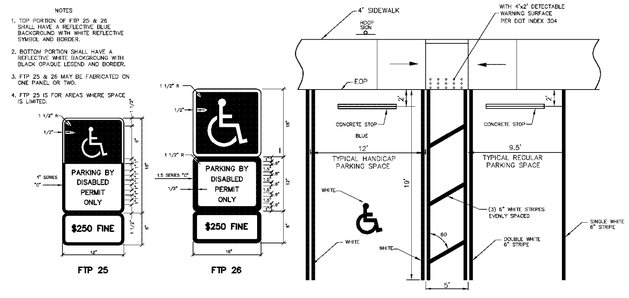


PLAN

ELEVATION

PARKING SPACE DETAIL

N.T.S.



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE, WHICH SAID LINE IS ALSO THE CENTERLINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FT.; THENCE RUN WEST A DISTANCE OF 40.0 FT. TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINING, THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FT. TO A POINT; THENCE RUN WEST AND PARALLEL O THE QUARTER SECTION LINE A DISTANCE OF 316.0 FT.; THENCE RUN NORTH AND PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200.0 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316.0 FT. TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

SAID PARCEL CONTAINS 1.36 ACRES MORE OR LESS.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288

- REVISIONS -	BY	DATE
REVISIONS PER CITY OF FORT PIERCE T.R.C.	RML	9/24/18

COMPUTER FILE REF.	FIELD BK./PG.

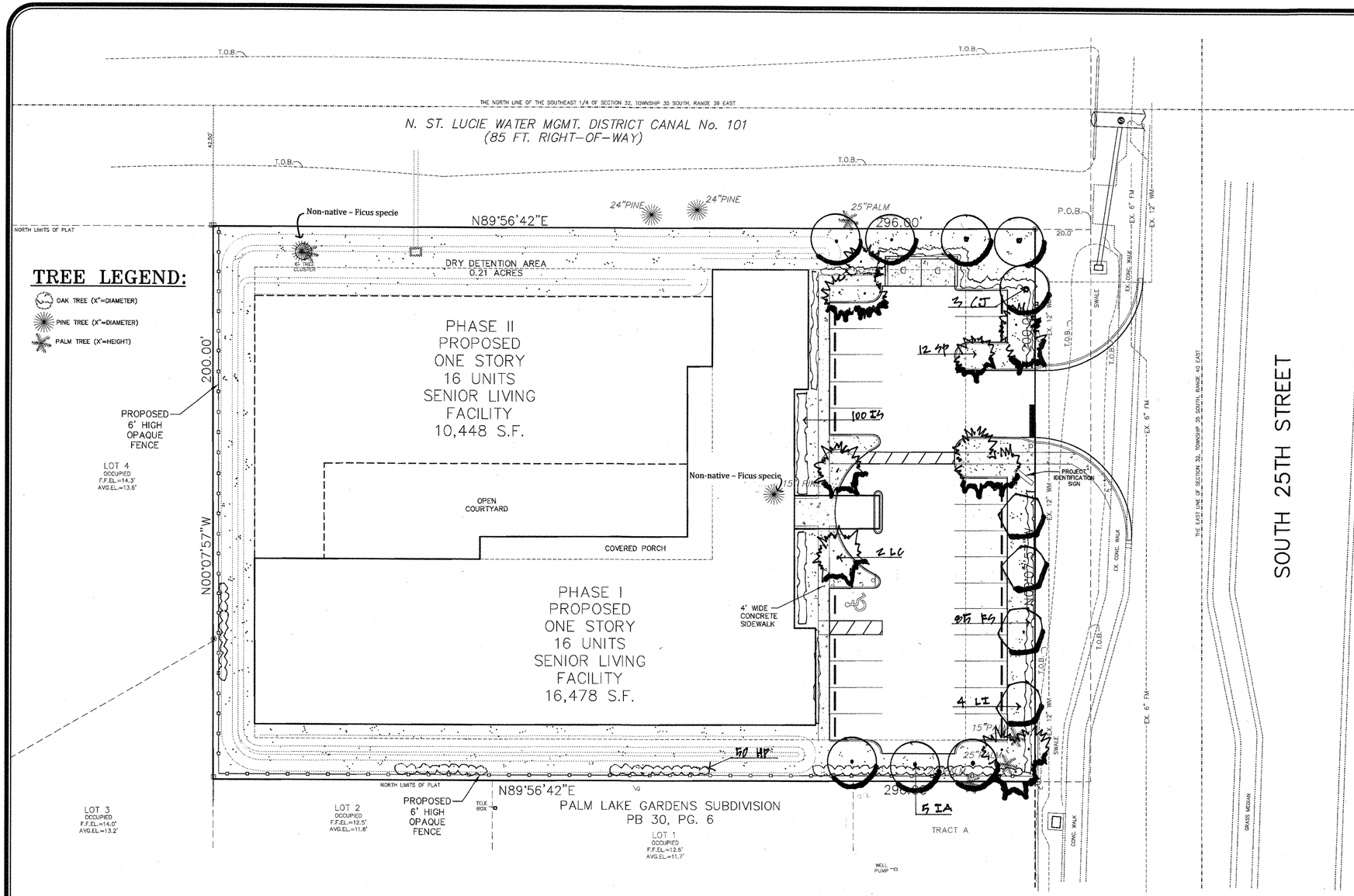
Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28610
4400 BELLE GROVE DRIVE
FT. PIERCE, FL. 34981
PHONE: 772-530-8261
FAX: 772-464-1383
enginpod2256@aol.com

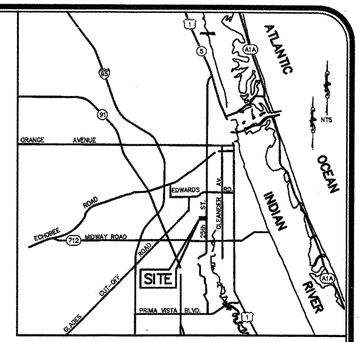
	BY	DATE
DESIGNED	RML	8-17-18
CALCS.		
DRAWN	RML	8-17-18
DETAILED		
CHECKED	RML	8-27-18
APPROVED		

THE MANOR ADULT LIVING

PROPOSED SITE PLAN

DATE: 8/17/18
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=20'
JOB No. 18-065
SHEET 1 OF 1





LOCATION MAP

Landscape Data

Vehicular Use Area along Right of Way

101 + 39 = 140 linear feet x 10 = 1,400 square feet of required landscape area

1,400/300 = 5 trees required

Vehicular Use Area along Property Line

39 (north) + 64 (south) linear feet x 10 = 1,030 square feet of required landscape area

1,030/200 = 5 trees required

Interior Vehicular Use Area

9,739 square feet of Vehicular Use Area

9,739/15 = 649.26 square feet of required landscape area

649.46/100 = 6 trees required

Mitigation Requirement

2 – 15" Pines previously shown as mitigated have been field verified as non-native species. Non-native Ficus species are the on-site trees (2) that will be removed, with a Norfolk Island Pine (non-native) being the remaining tree also removed without mitigation.

Total Trees Required = 16 Trees @ 2.5 inch D.B.H.

Total Landscape Area Provided = 1,400 +/- square feet

Total Trees Provided =

5 – 2.5" Holly	12.5"
4 – 2.5" Crape Myrtle	10"
3 – 2.5" Cassia	7.5"

12 – 10-15' ht. cabbage palm (12/3=4 trees)

2 – Chinese Fan Palm 10' ht.

Plant List

Qty	Botanical Name	Common Name	Specification
5	Ilex attenuata 'Eagleston'	'Eagleston' Holly	12', 2.5" dbh., min
4	Lagerstroemia indica	Crape Myrtle cultivar	12', 2.5" dbh., min.
3	Cassia javanica	Apple Blossom Cassia	12', 2.5" dbh., min.
2	Livistona chinensis	Chinese Fan Palm	10', double trunk
12	Sabal palmetto	Cabbage Palm	10-15' ht., mix ht.
85	Foresteria segregata	Florida Privet	24" ht., 30" o.c.
50	Hamelia patens	Firebush	24" ht., 30" o,c,
100	Ilex shillings	Dwarf Yaupon Holly	18" ht., 18" o.c.

Note:

Per Section 22-187(10), 296' + 200' = 496' property length/10; 50 shrubs required along 6' fence adjacent to residential.

Sod to be Argentine Bahia

All Plants Florida # 1 Grade

All Beds mulched with 3" recycled vegetative mulch

All Landscape to be irrigated with an in-ground irrigation system

– REVISIONS –	BY	DATE
REVISIONS PER CITY OF FORT PIERCE T.R.C.	GLB	9/24/18

COMPUTER FILE REF.	FIELD BK./PG.

	BY	DATE
DESIGNED	GP	9.26.18
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

THE MANOR ADULT LIVING

PRELIMINARY LANDSCAPE PLAN

DATE:
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=20'
JOB No.
SHEET OF

THE MANOR

SENIOR LIVING



Elevation 1



Painted Stucco Wall Color

Benjamin Moore : Wilmington Tan HC-34



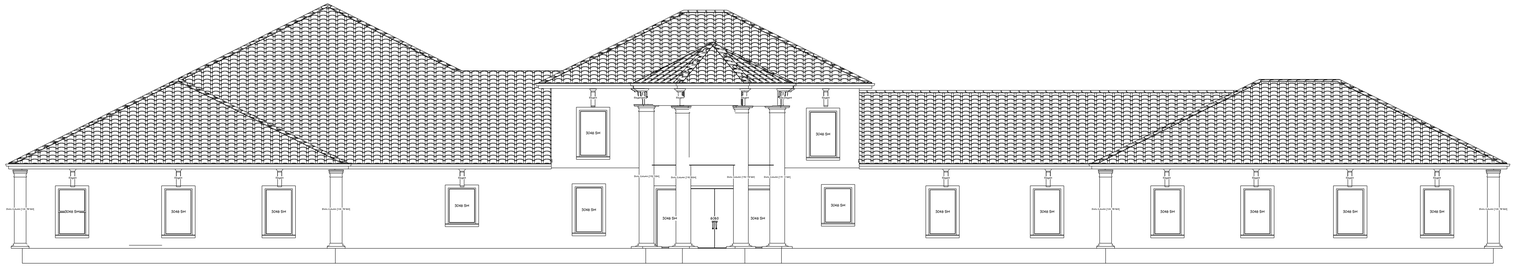
Roof – Barrel-Vault Tile

Color -Barclay

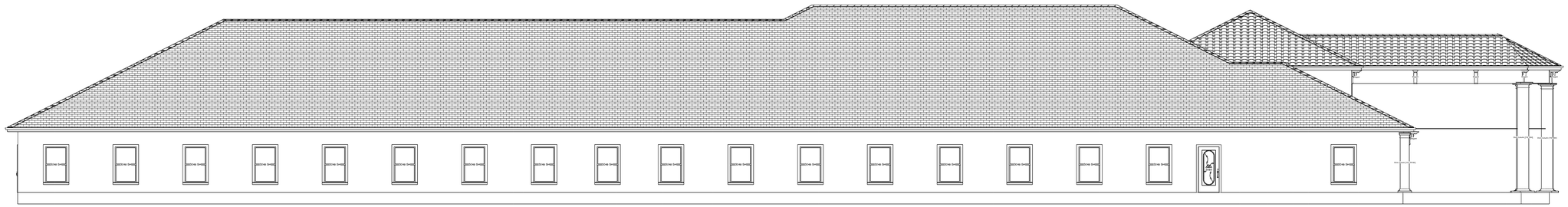


Painted Trim , Facia, Soffit

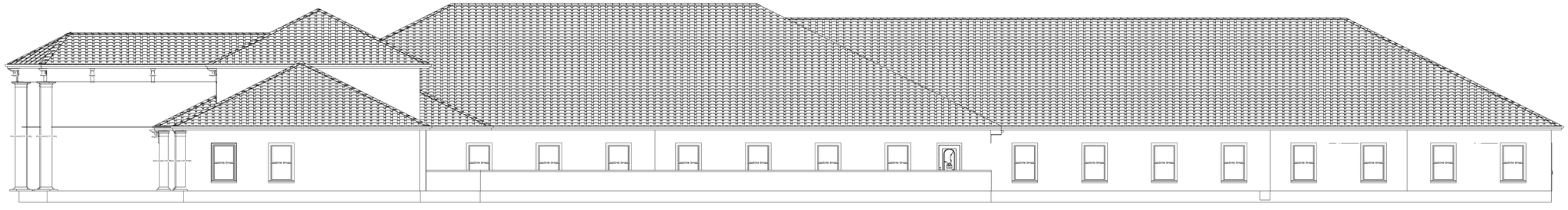
Benjamin Moore : Hasbrouck Brown HC-71



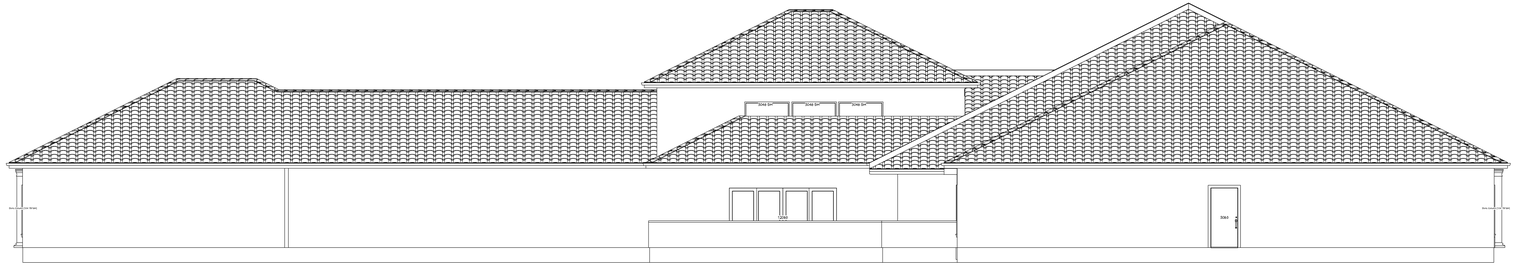
FRONT ELEV



LEFT ELEV



RIGHT ELEV



REAR ELEV

To the best of our knowledge these plans are drawn to comply with owner's specifications. The contractor and/or homeowner shall verify all dimensions and enclosed drawings. Tom McAuliffe Professional Draft & Design. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Contractor is responsible for all code and governing body compliance and all

TOM MCAULIFFE
PROFESSIONAL DRAFT & DESIGN
PORT ST. LUCIE, FL. 34952
772.398.2612

ISSUE & REVISIONS

SCOTT R. SANDERS P.E. FL.
FLA. REG #64781
5911 PESCARA DRIVE
PAGE, FL, 32571
772.774.4086

PROJECT NAME
The Manor
Ft. Pierce, Fla.

NEW HOME DESIGNED FOR:
SHASHI AND KASHMIRI BATRA

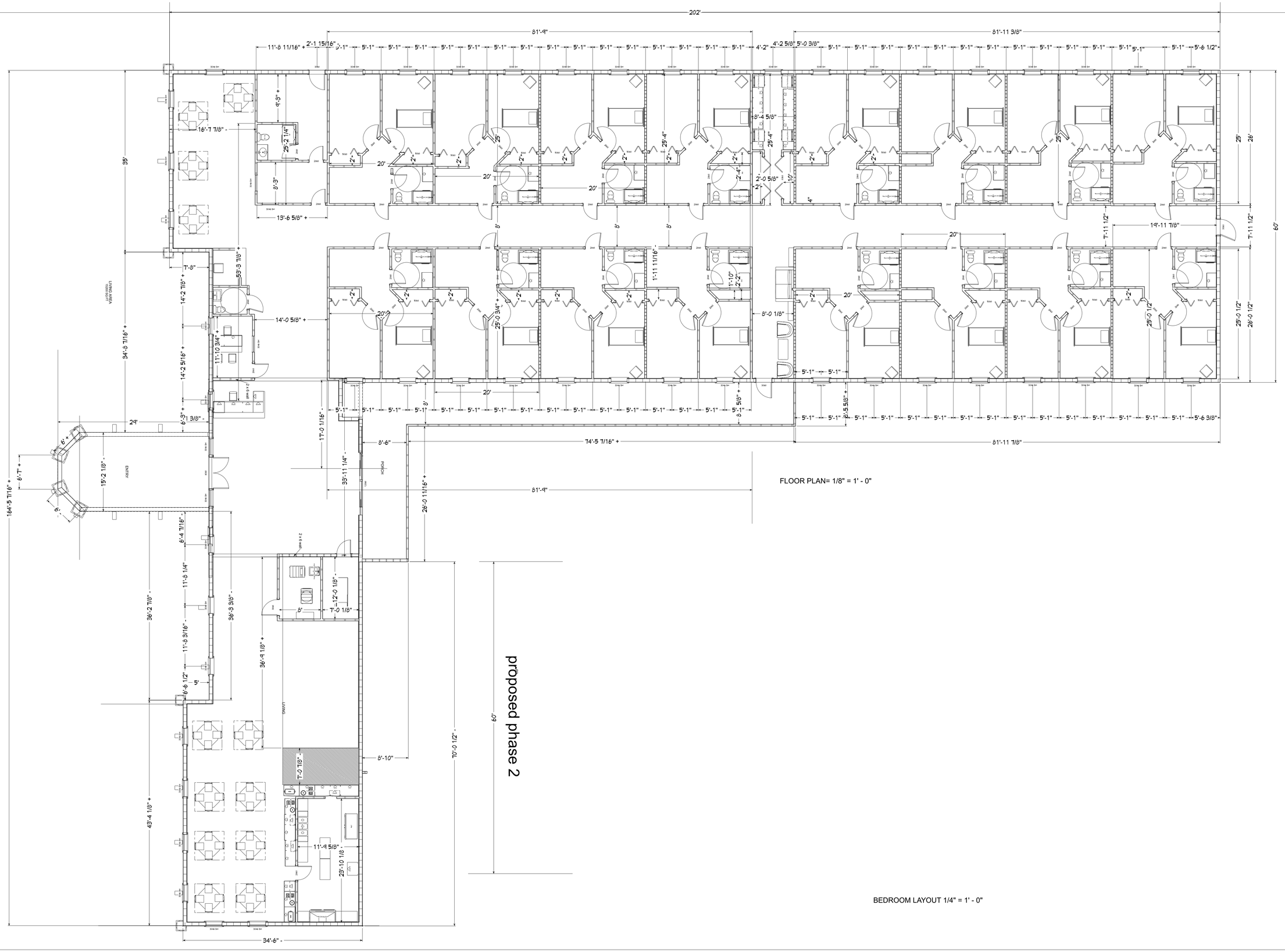
SHEET CONTENTS

DATE:

CLIENT APPROVAL:

PROJ.
DRWN.
DATE.

SHEET
1 OF 2



TOM MCAULIFFE
PROFESSIONAL DRAFT & DESIGN
PORT ST. LUCIE, FL. 34952
772.398.2612

SCOTT R. SANDERS P.E. FL.
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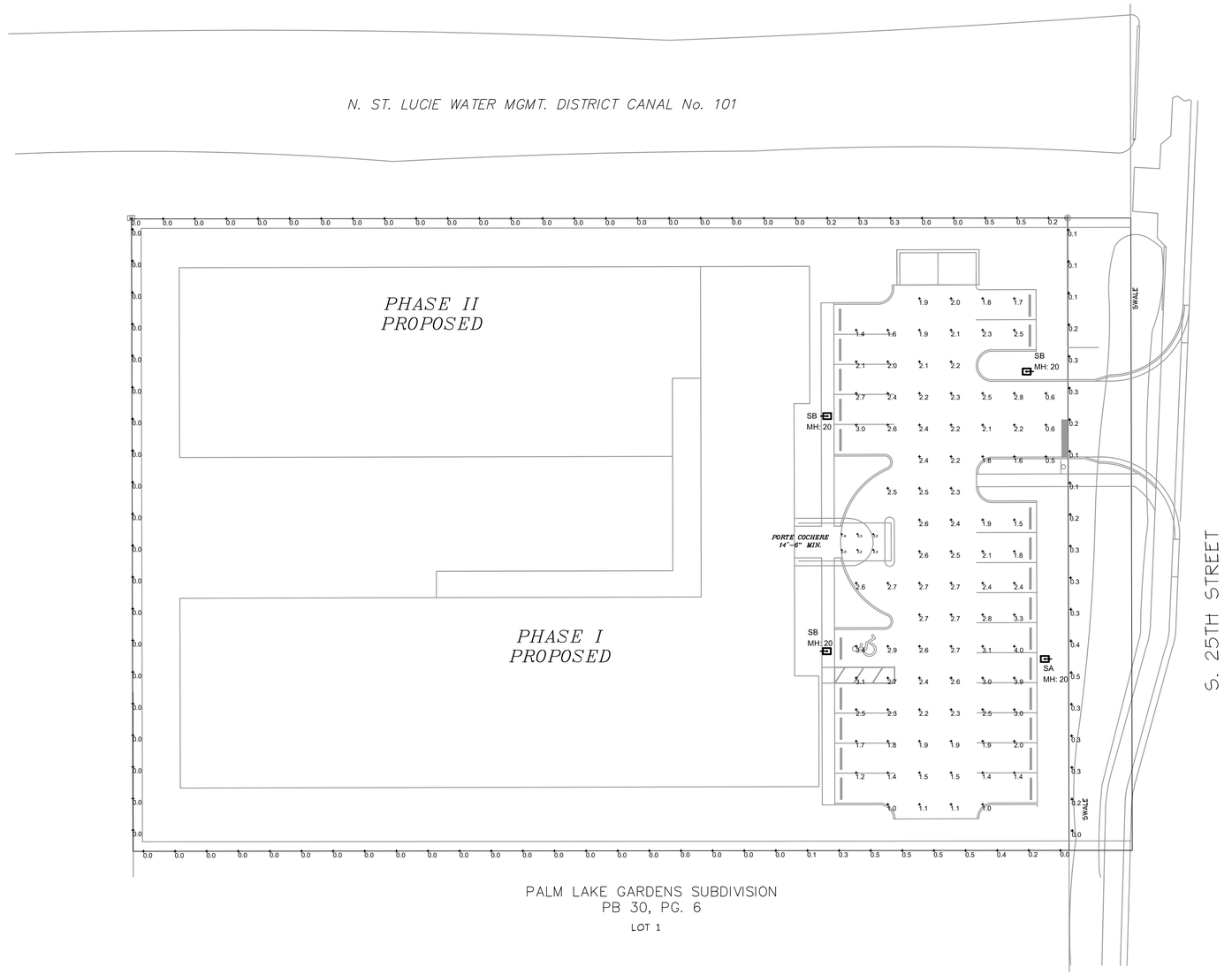
SHEET CONTENTS

CLIENT APPROVAL: DATE:

PROJ.
DRWN.
DATE.

SHEET
2 OF 2

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SITE PHOTOMETRIC PLAN

1"=20'-0"

Calculation Summary							
Project: LEGACY SENIOR LIVING SITE & PARKING 08-25-2018							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED ENTRY_Top_1	Illuminance	Fc	2.10	2.3	1.9	1.11	1.21
PROPERTY LINE	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	2.13	2.8	0.5	4.26	5.60
PARKING	Illuminance	Fc	2.29	4.0	1.0	2.29	4.00

Luminaire Schedule											
Project: LEGACY SENIOR LIVING SITE & PARKING 08-25-2018											
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	1	SA	PHILIPS GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	161	161
	3	SB	PHILIPS GARDCO ECF-S-32L-1A-NW-G2-3-HIS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	110.7	332.1

PHILIPS

GARDCO

Site & Area

EcoForm

ECF-S small



The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Project:
Location:
Cat.No.
Type:
Qty:
Notes:

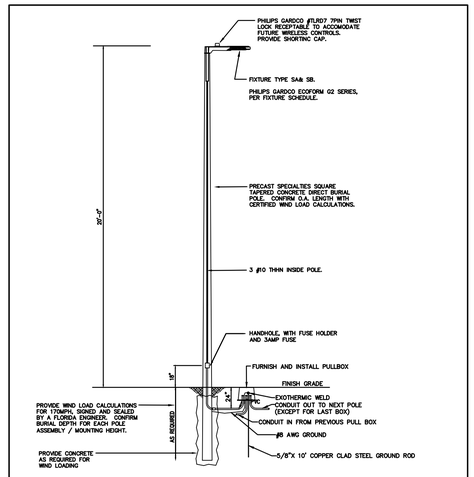
Ordering guide

example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Options: Motion sensing	Options: Photo-sensing	Options: Electrical	Options: Luminaire	Finish
ECF-S												
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**530** 530 mA **900** 700 mA **1A** 1050 mA **12A** 1200 mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR** Arm Mount (standard)[1] *The following mounting kits must be ordered separately* (See accessories) **SF** Slip Fitter Mount[2] (fits to 2 ¼" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[3]	**Type 2** 2 Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** 3 Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** 4 Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** 5 Type 5 **SW** Type SW **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[7] **DCC** Dual Circuit Control[4] **FAWS** Field Adjustable[14] **SW** Interface module for SiteWise[8,12] **LLC2** Integral module with #2 lens[10] **LLC3** Integral module with #3 lens[10] **LLC4** Integral module with #4 lens[10] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[7] **CM50** Median 50% Dimming, 8 hours[7] **CE50** Economy 50% Dimming, 9 hours[7] **DA50** All Night 50% Dimming[7] **CS30** Safety 30% Dimming, 7 hours[7] **CM30** Median 30% Dimming, 8 hours[7] **CE30** Economy 30% Dimming, 9 hours[7] **DA30** All Night 30% Dimming[7]	**IMR3** Integral with #3 lens[9] **IMR7** Integral with #7 lens[9] **IMRO** Pole-mounted motion sensor[5] (see accessories)	**PCB** Photocontrol Button[11] **TLR05** Twist Lock Receptacle 5 Pin[11] **TLR07** Twist Lock Receptacle 7 Pin[11] **TLRPC** Twist Lock Receptacle w/ Photocell[11] **Fusing** **FS** Single (120, 277, 347VAC)[7] **F2** Double (208, 240, 480VAC)[7] **Pole Mount Fusing** **FPS** Single (120, 277, 347VAC)[7] **FP2** Double (208, 240, 480VAC)[7] **FP3** Canadian Double Pull (208, 240, 480VAC)[7] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block[6] **RPA** Round Pole Adapter (fits to 7"-7.5" O.D. poles)[13] **HIS** Internal Housing Side Shield[4]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Available only on **120**, **208**, **240**, and **277** (or **UNV**)
2. Specify Voltage
3. Not available with **347** or **480** voltage
4. **HIS** not available with Type 5 or **SW** optics
5. **DD** is required for **LLC5**. Dimming leads are supplied through back of luminaire. **IMRO** requires **surface mounted separately** (See accessories page)
6. **DCC** and **LLC2/3/4** not available with any other controls
7. **TB** not available with **DCC**
8. **ECF-IMRI** equipped with out-boarded sensor housing when voltage is **HVU** (347-480V)
9. Mounts to a 4" round pole with adapter included for square poles.
10. Not available with **SF** and **WS**. **RPA**s provided with black finish standard.
11. Limited to a maximum of 45 degrees aiming above horizontal
12. **SW** option is not available with any other control options with the exception of **IMRI3**, **IMRI7** and **SW-IMRO** motion response options
13. Available only on **120V** and **277V**
14. Not available with **DCC**, **IMRI3**, **IMRI7**, **SW**, **LLC** and **CS/CM/CE/DA**
15. **TLR05/7** option not available with **LLC**, **PCB**, **TLRPC** or **DCC**. Max aiming angle 45° Works with 3 or 5 pin NEMA photocell/dimming receptacle and is recommended for NEMA receptacle if ordering with **DD**, **CS/CM/CE/DA**, **IMRI** and **IMRO**.

ECF-S_EcoForm_area_small 03/18 page 1 of 9



LIGHT POLE DETAIL "SA" & "SB"

N.T.S.

PERMIT ISSUED -
CONSTRUCTION ISSUED -

revision	date
4	

1408 Orange Avenue
Fort Pierce, Florida 34950
Phone: 772.242.2023
jmunn@kammconsulting.com
Certification of Authorization #8189

KAMM Consulting

JIMENA MUNN
Project Manager

Florida License #58247

06-27-18
date

signed

project title:
LEGACY SENIOR LIVING CENTER
FORT PIERCE, FLORIDA

sheet title:
PHOTOMETRIC PLAN

projt. no.:	2018-0695
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	08/27/2018

sheet

E1.1

project

TRAFFIC IMPACT REPORT

For

THE MANOR ADULT LIVING FACILITY

In

The City of Fort Pierce
St. Lucie County

Prepared for

Red Lion Construction, Inc.
7548 South U.S. Highway #1
Port St. Lucie, Florida 34952
727-463-3800

Prepared By

Ladyko Design Group, LLC
4400 Belle Grove Drive
Ft. Pierce, FL 34981
772-530-8261

August 2018

TABLE OF CONTENTS

Project Description 1
Location Map 2
Study Methodology 3
Existing Conditions 3
Trip Generation 6
Trip Distribution 6
Capacity Analysis 8
Conclusion 10
References 11
Appendix A 12

PROJECT DESCRIPTION

The proposed residential development known as THE MANOR ADULT LIVING FACILITY is located on the west side of South 25th Street approximately 3/4 mile north of Midway Road (See Figure No. 1, Location Map). The property is approximately 1.43 acres in size and is proposed to consist of a 32 room senior living facility and is located in Section 29, Township 35 South, Range 41 East, City of Fort Pierce, St. Lucie County, Florida.

The construction of the project is anticipated to commence in 2019 and is anticipated for buildout in 2020.

This report has been prepared to study the traffic generated by the proposed development. In developing the scope and methodology of the report, data from the Institute of Transportation Engineers Trip Generation Manual, 9th Edition, St. Lucie Urban Area Metropolitan Planning Organization, Fall 2015 and Fall 2017 Traffic Counts and Level of Service Report, and the Florida Department of Transportation were used to determine the appropriate traffic values.

The project's traffic assignment and net external trips were utilized to determine the number of project trips on each segment. 2018 FDOT's Q/LOS Manual adopted level of Service (E) was used to develop the roadway capacities.

Figure 1

STUDY METHODOLOGY

SECTION A: DEFINITION OF STUDY AREA

The study area, as defined by the St. Lucie County Land Development Code, Section 11.02.09.9B shall be a 2 mile radius of the site which includes all major roadways and intersections within the zone of influence. The study area was reviewed with St. Lucie County Planning Staff and will not require the study of any major intersections.

SECTION B: INVENTORY OF EXISTING FACILITIES

Roadways:

South 25th Street

South 25th Street is classified as a County two-way, Arterial Uninterrupted Flow roadway. The portion of South 25th Street, which is located within the study area, is primarily a 4-lane divided rural roadway with right and left turn lanes both north and south of the subject property. All of the travel lanes are 12' in width, including the right and left turn lanes located along the roadway. The existing South 25th Street right-of-way for this section of roadway is 120' in width.

South 25th Street is maintained by the St. Lucie County. South 25th Street currently operates at LOS C. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Fall, 2017 Traffic Counts" and applied to the 2013 FDOT Generalized Daily Level of Service, Table 3, Uninterrupted Flow Highway, Rural Development.

Bell Avenue

Bell Avenue is classified as a County two-way, Collector Uninterrupted Flow roadway. The portion of Bell Avenue which is located within the study area, is primarily a 2-lane un-divided rural roadway with no turn lanes within the study area. All of the travel lanes are 12' in width, including the right and left turn lanes located along the roadway. The existing South 25th Street right-of-way for this section of roadway is 60' in width.

Bell Avenue is maintained by the St. Lucie County. Bell Avenue currently operates at LOS C. The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Fall, 2017 Traffic Counts" and applied to the 2013 FDOT Generalized Daily Level of Service, Table 3, Uninterrupted Flow Highway, Rural Development.

Midway Road

Midway Road is currently classified as a County Class II, two-way Arterial Uninterrupted Flow roadway. The portion of Midway Road, which is located within the study area, is currently a non-state, signalized, 2-lane undivided urban roadway with residential streets located on the north and south sides, both east and west of the subject property and with a posted speed limit of 35 m.p.h. or less and exclusive left turn lanes at intersections.

Midway Road is maintained by St. Lucie County. Midway Road currently operates at LOS "F". The LOS is based on the Annual Average Daily Traffic volumes as established in the "St. Lucie Urban Area Metropolitan Planning Organization Fall 2016 Traffic Counts" and applied to the FDOT Generalized Daily Level of Service tables.

Based upon the initial review of the traffic impact report by St. Lucie County, their consultant has asked that the section of Midway road in question be analyzed as a 4-lane, divided section based upon it's Spring 2020 anticipated completion date.

This request will classify the Roadway under the 2018 Level of Service Handbook as a Non-State, Interrupted Flow, Minor (1 signal per ¼ mile), divided roadway with exclusive left and right turn lanes.

EXISTING TRAFFIC CONDITIONS

The Annual Average Daily Traffic volumes for the roadways located within the study area were obtained from the "St. Lucie Urban Area Metropolitan Planning Organization Fall, 2016 Traffic Counts" and AM and M Peak Volumes were obtained from the Fall 2015 Report.:

AVERAGE DAILY TRIPS

Roadway	Link	LOS(C) Capacity	AADT	Available Capacity
South 25th St.	Midway Rd. to Bell Ave.	26,370	19,423	6,947
South 25th St.	Bell Ave. to Edwards Rd.	26,370	16,637	9,733
Bell Avenue	South 25th St. to Sunrise Blvd.	14,600	3,411	11,189
Midway Road	S. 25th St. to Christensen	26,370	17,500	8,870
Midway Road	S. 25th St. to Sunrise	26,370	16,663	9,707

AM PEAK HOUR TRIPS

Roadway	Link	LOS(E) Capacity	AM Peak Directional	Available Capacity
South 25th St.	Midway Rd. to Bell Ave.	1,870	1,184	686
South 25th St.	Bell Ave. to Edwards Rd.	1,870	1,075	795
Bell Avenue	S. 25th St. to Sunrise Blvd	837	207	630
Midway Road	S. 25th St. to . Christensen	1,870	912	912
Midway Road	S. 25th St. to Sunrise Blvd.	1,870	1,018	852

PM PEAK HOUR TRIPS

Roadway	Link	LOS(E) Capacity	PM Peak Directional	Available Capacity
South 25th St.	Midway Rd. to Bell Ave.	1,870	1,105	765
South 25th St.	Bell Ave. to Edwards Rd.	1,870	1,092	778
Bell Avenue	S. 25th St. to Sunrise Blvd	837	250	587
Midway Road	S. 25th St. to . Christensen	1,870	896	974
Midway Road	S. 25th St. to Sunrise Blvd.	1,870	935	935

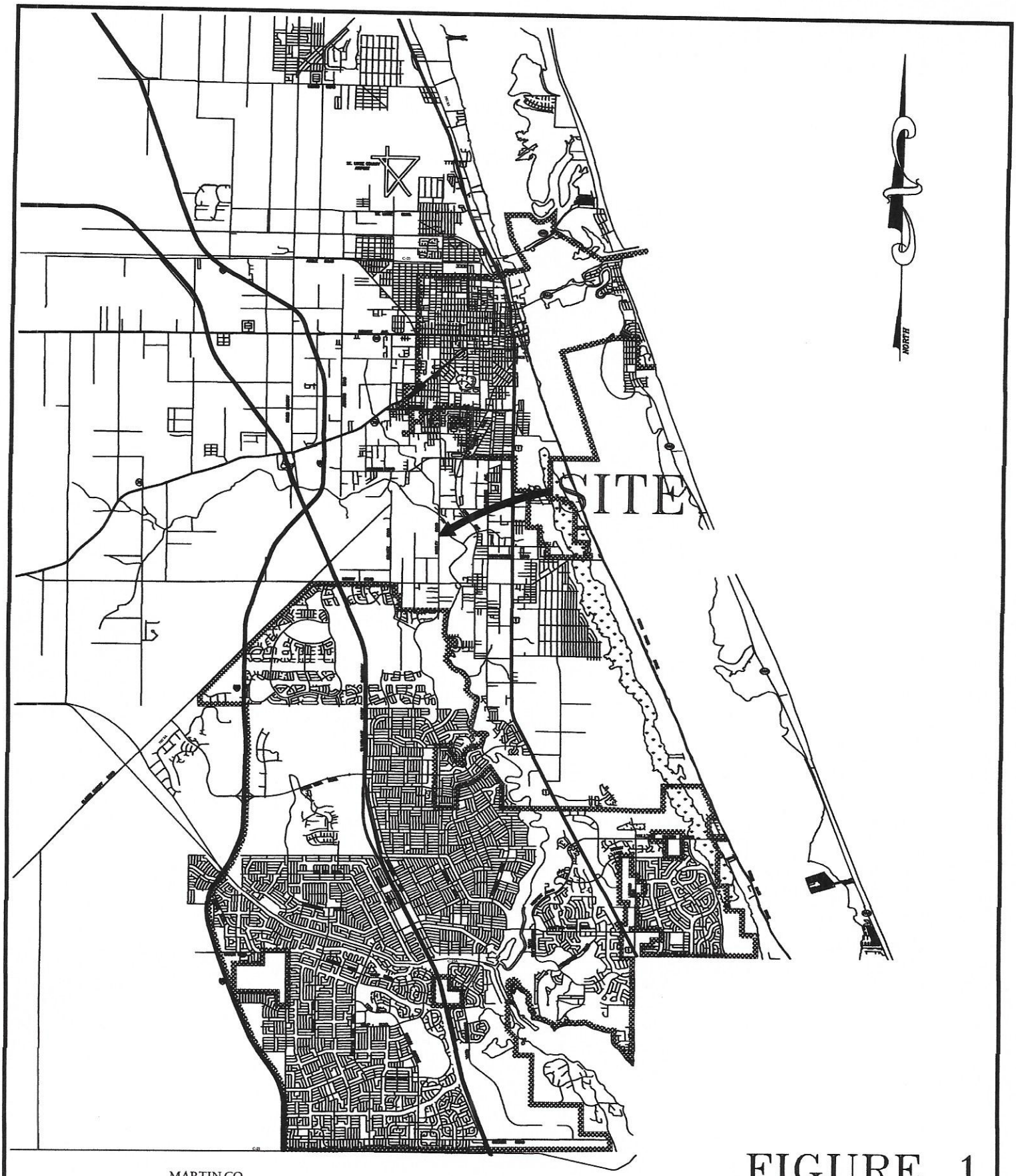


FIGURE 1

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

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THE MANOR ADULT LIVING FACILITY
4201 SOUTH 25TH STREET

LOCATION MAP

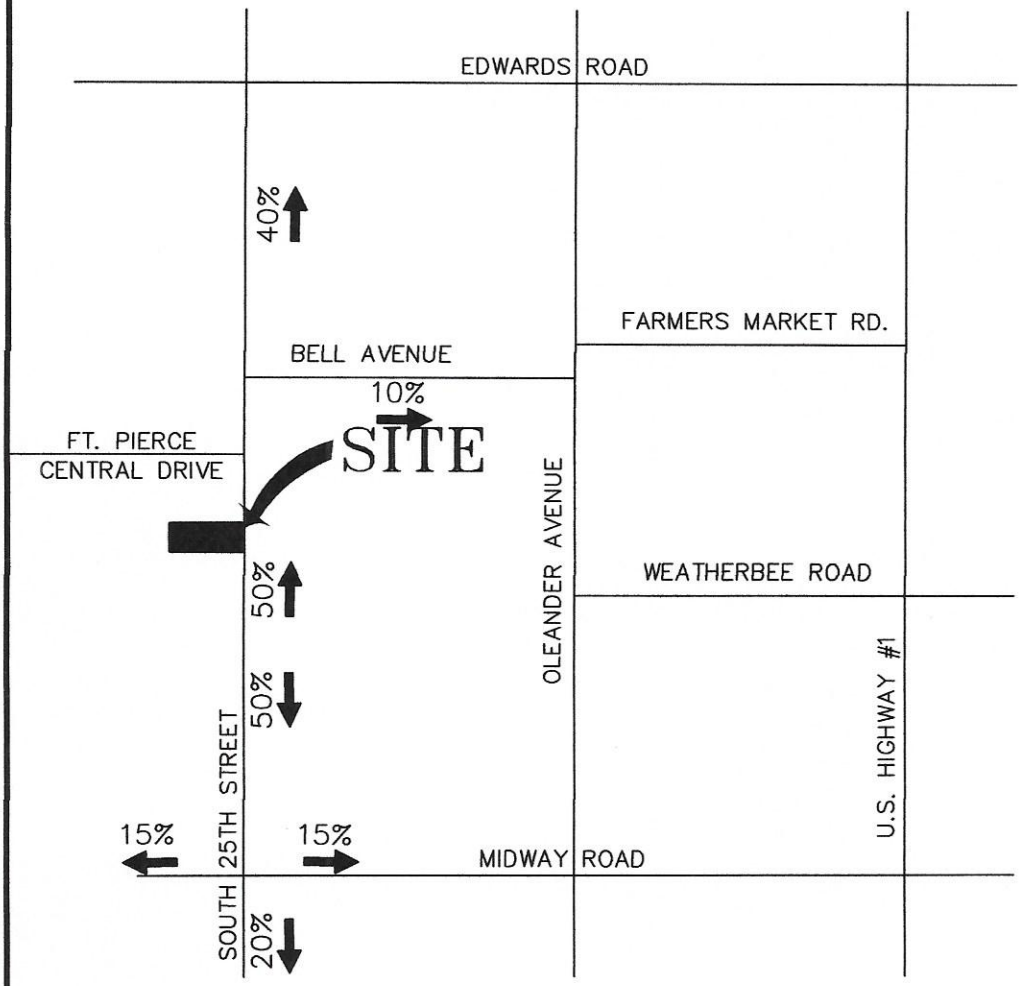




FIGURE 2

LDadyko Design Group, LLC
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THE MANOR ADULT LIVING FACILITY
4201 SOUTH 25TH STREET

TRIP DISTRIBUTION BY PERCENT

TRIP GENERATION

The Trip Generation for the proposed THE MANOR ADULT LIVING FACILITY development was developed by utilizing the Institute of Transportation Engineers Trip Generation Manual, 9th Edition. The project will consist of 32 room senior living facility and be analyzed as such.

In developing the Trip Generation Rates, ITE Code 253 "ADULT CONGREGATE LIVING FACILITY" was reviewed for the ADT volume generations. The facility will contain 32 living units and will be constructed in two phases. The first phase will consist of 16 units and the full development of the site and the second phase will include the remaining 16 units. Peak Hour movements were analyzed in the AM and the PM as well.

Table I has been provided to depict the Trip Generation Rates for this development as follows:

TRIP GENERATION
Table I

Average Daily Traffic

Land Use	Units	Rate	Volume
Adult Congregate Living (ITE 253)	32 Units	2.15 trips/unit	69 vpd

AM Peak Hour

Land Use	Units	Rate	Volume
Adult Congregate Living (ITE 253)	32 Units	0.06 trips/room	2 vph 34% In – 1 vph 66% Out – 1 vph

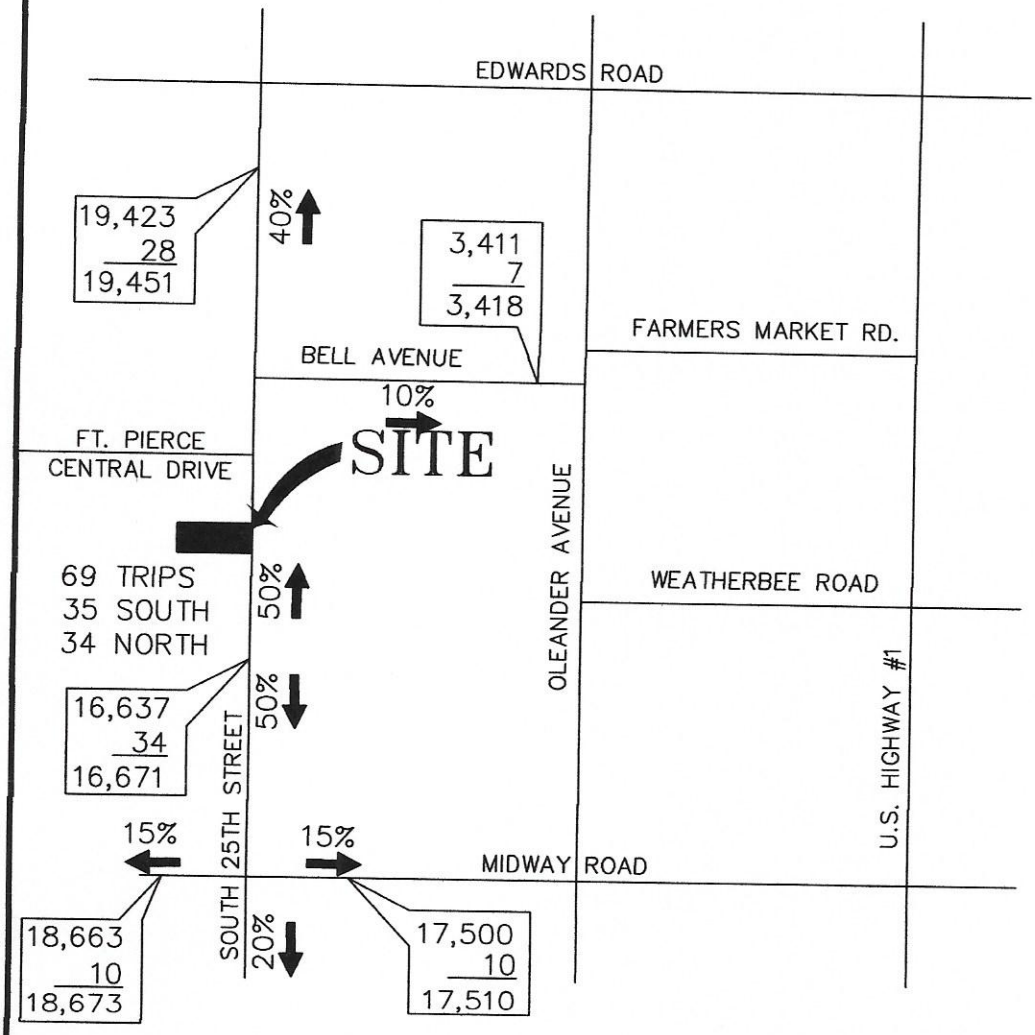
PM Peak Hour

Land Use	Units	Rate	Volume
Adult Congregate Living (ITE 253)	32 Units	0.17 trips/room	6 vph 54% In – 4 vph 46% Out – 2 vph

TRIP DISTRIBUTION

The distribution of trips to and from the site was based on the majority of traffic coming from the north. A summary of the major trip assignments are estimated as follows:

Roadway Link	Percentage	AADT Trips	AM Peak Hour Directional Trips	PM Peak Hour Directional Trips
South 25th St. South	50%	35 vpd	1 vph	3 vph
South 25th St. North	50%	34 vpd	1 vph	3 vph





LEGEND

341	EXISTING TRIPS (A.A.D.T.)
175	ADDITIONAL TRIPS ADDED BY PROJECT
516	TOTAL TRIPS (A.A.D.T.)

FIGURE 3

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THE MANOR ADULT LIVING FACILITY
4201 SOUTH 25TH STREET

TRIP DISTRIBUTION
BY PERCENT AND AADT

CAPACITY ANALYSIS

Link Analysis:

Average Daily Traffic Volumes

The Pre-Development Volumes used herein reflect the rates for year 2020, the buildout of the facility.

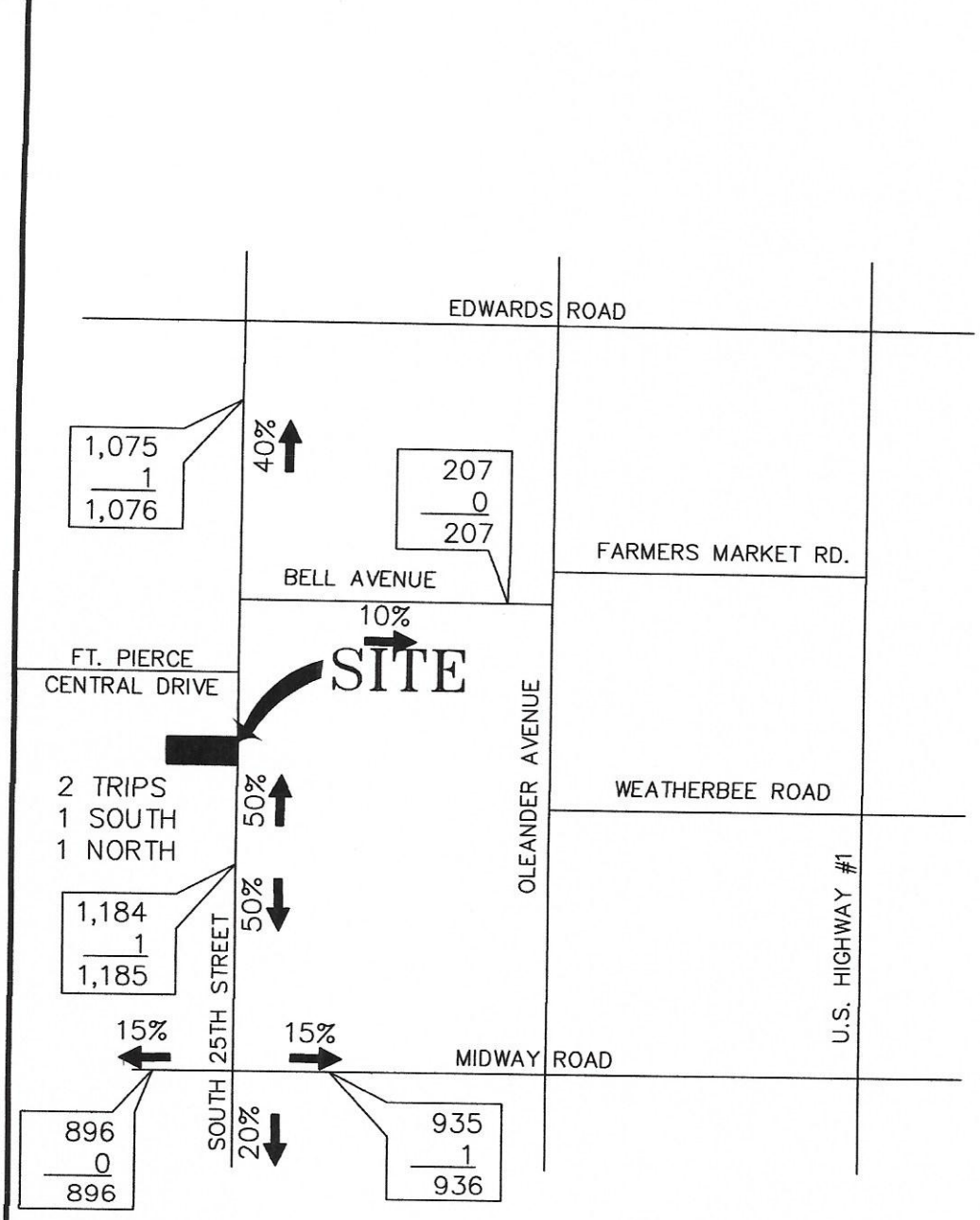
Roadway	Link	LOS (C) Capacity	Volume/LOS Pre-Development	Volume/LOS Post-Development
South 25th St.	Midway Rd. to Bell Ave.	26,370	19,423(C)	19,451(C)
South 25th St.	Bell Ave. to Edwards Rd.	26,370	16,637(C)	16,671(C)
Bell Avenue	South 25th St. to Sunrise Blvd.	14,600	3,411(C)	3,418(C)
Midway Road	S. 25th St. to Christensen	26,370	18,663(C)	18,673(C)
Midway Road	S. 25th St. to Sunrise	26,370	17,500(C)	17,510(C)

AM Peak Hour Directional Volumes

Roadway	Link	LOS (C) Capacity	Volume/LOS Pre-Development	Volume/LOS Post-Development
South 25th St.	Midway Rd. to Bell Ave.	1,870	1,184(C)	1,185(C)
South 25th St.	Bell Ave. to Edwards Rd.	1,870	1,075(C)	1,076(C)
Bell Avenue	S. 25th St. to Sunrise Blvd	837	207(C)	207(C)
Midway Road	S. 25th St. to . Christensen	1,870	896(C)	896(C)
Midway Road	S. 25th St. to Sunrise Blvd.	1,870	935(C)	936(C)

PM Peak Hour Directional Volumes

Roadway	Link	LOS(C) Capacity	Volume/LOS Pre-Development	Volume/LOS Post-Development
South 25th St.	Midway Rd. to Bell Ave.	1,870	1,105(C)	1,108(C)
South 25th St.	Bell Ave. to Edwards Rd.	1,870	1,092(C)	1,094(C)
Bell Avenue	S. 25th St. to Sunrise Blvd	837	250(C)	251(C)
Midway Road	S. 25th St. to . Christensen	1,870	896(C)	897(C)
Midway Road	S. 25th St. to Sunrise Blvd.	1,870	912(C)	913(C)





LEGEND

341	EXISTING TRIPS (A.M. PEAK HOUR)
36	ADDITIONAL TRIPS ADDED BY PROJECT
368	TOTAL TRIPS (A.M. PEAK HOUR)

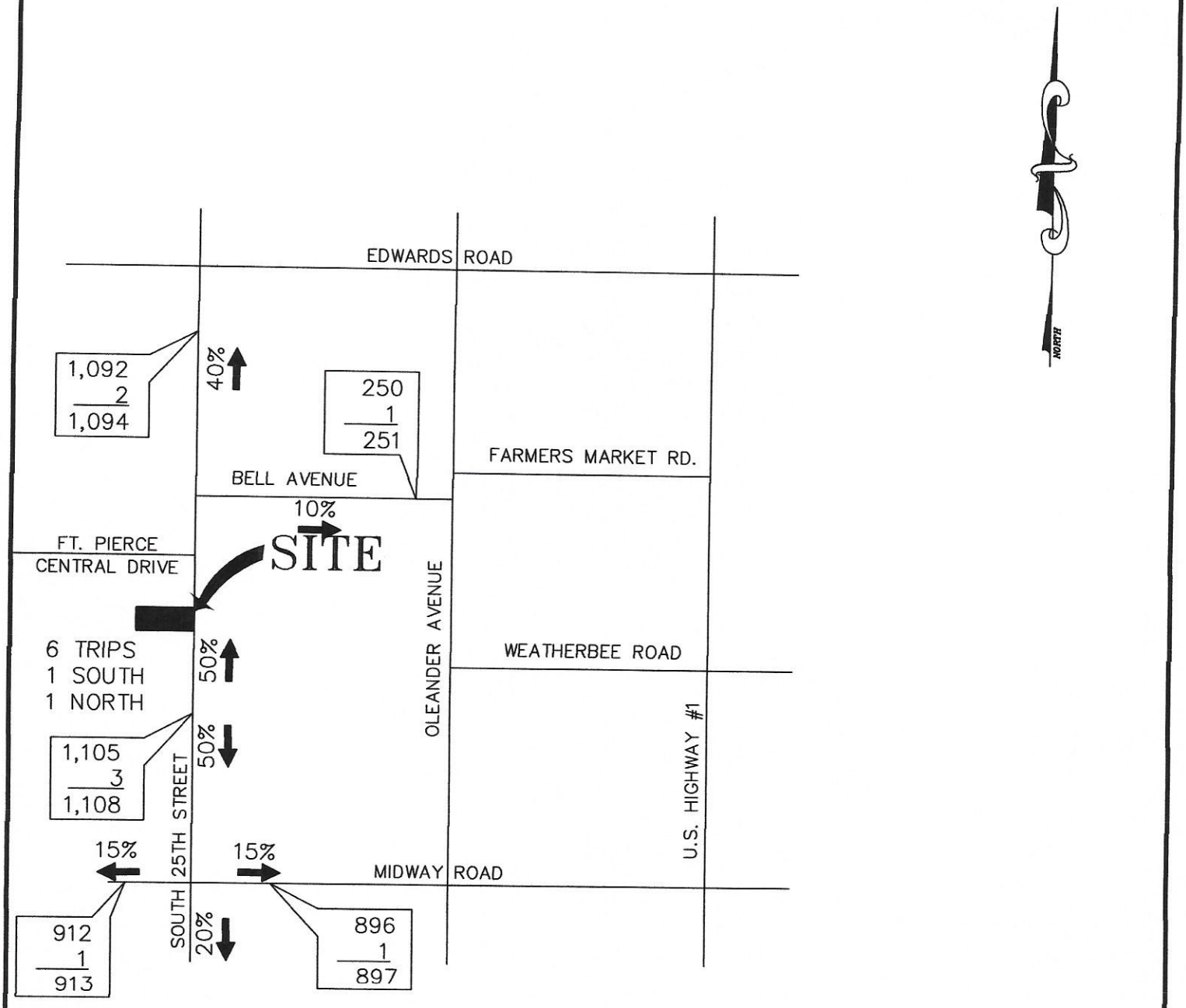
FIGURE 4

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THE MANOR ADULT LIVING FACILITY
4201 SOUTH 25TH STREET

TRIP DISTRIBUTION
BY PERCENT AND A.M. PEAK HOUR



LEGEND

341	EXISTING TRIPS (A.M. PEAK HOUR)
36	ADDITIONAL TRIPS ADDED BY PROJECT
368	TOTAL TRIPS (A.M. PEAK HOUR)

FIGURE 5

Ladyko Design Group, LLC
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THE MANOR ADULT LIVING FACILITY
4201 SOUTH 25TH STREET

TRIP DISTRIBUTION
BY PERCENT AND P.M. PEAK HOUR

Figure 3

CONCLUSION

The results of the report prepared for the proposed THE MANOR ADULT LIVING FACILITY indicate that the traffic impacts of the project will not decrease the capacity of any roadway link on the roadway network of St. Lucie County and the F.D.O.T. to an unacceptable level within the study area and no capacity related roadway improvements would be required.

In keeping with the standards required by the Florida Department of Transportation it is no recommended that a left turn lane southbound into the project be constructed as the number of trips does not warrant the need. Additionally, 25th Street is a four lane divided roadway with existing turn lanes currently in place. North bound traffic wishing to enter the facility will need to make a U-turn at the left turn lane at the Fort Pierce Central School facility and then proceed south.

Submitted By

Richard M. Ladyko, P.E.
President
Florida Registration No. 34288

REFERENCES

1. F.D.O.T. – St. Lucie County Fall 2015 and Fall 2017 Traffic Counts & Level of Service Report
2. State of Florida Department of Transportation, Quality/Level of Service Handbook, 2018.
3. Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.

APPENDIX A
TRAFFIC DATA

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

03/14/2018

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Principal (1 signal per half mile)

Lanes	Median	B	C	D	E
1	Undivided	*	200	690	930
2	Divided	50	1,350	1,790	1,870
3	Divided	80	2,040	2,690	2,820

Minor (1 signal per quarter mile)

Lanes	Median	B	C	D	E
1	Undivided	*	*	210	710
2	Divided	*	470	1,390	1,840
3	Divided	*	880	2,190	2,780

930 minus 10% = 837

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)
Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment
Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,510	3,410	4,230	4,330
3	3,660	5,030	6,240	6,500
4	4,820	6,670	8,310	8,670
5	6,580	9,240	10,840	**
6	8,150	10,990	13,000	**

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	610	930	1,260	1,690
2	Divided	1,840	2,660	3,350	3,760
3	Divided	2,770	3,990	5,020	5,640

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
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Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,747	2016	540	267	C	0.989	299	D	0.554
AVENUE O	13TH ST to US 1	685	1,900	2017	540	107	C	0.396	110	C	0.407
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.074	21	C	0.078
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,900	2016	830	368	C	0.472	321	C	0.412
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	28,500	2017	2,100	1,406	C	0.700	1,325	C	0.659
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	21,610	2015	2,100	-	-	-	-	-	-
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	24,500	2017	2,100	1,197	C	0.596	1,166	C	0.580
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	16,648	2016	920	931	F	1.012	828	C	0.952
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,500	2017	790	680	C	0.907	679	C	0.905
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	13,500	2017	750	680	D	0.907	679	D	0.905
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,400	2017	540	240	C	0.889	205	C	0.759
BECKER RD	VILLAGE PKWY to I-95	624	2,500	2017	3,170	196	C	0.063	178	C	0.058
BECKER RD	I-95 to SAVONA BLVD	625	17,000	2017	2,000	1,556	C	0.815	1,408	C	0.737
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	15,000	2017	2,100	1,006	C	0.500	1,008	C	0.501
BECKER RD	ALBACORE ST to DARWIN BLVD	302	11,500	2017	1,500	746	C	0.522	685	C	0.479
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	11,500	2017	2,100	746	C	0.371	685	C	0.341
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	14,500	2017	1,500	1,246	C	0.871	1,157	C	0.809
BECKER RD	DARWIN BLVD to ATHENA DR	627	14,500	2017	2,000	1,246	C	0.652	1,157	C	0.606
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	16,000	2017	2,100	1,074	C	0.534	1,386	C	0.690
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	13,000	2017	920	1,064	F	1.157	1,099	F	1.195
BELL AVE	25TH ST to SUNRISE BLVD	104	3,411	2015	790	207	C	0.531	250	C	0.641
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,309	2015	600	217	C	0.723	213	C	0.710
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	9,900	2017	630	678	F	1.076	576	C	0.960
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	7,800	2015	750	547	D	0.729	448	D	0.597
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	13,500	2017	920	668	C	0.768	677	C	0.778

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

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Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	3,967	2016	750	232	C	0.627	222	C	0.600
17TH ST	AVENUE D to AVENUE Q	608	3,967	2016	750	232	C	0.627	222	C	0.600
25TH ST	MIDWAY RD to BELL AVE	940016	16,637	2015	2,100	-	-	-	-	-	-
25TH ST	BELL AVE to EDWARDS RD	159	19,423	2016	2,100	1,075	C	0.535	1,092	C	0.543
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,613	2015	2,000	-	-	-	-	-	-
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	22,000	2017	2,000	1,150	C	0.602	1,204	C	0.630
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	21,031	2015	2,000	-	-	-	-	-	-
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,031	2015	2,000	-	-	-	-	-	-
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2017	1,630	1,104	D	0.677	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2017	1,630	1,104	D	0.677	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	18,928	2015	1,630	-	-	-	-	-	-
25TH ST	ORANGE AVE to AVENUE D	610	14,000	2016	1,630	606	C	0.830	595	C	0.815
25TH ST	AVENUE D to AVENUE Q	940050	14,241	2015	1,630	-	-	-	-	-	-
25TH ST	AVENUE Q to JUANITA AVE	945152	13,061	2015	2,000	-	-	-	-	-	-
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	13,814	2013	2,100	-	-	-	-	-	-
25TH ST	ST LUCIE BLVD to US 1	945165	5,210	2015	2,100	-	-	-	-	-	-
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	5,767	2016	750	337	C	0.911	277	C	0.749
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,850	2015	790	-	-	-	-	-	-
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,800	2016	540	542	E	0.934	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,800	2016	790	542	D	0.686	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,467	2016	750	270	C	0.730	272	C	0.735
53RD ST	ANGLE RD to JUANITA AVE	614	2,633	2016	540	140	C	0.519	155	C	0.574
AE BACKUS AVE	7TH ST to US 1	632	1,000	2017	750	68	C	0.184	78	C	0.211
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2017	2,100	1,141	C	0.568	947	C	0.471
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2017	2,100	1,141	C	0.568	947	C	0.471

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
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						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,100	2017	790	480	D	0.608	499	D	0.632
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,100	2017	540	480	D	0.889	499	D	0.924
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2017	540	30	C	0.111	32	C	0.119
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2015	540	29	C	0.107	22	C	0.081
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,500	2017	920	684	C	0.786	630	C	0.724
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2017	880	1,084	F	1.232	1,085	F	1.233
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2017	790	1,084	F	1.372	1,085	F	1.373
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	4,742	2015	760	-	-	-	-	-	-
MIDWAY RD	SHINN RD to MCCARTY RD	940732	4,742	2015	630	-	-	-	-	-	-
MIDWAY RD	MCCARTY RD to I-95	940732	4,742	2015	700	-	-	-	-	-	-
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,293	2015	2,100	-	-	-	-	-	-
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	18,000	2017	2,100	1,105	C	0.550	1,037	C	0.516
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2017	920	1,084	F	1.178	1,085	F	1.179
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	17,500	2017	920	912	D	0.991	896	D	0.974
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	17,500	2017	790	912	F	1.086	896	F	1.067
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	OLEANDER AVE to US 1	242	15,533	2016	790	820	E	0.976	811	E	0.965
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2015	790	-	-	-	-	-	-
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2015	920	-	-	-	-	-	-
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2015	630	-	-	-	-	-	-
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,700	2017	920	162	C	0.186	155	C	0.178
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,637	2016	880	315	C	0.380	303	C	0.365
NEBRASKA AVE	25TH ST to 13TH ST	684	3,900	2017	1,710	242	C	0.314	204	C	0.265
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,900	2016	700	368	C	0.558	321	C	0.486

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

DRAINAGE REPORT

For

The Manor
Adult Living Facility
4201 South 25th Street
Ft. Pierce, Florida

In

St. Lucie County

Prepared for

Red Lion Construction, Inc.
7548 South U.S. Highway #1
Port St. Lucie, Florida 34952
727-463-3800

Prepared By

Richard M. Ladyko, P.E.
Fla. Registration #34288
Ladyko Design Group, LLC
Engineers, Planners, Construction Managers
4400 Belle Grove Drive
Ft. Pierce, FL 34981
Phone: 772-530-8261
Certificate of Authorization #28610

August 2018

TABLE OF CONTENTS

Cover ..... Page 1

Table of Contents ..... Page 2

Drainage Narrative ..... Section I

Phase II Drainage Calculations ..... Section II

Phase II Storm ..... Section III

Drainage Summary ..... Section IV

Applicable Codes the Design is Intended to Meet:

City of Fort Pierce Land Development Code.
North St. Lucie River Water Control District Requirement
South Florida Water Management District Water Quality and Quantity Standards for Environmental Resource Permits (Volume IV).

Computer Programs used for the specifications and/or calculations:

S.F.W.M.D. Cascade.

Prepared by:

Richard M. Ladyko, P.E.
Fla. Registration #34288

SECTION "I"

Drainage Narrative

The Manor Adult Living Facility
4201 South 25th Street
Fort Pierce, Florida

Drainage Narrative

The proposed development is located approx. 0.50 miles north of Midway Road on the west side of South 25th Street, in Fort Pierce, Florida. The site is 1.36 acres in size and is currently vacant.

The Future Land Use Designation of the property is Low Density Residential (RL) with a Zoning Designation of Commercial Office (C-1). The new owner, Red Lion Construction, Inc., proposes to develop an Adult Congregate Living Facility on the property. The proposed facility will consist of 26,926 s.f. of building to be constructed in two phases, 10,961 s.f. of pavement and sidewalk, 9,067 s.f. of dry detention area and 12,246 s.f. of open space.

It is the intent of the developer of construct the project in two phases, with all of the pavement, sidewalk and dry detention area to be constructed with the first phase. The phase will include 16,478 s.f. of the proposed building structure.

The project will be designed with consideration of the rules and requirements of the City of Fort Pierce, South Florida Water Management District and the North St. Lucie River Water Control District.

Consideration will be given to the Minimum Finished Floor Elevation will be based upon the 100 year, 3 day, zero discharge event stage, the minimum perimeter grade, based upon the 25 year, 3 day event, the minimum discharge from the site, based upon the N.S.L.R.W.C.D., 10 year, 3 day event and the minimum pavement elevation which will be based upon the 10 year, 1 day storm event.

Discharge from the site will be to the North St. Lucie River Water Control District Canal #101 after water quality and storm attenuation is provided. Discharge is ultimately to the North Fork of the St. Lucie River, thence to the Intracoastal Waterway. Both bodies are Outstanding Florida Waterways (OFW) and as a result water quality will be provided to the extent of 150% of the required amount.

SECTION "II"

Drainage Calculations

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION #28610

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 1 OF
CALCULATED BY [signature] DATE 8-26-2019
CHECKED BY DATE
SCALE

STORM WATER MANAGEMENT CALCULATIONS FOR THE MANOR

THE PROJECT CONSISTS OF A 1.36 ACRE PARCEL LOCATED ON THE WEST SIDE OF SOUTH 25TH STREET IN THE CITY OF FORT PIERCE FLORIDA. THE PROJECT WILL CONSIST OF 26,926 S.F. OF BUILDING TO BE CONSTRUCTED IN TWO PHASES, 10,961 S.F. OF PAVEMENT AND SIDEWALK 9,067 S.F. OF DRY DETENTION AND 12,346 S.F. OF OPEN/GREEN SPACE.

WATER QUALITY AND STORM ATTENUATION WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGE TO THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL #101. FLOW IS ULTIMATELY TO THE NORTH FORK OF THE ST. LUCIE RIVER, SO AS A RESULT 150% OF THE REQUIRED ATTENUATION AMOUNT WILL BE PROVIDED

LAND USE BREAKDOWN

	AREA	% IMP	IMP. AREA
BUILDING	0.62 Ac	100%	0.62 Ac
PAVEMENTS/WALKS	0.25 Ac	100%	0.25 Ac
DRY DETENTION	0.21 Ac	0%	0.00
OPEN/GREEN SPACE	0.28 Ac	0%	0.00
	1.36 Ac		0.87 Ac

% IMPERVIOUS

$$0.87 / 1.36 \times 100 = 63.97\%$$

PERVIOUS AREA

$$1.36 - 0.87 = 0.49 \text{ Ac.}$$

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COMPUTE SCS CURVE NUMBER

AVG. GRADE ELEV. = 10.00
CONTROL ELEV = 5.00
5.00 DEPTH TO WATER TABLE
(USE 4.0' MAX.)

USE S.F.W.M.D.
S.W.E.R.P. HAND BOOK

4.0' ⟶ USE 10.9"

$10.9 \times 0.75 = 8.18"$

AVAILABLE SOIL STORAGE

$\frac{8.18}{12} \times 0.49\ Ac = 0.334$

EQUIVILENT SOIL STORAGE

$\frac{0.334}{1.36} \times 12 = 2.95"$

$$CN = \frac{1000}{10 + 2.95} = \frac{1000}{12.95} = 77$$

THE MANOR ADULT LIVING FACILITY
JOB #18-065

STAGE VERSES STORAGE CALCULATIONS

Elevation Ft.	DRY BOT. 0.05 Ac. 7.5 up (v)	DRY SLOPES 0.17 Ac. 7.5-9.0(L)	PAVEMENT 0.22 Ac. 9.0 -10.5.0(L)	OPEN SPACE 0.28 Ac. 9.0 -10.0 (L)	TOTAL AC-FT
6.5	0.000	0.000	0.000	0.000	0.000
7	0.000	0.000	0.000	0.000	0.000
7.5	0.000	0.000	0.000	0.000	0.000
8	0.025	0.014	0.000	0.000	0.039
8.5	0.050	0.057	0.000	0.000	0.107
9	0.075	0.128	0.000	0.000	0.203
9.5	0.100	0.213	0.018	0.035	0.366
10	0.125	0.298	0.073	0.140	0.636
10.5	0.150	0.383	0.165	0.280	0.978
11	0.175	0.468	0.275	0.420	1.338
11.5	0.200	0.553	0.385	0.560	1.698
12	0.225	0.638	0.495	0.700	2.058
12.5	0.250	0.723	0.605	0.840	2.418
13	0.275	0.909	0.715	0.980	2.879
13.5	0.300	0.893	0.825	1.120	3.138
14	0.325	0.978	0.935	1.260	3.498

Richard M. Ladyko, P.E.
Fla. P.E. #34288

Dadyko Design Group, LLC
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JOB THE MANOR ADULT LIVING FACILITY
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COMPUTE MINIMUM RETENTION/DETENTION FOR WATER QUALITY

PROVIDE WATER QUALITY TREATMENT EQUIVILENT TO THE GREATER OF THE FIRST INCH OF RUNOFF OR 2.5 TIMES THE PERCENT IMPERVIOUS

1) FIRST INCH

$1/12 \times 1.36 = 0.113$ Ac·FT

2) 2.5 TIMES % IMPERVIOUS

a) SITE AREA FOR WATER QUALITY

SITE AREA - (LAKES + ROOFS + WETLANDS)
$1.36 - (0 + 0.62 + 0) = 0.74$ Ac

b) IMPERVIOUS AREA
0.74 Ac $- 0.49$ Ac $= 0.25$ Ac

c) % IMPERVIOUS
$0.25/0.74 \times 100\% = 33.78\%$

d) 2.5 TIMES % IMPERVIOUS
$.3378 \times 2.5 = 0.845$

e) VOLUME TO BE DETAINED

$.845/12 \times 0.74 = .052$ Ac·FT

FIRST INCH CONTROLS → 0.113 Ac·FT

Ladyko Design Group, LLC
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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 5 OF
CALCULATED BY DJL DATE 8-26-2018
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PROVIDE 150% OF THE REQUIRED AMOUNT FOR WATER QUALITY AS THE DISCHARGE IS TO THE NORTH FORK OF THE ST. LUCIE RIVER, AN OUTSTANDING FLORIDA WATER (O.F.W.)

$0.113 \times 1.50 = 0.1695$ Ac. FT

SET CONTROL STRUCTURE BLEEDER TOP ELEVATION

$$\frac{0.1695 - 0.102}{0.203 - 0.107} = \frac{.0625}{.096} = 0.65 \times .5 = 0.33$$

$9.0 + 0.33 = 9.33$ (min)

COMPUTE MINIMUM FINISHED FLOOR ELEV., 100yr, 3DAY, 0 DISCH

$P_{100(3)} = 12.23''$

$S = 2.95'$

$$Q = \frac{(12.23 - 0.2(2.95))^2}{12.23 + 0.8(2.95)} \cdot \frac{135.486}{14.59} = 9.28''$$

$\frac{9.28}{12} \times 1.36 = 1.052$ Ac. FT

$$\frac{1.052 - 0.978}{1.338 - 0.978} = \frac{.074}{0.360} = 0.205 \times .5 = .11$$

$10.5 + 0.11 = 10.61'$

USE 11.00' (MIN)

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION #28610

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 6 OF
CALCULATED BY [signature] DATE 8-26-20B
CHECKED BY DATE
SCALE

Compute 25 year, 3 DAY, 0 DISCHARGE STAGE

$P_{25(3)} = 9.5'$

$S = 2.95''$

$$Q = \frac{(9.5 - 0.2(2.95))^2}{9.5 + 0.8(2.95)} = \frac{79.383}{11.860} = 6.69''$$

$$6.69/12 \times 1.36 = 0.758 \text{ Ac. Ft}$$

$$\frac{0.758 - 0.636}{0.978 - 0.636} = \frac{0.122}{0.342} = 0.36 \times .5 = 0.18$$

$$10.00 + 0.18 = 10.18'$$

ALLOWABLE DISCHARGE

DISCHARGE WILL BE TO THE N.S.L.R.W.C.D. CANAL #101

DISCHARGE IS BASED UPON A VOLUMETRIC BASIS OF 2.0 INCHES PER DAY OVER THE 1.36 ACRE PARCEL

$2.0'' \times 1.36 \text{ Ac} = 2.72 \text{ Ac. INCH}$

$$\frac{2.72 \text{ Ac. IN} / 1 \text{ FT} / 43560 \text{ s.f.}}{12 \text{ INCH} / 1 \text{ ACRE} / 1 \text{ D}} = 9873.6 \text{ ft}^3/\text{DAY}$$

$$\frac{9873.6 \text{ ft}^3 / 1 \text{ DAY}}{\text{DAY} / 86400 \text{ SEC}} = 0.114 \text{ C.f.s.}$$

USE MINIMUM SIZE BLEEDER → 3"ϕ

SECTION "III"

PHASE TWO
STORM ROUTINGS

10 YEAR, 24 HOUR EVENT
MINIMUM ROAD CROWN
5.5 INCHES OF RAINFALL

Project Name: The Manor Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0000 hr Duration: 96 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: on-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 5.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	0.00
1000.00	0.00

Structure: 1

From Basin: on-site
To Basin: Offsite
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.8 ft NGVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft NGVD, DS Invert Elev = 5.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.50	0.00
1.00	0.05	0.00	0.00	0.00	6.50	0.00
2.00	0.11	0.00	0.00	0.00	6.50	0.00
3.00	0.18	0.00	0.00	0.00	6.50	0.00
4.00	0.25	0.00	0.00	0.00	6.50	0.00
5.00	0.34	0.00	0.00	0.00	6.50	0.00
6.00	0.46	0.00	0.00	0.00	6.50	0.00
7.00	0.59	0.00	0.00	0.00	7.50	0.00
8.00	0.75	0.01	0.00	0.00	7.51	0.00
9.00	0.94	0.04	0.00	0.00	6.50	0.00
10.00	1.17	0.08	0.00	0.01	7.50	0.00
11.00	1.48	0.16	0.22	0.02	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	3.61	2.22	0.28	0.03	8.06	0.00
13.00	4.22	0.79	0.34	0.06	8.65	0.00
14.00	4.50	0.36	0.34	0.09	8.73	0.00
15.00	4.68	0.22	0.34	0.12	8.70	0.00
16.00	4.84	0.19	0.34	0.15	8.64	0.00
17.00	4.94	0.12	0.33	0.17	8.56	0.00
18.00	5.04	0.12	0.32	0.20	8.45	0.00
19.00	5.14	0.11	0.31	0.23	8.33	0.00
20.00	5.24	0.11	0.30	0.25	8.22	0.00
21.00	5.30	0.08	0.29	0.27	8.10	0.00
22.00	5.37	0.08	0.27	0.30	7.96	0.00
23.00	5.43	0.08	0.25	0.32	7.76	0.00
24.00	5.50	0.08	0.23	0.34	7.59	0.00
25.00	5.50	0.01	0.00	0.35	7.50	0.00
26.00	5.50	0.00	0.00	0.35	7.51	0.00
27.00	5.50	0.00	0.00	0.35	7.51	0.00
28.00	5.50	0.00	0.00	0.35	7.51	0.00
29.00	5.50	0.00	0.00	0.35	7.51	0.00
30.00	5.50	0.00	0.00	0.35	7.51	0.00
31.00	5.50	0.00	0.00	0.35	7.51	0.00
32.00	5.50	0.00	0.00	0.35	7.51	0.00
33.00	5.50	0.00	0.00	0.35	7.51	0.00
34.00	5.50	0.00	0.00	0.35	7.51	0.00
35.00	5.50	0.00	0.00	0.35	7.51	0.00
36.00	5.50	0.00	0.00	0.35	7.51	0.00
37.00	5.50	0.00	0.00	0.35	7.51	0.00
38.00	5.50	0.00	0.00	0.35	7.51	0.00
39.00	5.50	0.00	0.00	0.35	7.51	0.00
40.00	5.50	0.00	0.00	0.35	7.51	0.00
41.00	5.50	0.00	0.00	0.35	7.51	0.00
42.00	5.50	0.00	0.00	0.35	7.51	0.00
43.00	5.50	0.00	0.00	0.35	7.51	0.00
44.00	5.50	0.00	0.00	0.35	7.51	0.00
45.00	5.50	0.00	0.00	0.35	7.51	0.00
46.00	5.50	0.00	0.00	0.35	7.51	0.00
47.00	5.50	0.00	0.00	0.35	7.51	0.00
48.00	5.50	0.00	0.00	0.35	7.51	0.00
49.00	5.50	0.00	0.00	0.35	7.51	0.00
50.00	5.50	0.00	0.00	0.35	7.51	0.00
51.00	5.50	0.00	0.00	0.35	7.51	0.00
52.00	5.50	0.00	0.00	0.35	7.51	0.00
53.00	5.50	0.00	0.00	0.35	7.51	0.00
54.00	5.50	0.00	0.00	0.35	7.51	0.00
55.00	5.50	0.00	0.00	0.35	7.51	0.00
56.00	5.50	0.00	0.00	0.35	7.51	0.00
57.00	5.50	0.00	0.00	0.35	7.51	0.00
58.00	5.50	0.00	0.00	0.35	7.51	0.00
59.00	5.50	0.00	0.00	0.35	7.51	0.00
60.00	5.50	0.00	0.00	0.35	7.51	0.00
61.00	5.50	0.00	0.00	0.35	7.51	0.00
62.00	5.50	0.00	0.00	0.35	7.51	0.00
63.00	5.50	0.00	0.00	0.35	7.51	0.00
64.00	5.50	0.00	0.00	0.35	7.51	0.00
65.00	5.50	0.00	0.00	0.35	7.51	0.00
66.00	5.50	0.00	0.00	0.35	7.51	0.00
67.00	5.50	0.00	0.00	0.35	7.51	0.00
68.00	5.50	0.00	0.00	0.35	7.51	0.00
69.00	5.50	0.00	0.00	0.35	7.51	0.00
70.00	5.50	0.00	0.00	0.35	7.51	0.00
71.00	5.50	0.00	0.00	0.35	7.51	0.00
72.00	5.50	0.00	0.00	0.35	7.51	0.00
73.00	5.50	0.00	0.00	0.35	7.51	0.00
74.00	5.50	0.00	0.00	0.35	7.51	0.00
75.00	5.50	0.00	0.00	0.35	7.51	0.00
76.00	5.50	0.00	0.00	0.35	7.51	0.00
77.00	5.50	0.00	0.00	0.35	7.51	0.00
78.00	5.50	0.00	0.00	0.35	7.51	0.00
79.00	5.50	0.00	0.00	0.35	7.51	0.00
80.00	5.50	0.00	0.00	0.35	7.51	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
81.00	5.50	0.00	0.00	0.35	7.51	0.00
82.00	5.50	0.00	0.00	0.35	7.51	0.00
83.00	5.50	0.00	0.00	0.35	7.51	0.00
84.00	5.50	0.00	0.00	0.35	7.51	0.00
85.00	5.50	0.00	0.00	0.35	7.51	0.00
86.00	5.50	0.00	0.00	0.35	7.51	0.00
87.00	5.50	0.00	0.00	0.35	7.51	0.00
88.00	5.50	0.00	0.00	0.35	7.51	0.00
89.00	5.50	0.00	0.00	0.35	7.51	0.00
90.00	5.50	0.00	0.00	0.35	7.51	0.00
91.00	5.50	0.00	0.00	0.35	7.51	0.00
92.00	5.50	0.00	0.00	0.35	7.51	0.00
93.00	5.50	0.00	0.00	0.35	7.51	0.00
94.00	5.50	0.00	0.00	0.35	7.51	0.00
95.00	5.50	0.00	0.00	0.35	7.51	0.00
96.00	5.50	0.00	0.00	0.35	7.51	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.34	14.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
on-site	8.73	14.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
on-site	0.35	0.00	0.35	0.00	0.00	0.00

10 YEAR, 72 HOUR EVENT
DESIGN DISCHAREG
N.S.L.R.W.C.D. CRITERIA
7.47 INCHES OF RAINFALL

Project Name: The Manor Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: on-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 10 year
3 Day Rainfall: 7.47 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	0.00
1000.00	0.00

Structure: 1

From Basin: on-site
To Basin: Offsite
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.8 ft NGVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft NGVD, DS Invert Elev = 5.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.50	0.00
1.00	0.03	0.00	0.00	0.00	6.50	0.00
2.00	0.07	0.00	0.00	0.00	6.50	0.00
3.00	0.10	0.00	0.00	0.00	6.50	0.00
4.00	0.13	0.00	0.00	0.00	6.50	0.00
5.00	0.17	0.00	0.00	0.00	6.50	0.00
6.00	0.20	0.00	0.00	0.00	6.50	0.00
7.00	0.23	0.00	0.00	0.00	6.50	0.00
8.00	0.27	0.00	0.00	0.00	6.50	0.00
9.00	0.30	0.00	0.00	0.00	6.50	0.00
10.00	0.33	0.00	0.00	0.00	6.50	0.00
11.00	0.37	0.00	0.00	0.00	6.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	0.40	0.00	0.00	0.00	6.50	0.00
13.00	0.43	0.00	0.00	0.00	6.50	0.00
14.00	0.47	0.00	0.00	0.00	6.50	0.00
15.00	0.50	0.00	0.00	0.00	6.50	0.00
16.00	0.54	0.00	0.00	0.00	6.50	0.00
17.00	0.57	0.00	0.00	0.00	6.50	0.00
18.00	0.60	0.00	0.00	0.00	7.50	0.00
19.00	0.64	0.00	0.00	0.00	7.50	0.00
20.00	0.67	0.00	0.00	0.00	7.50	0.00
21.00	0.70	0.00	0.00	0.00	7.50	0.00
22.00	0.74	0.00	0.00	0.00	7.51	0.00
23.00	0.77	0.00	0.00	0.00	7.51	0.00
24.00	0.80	0.01	0.00	0.00	7.52	0.00
25.00	0.85	0.01	0.00	0.00	6.50	0.00
26.00	0.90	0.01	0.00	0.00	6.50	0.00
27.00	0.95	0.01	0.00	0.00	7.50	0.00
28.00	1.00	0.01	0.00	0.00	7.52	0.00
29.00	1.05	0.02	0.00	0.01	6.50	0.00
30.00	1.10	0.02	0.00	0.01	7.50	0.00
31.00	1.14	0.02	0.00	0.01	7.52	0.00
32.00	1.19	0.02	0.00	0.01	6.50	0.00
33.00	1.24	0.02	0.00	0.01	7.52	0.00
34.00	1.29	0.02	0.00	0.01	6.50	0.00
35.00	1.34	0.02	0.00	0.01	7.52	0.00
36.00	1.39	0.02	0.00	0.02	6.50	0.00
37.00	1.44	0.03	0.22	0.02	7.50	0.00
38.00	1.49	0.03	0.00	0.02	7.51	0.00
39.00	1.53	0.03	0.00	0.03	6.50	0.00
40.00	1.58	0.03	0.00	0.03	7.52	0.00
41.00	1.63	0.03	0.00	0.03	7.50	0.00
42.00	1.68	0.03	0.00	0.03	6.50	0.00
43.00	1.73	0.03	0.00	0.03	7.52	0.00
44.00	1.78	0.03	0.00	0.04	7.51	0.00
45.00	1.83	0.03	0.00	0.04	6.50	0.00
46.00	1.88	0.03	0.00	0.04	6.50	0.00
47.00	1.92	0.03	0.00	0.04	7.52	0.00
48.00	1.97	0.04	0.00	0.05	7.51	0.00
49.00	2.03	0.04	0.00	0.05	7.51	0.00
50.00	2.08	0.04	0.00	0.05	7.50	0.00
51.00	2.15	0.05	0.00	0.06	7.50	0.00
52.00	2.22	0.06	0.00	0.06	7.51	0.00
53.00	2.31	0.08	0.22	0.07	7.51	0.00
54.00	2.43	0.10	0.22	0.08	7.51	0.00
55.00	2.57	0.12	0.00	0.08	7.51	0.00
56.00	2.73	0.14	0.22	0.10	7.53	0.00
57.00	2.91	0.17	0.22	0.11	7.51	0.00
58.00	3.14	0.22	0.22	0.12	7.52	0.00
59.00	3.45	0.31	0.23	0.14	7.56	0.00
60.00	5.58	2.80	0.30	0.17	8.27	0.00
61.00	6.19	0.92	0.36	0.19	8.91	0.00
62.00	6.47	0.41	0.36	0.22	9.01	0.00
63.00	6.65	0.24	0.36	0.25	8.99	0.00
64.00	6.81	0.21	0.36	0.28	8.93	0.00
65.00	6.91	0.13	0.35	0.31	8.84	0.00
66.00	7.01	0.12	0.34	0.34	8.75	0.00
67.00	7.11	0.12	0.34	0.37	8.65	0.00
68.00	7.21	0.12	0.33	0.40	8.56	0.00
69.00	7.27	0.09	0.32	0.42	8.45	0.00
70.00	7.34	0.08	0.31	0.45	8.31	0.00
71.00	7.40	0.08	0.29	0.47	8.18	0.00
72.00	7.47	0.08	0.28	0.50	8.05	0.00
73.00	7.47	0.01	0.26	0.52	7.84	0.00
74.00	7.47	0.00	0.23	0.54	7.59	0.00
75.00	7.47	0.00	0.00	0.54	7.52	0.00
76.00	7.47	0.00	0.00	0.54	7.52	0.00
77.00	7.47	0.00	0.00	0.54	7.52	0.00
78.00	7.47	0.00	0.00	0.54	7.52	0.00
79.00	7.47	0.00	0.00	0.54	7.52	0.00
80.00	7.47	0.00	0.00	0.54	7.52	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
81.00	7.47	0.00	0.00	0.54	7.52	0.00
82.00	7.47	0.00	0.00	0.54	7.52	0.00
83.00	7.47	0.00	0.00	0.54	7.52	0.00
84.00	7.47	0.00	0.00	0.54	7.52	0.00
85.00	7.47	0.00	0.00	0.54	7.52	0.00
86.00	7.47	0.00	0.00	0.54	7.52	0.00
87.00	7.47	0.00	0.00	0.54	7.52	0.00
88.00	7.47	0.00	0.00	0.54	7.52	0.00
89.00	7.47	0.00	0.00	0.54	7.52	0.00
90.00	7.47	0.00	0.00	0.54	7.52	0.00
91.00	7.47	0.00	0.00	0.54	7.52	0.00
92.00	7.47	0.00	0.00	0.54	7.52	0.00
93.00	7.47	0.00	0.00	0.54	7.52	0.00
94.00	7.47	0.00	0.00	0.54	7.52	0.00
95.00	7.47	0.00	0.00	0.54	7.52	0.00
96.00	7.47	0.00	0.00	0.54	7.52	0.00
97.00	7.47	0.00	0.00	0.54	7.52	0.00
98.00	7.47	0.00	0.00	0.54	7.52	0.00
99.00	7.47	0.00	0.00	0.54	7.52	0.00
100.00	7.47	0.00	0.00	0.54	7.52	0.00
101.00	7.47	0.00	0.00	0.54	7.52	0.00
102.00	7.47	0.00	0.00	0.54	7.52	0.00
103.00	7.47	0.00	0.00	0.54	7.52	0.00
104.00	7.47	0.00	0.00	0.54	7.52	0.00
105.00	7.47	0.00	0.00	0.54	7.52	0.00
106.00	7.47	0.00	0.00	0.54	7.52	0.00
107.00	7.47	0.00	0.00	0.54	7.52	0.00
108.00	7.47	0.00	0.00	0.54	7.52	0.00
109.00	7.47	0.00	0.00	0.54	7.52	0.00
110.00	7.47	0.00	0.00	0.54	7.52	0.00
111.00	7.47	0.00	0.00	0.54	7.52	0.00
112.00	7.47	0.00	0.00	0.54	7.52	0.00
113.00	7.47	0.00	0.00	0.54	7.52	0.00
114.00	7.47	0.00	0.00	0.54	7.52	0.00
115.00	7.47	0.00	0.00	0.54	7.52	0.00
116.00	7.47	0.00	0.00	0.54	7.52	0.00
117.00	7.47	0.00	0.00	0.54	7.52	0.00
118.00	7.47	0.00	0.00	0.54	7.52	0.00
119.00	7.47	0.00	0.00	0.54	7.52	0.00
120.00	7.47	0.00	0.00	0.54	7.52	0.00
121.00	7.47	0.00	0.00	0.54	7.52	0.00
122.00	7.47	0.00	0.00	0.54	7.52	0.00
123.00	7.47	0.00	0.00	0.54	7.52	0.00
124.00	7.47	0.00	0.00	0.54	7.52	0.00
125.00	7.47	0.00	0.00	0.54	7.52	0.00
126.00	7.47	0.00	0.00	0.54	7.52	0.00
127.00	7.47	0.00	0.00	0.54	7.52	0.00
128.00	7.47	0.00	0.00	0.54	7.52	0.00
129.00	7.47	0.00	0.00	0.54	7.52	0.00
130.00	7.47	0.00	0.00	0.54	7.52	0.00
131.00	7.47	0.00	0.00	0.54	7.52	0.00
132.00	7.47	0.00	0.00	0.54	7.52	0.00
133.00	7.47	0.00	0.00	0.54	7.52	0.00
134.00	7.47	0.00	0.00	0.54	7.52	0.00
135.00	7.47	0.00	0.00	0.54	7.52	0.00
136.00	7.47	0.00	0.00	0.54	7.52	0.00
137.00	7.47	0.00	0.00	0.54	7.52	0.00
138.00	7.47	0.00	0.00	0.54	7.52	0.00
139.00	7.47	0.00	0.00	0.54	7.52	0.00
140.00	7.47	0.00	0.00	0.54	7.52	0.00
141.00	7.47	0.00	0.00	0.54	7.52	0.00
142.00	7.47	0.00	0.00	0.54	7.52	0.00
143.00	7.47	0.00	0.00	0.54	7.52	0.00
144.00	7.47	0.00	0.00	0.54	7.52	0.00
145.00	7.47	0.00	0.00	0.54	7.52	0.00
146.00	7.47	0.00	0.00	0.54	7.52	0.00
147.00	7.47	0.00	0.00	0.54	7.52	0.00
148.00	7.47	0.00	0.00	0.54	7.52	0.00
149.00	7.47	0.00	0.00	0.54	7.52	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
150.00	7.47	0.00	0.00	0.54	7.52	0.00
151.00	7.47	0.00	0.00	0.54	7.52	0.00
152.00	7.47	0.00	0.00	0.54	7.52	0.00
153.00	7.47	0.00	0.00	0.54	7.52	0.00
154.00	7.47	0.00	0.00	0.54	7.52	0.00
155.00	7.47	0.00	0.00	0.54	7.52	0.00
156.00	7.47	0.00	0.00	0.54	7.52	0.00
157.00	7.47	0.00	0.00	0.54	7.52	0.00
158.00	7.47	0.00	0.00	0.54	7.52	0.00
159.00	7.47	0.00	0.00	0.54	7.52	0.00
160.00	7.47	0.00	0.00	0.54	7.52	0.00
161.00	7.47	0.00	0.00	0.54	7.52	0.00
162.00	7.47	0.00	0.00	0.54	7.52	0.00
163.00	7.47	0.00	0.00	0.54	7.52	0.00
164.00	7.47	0.00	0.00	0.54	7.52	0.00
165.00	7.47	0.00	0.00	0.54	7.52	0.00
166.00	7.47	0.00	0.00	0.54	7.52	0.00
167.00	7.47	0.00	0.00	0.54	7.52	0.00
168.00	7.47	0.00	0.00	0.54	7.52	0.00
169.00	7.47	0.00	0.00	0.54	7.52	0.00
170.00	7.47	0.00	0.00	0.54	7.52	0.00
171.00	7.47	0.00	0.00	0.54	7.52	0.00
172.00	7.47	0.00	0.00	0.54	7.52	0.00
173.00	7.47	0.00	0.00	0.54	7.52	0.00
174.00	7.47	0.00	0.00	0.54	7.52	0.00
175.00	7.47	0.00	0.00	0.54	7.52	0.00
176.00	7.47	0.00	0.00	0.54	7.52	0.00
177.00	7.47	0.00	0.00	0.54	7.52	0.00
178.00	7.47	0.00	0.00	0.54	7.52	0.00
179.00	7.47	0.00	0.00	0.54	7.52	0.00
180.00	7.47	0.00	0.00	0.54	7.52	0.00
181.00	7.47	0.00	0.00	0.54	7.52	0.00
182.00	7.47	0.00	0.00	0.54	7.52	0.00
183.00	7.47	0.00	0.00	0.54	7.52	0.00
184.00	7.47	0.00	0.00	0.54	7.52	0.00
185.00	7.47	0.00	0.00	0.54	7.52	0.00
186.00	7.47	0.00	0.00	0.54	7.52	0.00
187.00	7.47	0.00	0.00	0.54	7.52	0.00
188.00	7.47	0.00	0.00	0.54	7.52	0.00
189.00	7.47	0.00	0.00	0.54	7.52	0.00
190.00	7.47	0.00	0.00	0.54	7.52	0.00
191.00	7.47	0.00	0.00	0.54	7.52	0.00
192.00	7.47	0.00	0.00	0.54	7.52	0.00
193.00	7.47	0.00	0.00	0.54	7.52	0.00
194.00	7.47	0.00	0.00	0.54	7.52	0.00
195.00	7.47	0.00	0.00	0.54	7.52	0.00
196.00	7.47	0.00	0.00	0.54	7.52	0.00
197.00	7.47	0.00	0.00	0.54	7.52	0.00
198.00	7.47	0.00	0.00	0.54	7.52	0.00
199.00	7.47	0.00	0.00	0.54	7.52	0.00
200.00	7.47	0.00	0.00	0.54	7.52	0.00
201.00	7.47	0.00	0.00	0.54	7.52	0.00
202.00	7.47	0.00	0.00	0.54	7.52	0.00
203.00	7.47	0.00	0.00	0.54	7.52	0.00
204.00	7.47	0.00	0.00	0.54	7.52	0.00
205.00	7.47	0.00	0.00	0.54	7.52	0.00
206.00	7.47	0.00	0.00	0.54	7.52	0.00
207.00	7.47	0.00	0.00	0.54	7.52	0.00
208.00	7.47	0.00	0.00	0.54	7.52	0.00
209.00	7.47	0.00	0.00	0.54	7.52	0.00
210.00	7.47	0.00	0.00	0.54	7.52	0.00
211.00	7.47	0.00	0.00	0.54	7.52	0.00
212.00	7.47	0.00	0.00	0.54	7.52	0.00
213.00	7.47	0.00	0.00	0.54	7.52	0.00
214.00	7.47	0.00	0.00	0.54	7.52	0.00
215.00	7.47	0.00	0.00	0.54	7.52	0.00
216.00	7.47	0.00	0.00	0.54	7.52	0.00
217.00	7.47	0.00	0.00	0.54	7.52	0.00
218.00	7.47	0.00	0.00	0.54	7.52	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
219.00	7.47	0.00	0.00	0.54	7.52	0.00
220.00	7.47	0.00	0.00	0.54	7.52	0.00
221.00	7.47	0.00	0.00	0.54	7.52	0.00
222.00	7.47	0.00	0.00	0.54	7.52	0.00
223.00	7.47	0.00	0.00	0.54	7.52	0.00
224.00	7.47	0.00	0.00	0.54	7.52	0.00
225.00	7.47	0.00	0.00	0.54	7.52	0.00
226.00	7.47	0.00	0.00	0.54	7.52	0.00
227.00	7.47	0.00	0.00	0.54	7.52	0.00
228.00	7.47	0.00	0.00	0.54	7.52	0.00
229.00	7.47	0.00	0.00	0.54	7.52	0.00
230.00	7.47	0.00	0.00	0.54	7.52	0.00
231.00	7.47	0.00	0.00	0.54	7.52	0.00
232.00	7.47	0.00	0.00	0.54	7.52	0.00
233.00	7.47	0.00	0.00	0.54	7.52	0.00
234.00	7.47	0.00	0.00	0.54	7.52	0.00
235.00	7.47	0.00	0.00	0.54	7.52	0.00
236.00	7.47	0.00	0.00	0.54	7.52	0.00
237.00	7.47	0.00	0.00	0.54	7.52	0.00
238.00	7.47	0.00	0.00	0.54	7.52	0.00
239.00	7.47	0.00	0.00	0.54	7.52	0.00
240.00	7.47	0.00	0.00	0.54	7.52	0.00
241.00	7.47	0.00	0.00	0.54	7.52	0.00
242.00	7.47	0.00	0.00	0.54	7.52	0.00
243.00	7.47	0.00	0.00	0.54	7.52	0.00
244.00	7.47	0.00	0.00	0.54	7.52	0.00
245.00	7.47	0.00	0.00	0.54	7.52	0.00
246.00	7.47	0.00	0.00	0.54	7.52	0.00
247.00	7.47	0.00	0.00	0.54	7.52	0.00
248.00	7.47	0.00	0.00	0.54	7.52	0.00
249.00	7.47	0.00	0.00	0.54	7.52	0.00
250.00	7.47	0.00	0.00	0.54	7.52	0.00
251.00	7.47	0.00	0.00	0.54	7.52	0.00
252.00	7.47	0.00	0.00	0.54	7.52	0.00
253.00	7.47	0.00	0.00	0.54	7.52	0.00
254.00	7.47	0.00	0.00	0.54	7.52	0.00
255.00	7.47	0.00	0.00	0.54	7.52	0.00
256.00	7.47	0.00	0.00	0.54	7.52	0.00
257.00	7.47	0.00	0.00	0.54	7.52	0.00
258.00	7.47	0.00	0.00	0.54	7.52	0.00
259.00	7.47	0.00	0.00	0.54	7.52	0.00
260.00	7.47	0.00	0.00	0.54	7.52	0.00
261.00	7.47	0.00	0.00	0.54	7.52	0.00
262.00	7.47	0.00	0.00	0.54	7.52	0.00
263.00	7.47	0.00	0.00	0.54	7.52	0.00
264.00	7.47	0.00	0.00	0.54	7.52	0.00
265.00	7.47	0.00	0.00	0.54	7.52	0.00
266.00	7.47	0.00	0.00	0.54	7.52	0.00
267.00	7.47	0.00	0.00	0.54	7.52	0.00
268.00	7.47	0.00	0.00	0.54	7.52	0.00
269.00	7.47	0.00	0.00	0.54	7.52	0.00
270.00	7.47	0.00	0.00	0.54	7.52	0.00
271.00	7.47	0.00	0.00	0.54	7.52	0.00
272.00	7.47	0.00	0.00	0.54	7.52	0.00
273.00	7.47	0.00	0.00	0.54	7.52	0.00
274.00	7.47	0.00	0.00	0.54	7.52	0.00
275.00	7.47	0.00	0.00	0.54	7.52	0.00
276.00	7.47	0.00	0.00	0.54	7.52	0.00
277.00	7.47	0.00	0.00	0.54	7.52	0.00
278.00	7.47	0.00	0.00	0.54	7.52	0.00
279.00	7.47	0.00	0.00	0.54	7.52	0.00
280.00	7.47	0.00	0.00	0.54	7.52	0.00
281.00	7.47	0.00	0.00	0.54	7.52	0.00
282.00	7.47	0.00	0.00	0.54	7.52	0.00
283.00	7.47	0.00	0.00	0.54	7.52	0.00
284.00	7.47	0.00	0.00	0.54	7.52	0.00
285.00	7.47	0.00	0.00	0.54	7.52	0.00
286.00	7.47	0.00	0.00	0.54	7.52	0.00
287.00	7.47	0.00	0.00	0.54	7.52	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
288.00	7.47	0.00	0.00	0.54	7.52	0.00
289.00	7.47	0.00	0.00	0.54	7.52	0.00
290.00	7.47	0.00	0.00	0.54	7.52	0.00
291.00	7.47	0.00	0.00	0.54	7.52	0.00
292.00	7.47	0.00	0.00	0.54	7.52	0.00
293.00	7.47	0.00	0.00	0.54	7.52	0.00
294.00	7.47	0.00	0.00	0.54	7.52	0.00
295.00	7.47	0.00	0.00	0.54	7.52	0.00
296.00	7.47	0.00	0.00	0.54	7.52	0.00
297.00	7.47	0.00	0.00	0.54	7.52	0.00
298.00	7.47	0.00	0.00	0.54	7.52	0.00
299.00	7.47	0.00	0.00	0.54	7.52	0.00
300.00	7.47	0.00	0.00	0.54	7.52	0.00
301.00	7.47	0.00	0.00	0.54	7.52	0.00
302.00	7.47	0.00	0.00	0.54	7.52	0.00
303.00	7.47	0.00	0.00	0.54	7.52	0.00
304.00	7.47	0.00	0.00	0.54	7.52	0.00
305.00	7.47	0.00	0.00	0.54	7.52	0.00
306.00	7.47	0.00	0.00	0.54	7.52	0.00
307.00	7.47	0.00	0.00	0.54	7.52	0.00
308.00	7.47	0.00	0.00	0.54	7.52	0.00
309.00	7.47	0.00	0.00	0.54	7.52	0.00
310.00	7.47	0.00	0.00	0.54	7.52	0.00
311.00	7.47	0.00	0.00	0.54	7.52	0.00
312.00	7.47	0.00	0.00	0.54	7.52	0.00
313.00	7.47	0.00	0.00	0.54	7.52	0.00
314.00	7.47	0.00	0.00	0.54	7.52	0.00
315.00	7.47	0.00	0.00	0.54	7.52	0.00
316.00	7.47	0.00	0.00	0.54	7.52	0.00
317.00	7.47	0.00	0.00	0.54	7.52	0.00
318.00	7.47	0.00	0.00	0.54	7.52	0.00
319.00	7.47	0.00	0.00	0.54	7.52	0.00
320.00	7.47	0.00	0.00	0.54	7.52	0.00
321.00	7.47	0.00	0.00	0.54	7.52	0.00
322.00	7.47	0.00	0.00	0.54	7.52	0.00
323.00	7.47	0.00	0.00	0.54	7.52	0.00
324.00	7.47	0.00	0.00	0.54	7.52	0.00
325.00	7.47	0.00	0.00	0.54	7.52	0.00
326.00	7.47	0.00	0.00	0.54	7.52	0.00
327.00	7.47	0.00	0.00	0.54	7.52	0.00
328.00	7.47	0.00	0.00	0.54	7.52	0.00
329.00	7.47	0.00	0.00	0.54	7.52	0.00
330.00	7.47	0.00	0.00	0.54	7.52	0.00
331.00	7.47	0.00	0.00	0.54	7.52	0.00
332.00	7.47	0.00	0.00	0.54	7.52	0.00
333.00	7.47	0.00	0.00	0.54	7.52	0.00
334.00	7.47	0.00	0.00	0.54	7.52	0.00
335.00	7.47	0.00	0.00	0.54	7.52	0.00
336.00	7.47	0.00	0.00	0.54	7.52	0.00
337.00	7.47	0.00	0.00	0.54	7.52	0.00
338.00	7.47	0.00	0.00	0.54	7.52	0.00
339.00	7.47	0.00	0.00	0.54	7.52	0.00
340.00	7.47	0.00	0.00	0.54	7.52	0.00
341.00	7.47	0.00	0.00	0.54	7.52	0.00
342.00	7.47	0.00	0.00	0.54	7.52	0.00
343.00	7.47	0.00	0.00	0.54	7.52	0.00
344.00	7.47	0.00	0.00	0.54	7.52	0.00
345.00	7.47	0.00	0.00	0.54	7.52	0.00
346.00	7.47	0.00	0.00	0.54	7.52	0.00
347.00	7.47	0.00	0.00	0.54	7.52	0.00
348.00	7.47	0.00	0.00	0.54	7.52	0.00
349.00	7.47	0.00	0.00	0.54	7.52	0.00
350.00	7.47	0.00	0.00	0.54	7.52	0.00
351.00	7.47	0.00	0.00	0.54	7.52	0.00
352.00	7.47	0.00	0.00	0.54	7.52	0.00
353.00	7.47	0.00	0.00	0.54	7.52	0.00
354.00	7.47	0.00	0.00	0.54	7.52	0.00
355.00	7.47	0.00	0.00	0.54	7.52	0.00
356.00	7.47	0.00	0.00	0.54	7.52	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
357.00	7.47	0.00	0.00	0.54	7.52	0.00
358.00	7.47	0.00	0.00	0.54	7.52	0.00
359.00	7.47	0.00	0.00	0.54	7.52	0.00
360.00	7.47	0.00	0.00	0.54	7.52	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.37	62.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
on-site	9.01	62.20	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
on-site	0.55	0.00	0.54	0.00	0.00	0.00

25 YEAR, 72 HOUR EVENT
MINIMUM PERIMETER GRADE
9.50 INCHES OF RAINFALL

Project Name: The Manor Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: on-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.50	0.00
7.00	0.00
7.50	0.00
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	0.00
1000.00	0.00

Structure: 1

From Basin: on-site
To Basin: Offsite
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.8 ft NGVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft NGVD, DS Invert Elev = 5.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.50	0.00
1.00	0.04	0.00	0.00	0.00	6.50	0.00
2.00	0.09	0.00	0.00	0.00	6.50	0.00
3.00	0.13	0.00	0.00	0.00	6.50	0.00
4.00	0.17	0.00	0.00	0.00	6.50	0.00
5.00	0.21	0.00	0.00	0.00	6.50	0.00
6.00	0.26	0.00	0.00	0.00	6.50	0.00
7.00	0.30	0.00	0.00	0.00	6.50	0.00
8.00	0.34	0.00	0.00	0.00	6.50	0.00
9.00	0.38	0.00	0.00	0.00	6.50	0.00
10.00	0.43	0.00	0.00	0.00	6.50	0.00
11.00	0.47	0.00	0.00	0.00	6.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	0.51	0.00	0.00	0.00	6.50	0.00
13.00	0.55	0.00	0.00	0.00	6.50	0.00
14.00	0.60	0.00	0.00	0.00	7.50	0.00
15.00	0.64	0.00	0.00	0.00	7.50	0.00
16.00	0.68	0.00	0.00	0.00	7.50	0.00
17.00	0.72	0.00	0.00	0.00	7.51	0.00
18.00	0.77	0.01	0.00	0.00	7.51	0.00
19.00	0.81	0.01	0.00	0.00	7.52	0.00
20.00	0.85	0.01	0.00	0.00	6.50	0.00
21.00	0.89	0.01	0.00	0.00	6.50	0.00
22.00	0.94	0.01	0.00	0.00	6.50	0.00
23.00	0.98	0.01	0.00	0.00	7.51	0.00
24.00	1.02	0.01	0.22	0.01	7.50	0.00
25.00	1.08	0.02	0.00	0.01	6.50	0.00
26.00	1.14	0.02	0.00	0.01	7.52	0.00
27.00	1.21	0.03	0.00	0.01	7.50	0.00
28.00	1.27	0.03	0.22	0.01	7.51	0.00
29.00	1.33	0.03	0.00	0.01	7.51	0.00
30.00	1.39	0.03	0.00	0.02	6.50	0.00
31.00	1.45	0.03	0.00	0.02	6.50	0.00
32.00	1.52	0.03	0.00	0.02	7.52	0.00
33.00	1.58	0.04	0.00	0.03	7.51	0.00
34.00	1.64	0.04	0.00	0.03	7.51	0.00
35.00	1.70	0.04	0.00	0.03	6.50	0.00
36.00	1.77	0.04	0.00	0.04	6.50	0.00
37.00	1.83	0.04	0.00	0.04	6.50	0.00
38.00	1.89	0.04	0.00	0.04	6.50	0.00
39.00	1.95	0.04	0.00	0.05	6.50	0.00
40.00	2.01	0.05	0.00	0.05	6.50	0.00
41.00	2.08	0.05	0.00	0.05	6.50	0.00
42.00	2.14	0.05	0.00	0.06	6.50	0.00
43.00	2.20	0.05	0.00	0.06	7.50	0.00
44.00	2.26	0.05	0.00	0.07	7.51	0.00
45.00	2.32	0.05	0.00	0.07	7.51	0.00
46.00	2.39	0.05	0.00	0.07	7.52	0.00
47.00	2.45	0.05	0.22	0.08	7.50	0.00
48.00	2.51	0.05	0.00	0.08	6.50	0.00
49.00	2.58	0.06	0.00	0.09	7.50	0.00
50.00	2.65	0.06	0.00	0.09	7.52	0.00
51.00	2.73	0.07	0.00	0.10	7.50	0.00
52.00	2.82	0.08	0.22	0.11	7.51	0.00
53.00	2.94	0.11	0.00	0.11	7.50	0.00
54.00	3.09	0.14	0.22	0.12	7.52	0.00
55.00	3.26	0.17	0.00	0.14	7.52	0.00
56.00	3.47	0.20	0.22	0.15	7.50	0.00
57.00	3.70	0.25	0.23	0.17	7.55	0.00
58.00	4.00	0.31	0.23	0.19	7.60	0.00
59.00	4.39	0.44	0.25	0.21	7.73	0.00
60.00	7.10	3.78	0.33	0.23	8.57	0.00
61.00	7.87	1.23	0.38	0.26	9.23	0.00
62.00	8.23	0.54	0.39	0.29	9.33	0.00
63.00	8.45	0.31	0.39	0.33	9.33	0.00
64.00	8.66	0.27	0.39	0.36	9.31	0.00
65.00	8.79	0.18	0.38	0.39	9.26	0.00
66.00	8.91	0.16	0.38	0.42	9.21	0.00
67.00	9.04	0.16	0.38	0.45	9.15	0.00
68.00	9.16	0.16	0.37	0.48	9.10	0.00
69.00	9.25	0.11	0.37	0.51	9.04	0.00
70.00	9.33	0.11	0.36	0.54	8.96	0.00
71.00	9.42	0.11	0.35	0.57	8.85	0.00
72.00	9.50	0.11	0.34	0.60	8.75	0.00
73.00	9.50	0.01	0.33	0.63	8.62	0.00
74.00	9.50	0.00	0.32	0.66	8.47	0.00
75.00	9.50	0.00	0.30	0.68	8.28	0.00
76.00	9.50	0.00	0.29	0.71	8.11	0.00
77.00	9.50	0.00	0.27	0.73	7.89	0.00
78.00	9.50	0.00	0.24	0.75	7.62	0.00
79.00	9.50	0.00	0.00	0.76	7.50	0.00
80.00	9.50	0.00	0.00	0.76	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
81.00	9.50	0.00	0.00	0.76	7.50	0.00
82.00	9.50	0.00	0.00	0.76	7.50	0.00
83.00	9.50	0.00	0.00	0.76	7.50	0.00
84.00	9.50	0.00	0.00	0.76	7.50	0.00
85.00	9.50	0.00	0.00	0.76	7.50	0.00
86.00	9.50	0.00	0.00	0.76	7.50	0.00
87.00	9.50	0.00	0.00	0.76	7.50	0.00
88.00	9.50	0.00	0.00	0.76	7.50	0.00
89.00	9.50	0.00	0.00	0.76	7.50	0.00
90.00	9.50	0.00	0.00	0.76	7.50	0.00
91.00	9.50	0.00	0.00	0.76	7.50	0.00
92.00	9.50	0.00	0.00	0.76	7.50	0.00
93.00	9.50	0.00	0.00	0.76	7.50	0.00
94.00	9.50	0.00	0.00	0.76	7.50	0.00
95.00	9.50	0.00	0.00	0.76	7.50	0.00
96.00	9.50	0.00	0.00	0.76	7.50	0.00
97.00	9.50	0.00	0.00	0.76	7.50	0.00
98.00	9.50	0.00	0.00	0.76	7.50	0.00
99.00	9.50	0.00	0.00	0.76	7.50	0.00
100.00	9.50	0.00	0.00	0.76	7.50	0.00
101.00	9.50	0.00	0.00	0.76	7.50	0.00
102.00	9.50	0.00	0.00	0.76	7.50	0.00
103.00	9.50	0.00	0.00	0.76	7.50	0.00
104.00	9.50	0.00	0.00	0.76	7.50	0.00
105.00	9.50	0.00	0.00	0.76	7.50	0.00
106.00	9.50	0.00	0.00	0.76	7.50	0.00
107.00	9.50	0.00	0.00	0.76	7.50	0.00
108.00	9.50	0.00	0.00	0.76	7.50	0.00
109.00	9.50	0.00	0.00	0.76	7.50	0.00
110.00	9.50	0.00	0.00	0.76	7.50	0.00
111.00	9.50	0.00	0.00	0.76	7.50	0.00
112.00	9.50	0.00	0.00	0.76	7.50	0.00
113.00	9.50	0.00	0.00	0.76	7.50	0.00
114.00	9.50	0.00	0.00	0.76	7.50	0.00
115.00	9.50	0.00	0.00	0.76	7.50	0.00
116.00	9.50	0.00	0.00	0.76	7.50	0.00
117.00	9.50	0.00	0.00	0.76	7.50	0.00
118.00	9.50	0.00	0.00	0.76	7.50	0.00
119.00	9.50	0.00	0.00	0.76	7.50	0.00
120.00	9.50	0.00	0.00	0.76	7.50	0.00
121.00	9.50	0.00	0.00	0.76	7.50	0.00
122.00	9.50	0.00	0.00	0.76	7.50	0.00
123.00	9.50	0.00	0.00	0.76	7.50	0.00
124.00	9.50	0.00	0.00	0.76	7.50	0.00
125.00	9.50	0.00	0.00	0.76	7.50	0.00
126.00	9.50	0.00	0.00	0.76	7.50	0.00
127.00	9.50	0.00	0.00	0.76	7.50	0.00
128.00	9.50	0.00	0.00	0.76	7.50	0.00
129.00	9.50	0.00	0.00	0.76	7.50	0.00
130.00	9.50	0.00	0.00	0.76	7.50	0.00
131.00	9.50	0.00	0.00	0.76	7.50	0.00
132.00	9.50	0.00	0.00	0.76	7.50	0.00
133.00	9.50	0.00	0.00	0.76	7.50	0.00
134.00	9.50	0.00	0.00	0.76	7.50	0.00
135.00	9.50	0.00	0.00	0.76	7.50	0.00
136.00	9.50	0.00	0.00	0.76	7.50	0.00
137.00	9.50	0.00	0.00	0.76	7.50	0.00
138.00	9.50	0.00	0.00	0.76	7.50	0.00
139.00	9.50	0.00	0.00	0.76	7.50	0.00
140.00	9.50	0.00	0.00	0.76	7.50	0.00
141.00	9.50	0.00	0.00	0.76	7.50	0.00
142.00	9.50	0.00	0.00	0.76	7.50	0.00
143.00	9.50	0.00	0.00	0.76	7.50	0.00
144.00	9.50	0.00	0.00	0.76	7.50	0.00
145.00	9.50	0.00	0.00	0.76	7.50	0.00
146.00	9.50	0.00	0.00	0.76	7.50	0.00
147.00	9.50	0.00	0.00	0.76	7.50	0.00
148.00	9.50	0.00	0.00	0.76	7.50	0.00
149.00	9.50	0.00	0.00	0.76	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
150.00	9.50	0.00	0.00	0.76	7.50	0.00
151.00	9.50	0.00	0.00	0.76	7.50	0.00
152.00	9.50	0.00	0.00	0.76	7.50	0.00
153.00	9.50	0.00	0.00	0.76	7.50	0.00
154.00	9.50	0.00	0.00	0.76	7.50	0.00
155.00	9.50	0.00	0.00	0.76	7.50	0.00
156.00	9.50	0.00	0.00	0.76	7.50	0.00
157.00	9.50	0.00	0.00	0.76	7.50	0.00
158.00	9.50	0.00	0.00	0.76	7.50	0.00
159.00	9.50	0.00	0.00	0.76	7.50	0.00
160.00	9.50	0.00	0.00	0.76	7.50	0.00
161.00	9.50	0.00	0.00	0.76	7.50	0.00
162.00	9.50	0.00	0.00	0.76	7.50	0.00
163.00	9.50	0.00	0.00	0.76	7.50	0.00
164.00	9.50	0.00	0.00	0.76	7.50	0.00
165.00	9.50	0.00	0.00	0.76	7.50	0.00
166.00	9.50	0.00	0.00	0.76	7.50	0.00
167.00	9.50	0.00	0.00	0.76	7.50	0.00
168.00	9.50	0.00	0.00	0.76	7.50	0.00
169.00	9.50	0.00	0.00	0.76	7.50	0.00
170.00	9.50	0.00	0.00	0.76	7.50	0.00
171.00	9.50	0.00	0.00	0.76	7.50	0.00
172.00	9.50	0.00	0.00	0.76	7.50	0.00
173.00	9.50	0.00	0.00	0.76	7.50	0.00
174.00	9.50	0.00	0.00	0.76	7.50	0.00
175.00	9.50	0.00	0.00	0.76	7.50	0.00
176.00	9.50	0.00	0.00	0.76	7.50	0.00
177.00	9.50	0.00	0.00	0.76	7.50	0.00
178.00	9.50	0.00	0.00	0.76	7.50	0.00
179.00	9.50	0.00	0.00	0.76	7.50	0.00
180.00	9.50	0.00	0.00	0.76	7.50	0.00
181.00	9.50	0.00	0.00	0.76	7.50	0.00
182.00	9.50	0.00	0.00	0.76	7.50	0.00
183.00	9.50	0.00	0.00	0.76	7.50	0.00
184.00	9.50	0.00	0.00	0.76	7.50	0.00
185.00	9.50	0.00	0.00	0.76	7.50	0.00
186.00	9.50	0.00	0.00	0.76	7.50	0.00
187.00	9.50	0.00	0.00	0.76	7.50	0.00
188.00	9.50	0.00	0.00	0.76	7.50	0.00
189.00	9.50	0.00	0.00	0.76	7.50	0.00
190.00	9.50	0.00	0.00	0.76	7.50	0.00
191.00	9.50	0.00	0.00	0.76	7.50	0.00
192.00	9.50	0.00	0.00	0.76	7.50	0.00
193.00	9.50	0.00	0.00	0.76	7.50	0.00
194.00	9.50	0.00	0.00	0.76	7.50	0.00
195.00	9.50	0.00	0.00	0.76	7.50	0.00
196.00	9.50	0.00	0.00	0.76	7.50	0.00
197.00	9.50	0.00	0.00	0.76	7.50	0.00
198.00	9.50	0.00	0.00	0.76	7.50	0.00
199.00	9.50	0.00	0.00	0.76	7.50	0.00
200.00	9.50	0.00	0.00	0.76	7.50	0.00
201.00	9.50	0.00	0.00	0.76	7.50	0.00
202.00	9.50	0.00	0.00	0.76	7.50	0.00
203.00	9.50	0.00	0.00	0.76	7.50	0.00
204.00	9.50	0.00	0.00	0.76	7.50	0.00
205.00	9.50	0.00	0.00	0.76	7.50	0.00
206.00	9.50	0.00	0.00	0.76	7.50	0.00
207.00	9.50	0.00	0.00	0.76	7.50	0.00
208.00	9.50	0.00	0.00	0.76	7.50	0.00
209.00	9.50	0.00	0.00	0.76	7.50	0.00
210.00	9.50	0.00	0.00	0.76	7.50	0.00
211.00	9.50	0.00	0.00	0.76	7.50	0.00
212.00	9.50	0.00	0.00	0.76	7.50	0.00
213.00	9.50	0.00	0.00	0.76	7.50	0.00
214.00	9.50	0.00	0.00	0.76	7.50	0.00
215.00	9.50	0.00	0.00	0.76	7.50	0.00
216.00	9.50	0.00	0.00	0.76	7.50	0.00
217.00	9.50	0.00	0.00	0.76	7.50	0.00
218.00	9.50	0.00	0.00	0.76	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
219.00	9.50	0.00	0.00	0.76	7.50	0.00
220.00	9.50	0.00	0.00	0.76	7.50	0.00
221.00	9.50	0.00	0.00	0.76	7.50	0.00
222.00	9.50	0.00	0.00	0.76	7.50	0.00
223.00	9.50	0.00	0.00	0.76	7.50	0.00
224.00	9.50	0.00	0.00	0.76	7.50	0.00
225.00	9.50	0.00	0.00	0.76	7.50	0.00
226.00	9.50	0.00	0.00	0.76	7.50	0.00
227.00	9.50	0.00	0.00	0.76	7.50	0.00
228.00	9.50	0.00	0.00	0.76	7.50	0.00
229.00	9.50	0.00	0.00	0.76	7.50	0.00
230.00	9.50	0.00	0.00	0.76	7.50	0.00
231.00	9.50	0.00	0.00	0.76	7.50	0.00
232.00	9.50	0.00	0.00	0.76	7.50	0.00
233.00	9.50	0.00	0.00	0.76	7.50	0.00
234.00	9.50	0.00	0.00	0.76	7.50	0.00
235.00	9.50	0.00	0.00	0.76	7.50	0.00
236.00	9.50	0.00	0.00	0.76	7.50	0.00
237.00	9.50	0.00	0.00	0.76	7.50	0.00
238.00	9.50	0.00	0.00	0.76	7.50	0.00
239.00	9.50	0.00	0.00	0.76	7.50	0.00
240.00	9.50	0.00	0.00	0.76	7.50	0.00
241.00	9.50	0.00	0.00	0.76	7.50	0.00
242.00	9.50	0.00	0.00	0.76	7.50	0.00
243.00	9.50	0.00	0.00	0.76	7.50	0.00
244.00	9.50	0.00	0.00	0.76	7.50	0.00
245.00	9.50	0.00	0.00	0.76	7.50	0.00
246.00	9.50	0.00	0.00	0.76	7.50	0.00
247.00	9.50	0.00	0.00	0.76	7.50	0.00
248.00	9.50	0.00	0.00	0.76	7.50	0.00
249.00	9.50	0.00	0.00	0.76	7.50	0.00
250.00	9.50	0.00	0.00	0.76	7.50	0.00
251.00	9.50	0.00	0.00	0.76	7.50	0.00
252.00	9.50	0.00	0.00	0.76	7.50	0.00
253.00	9.50	0.00	0.00	0.76	7.50	0.00
254.00	9.50	0.00	0.00	0.76	7.50	0.00
255.00	9.50	0.00	0.00	0.76	7.50	0.00
256.00	9.50	0.00	0.00	0.76	7.50	0.00
257.00	9.50	0.00	0.00	0.76	7.50	0.00
258.00	9.50	0.00	0.00	0.76	7.50	0.00
259.00	9.50	0.00	0.00	0.76	7.50	0.00
260.00	9.50	0.00	0.00	0.76	7.50	0.00
261.00	9.50	0.00	0.00	0.76	7.50	0.00
262.00	9.50	0.00	0.00	0.76	7.50	0.00
263.00	9.50	0.00	0.00	0.76	7.50	0.00
264.00	9.50	0.00	0.00	0.76	7.50	0.00
265.00	9.50	0.00	0.00	0.76	7.50	0.00
266.00	9.50	0.00	0.00	0.76	7.50	0.00
267.00	9.50	0.00	0.00	0.76	7.50	0.00
268.00	9.50	0.00	0.00	0.76	7.50	0.00
269.00	9.50	0.00	0.00	0.76	7.50	0.00
270.00	9.50	0.00	0.00	0.76	7.50	0.00
271.00	9.50	0.00	0.00	0.76	7.50	0.00
272.00	9.50	0.00	0.00	0.76	7.50	0.00
273.00	9.50	0.00	0.00	0.76	7.50	0.00
274.00	9.50	0.00	0.00	0.76	7.50	0.00
275.00	9.50	0.00	0.00	0.76	7.50	0.00
276.00	9.50	0.00	0.00	0.76	7.50	0.00
277.00	9.50	0.00	0.00	0.76	7.50	0.00
278.00	9.50	0.00	0.00	0.76	7.50	0.00
279.00	9.50	0.00	0.00	0.76	7.50	0.00
280.00	9.50	0.00	0.00	0.76	7.50	0.00
281.00	9.50	0.00	0.00	0.76	7.50	0.00
282.00	9.50	0.00	0.00	0.76	7.50	0.00
283.00	9.50	0.00	0.00	0.76	7.50	0.00
284.00	9.50	0.00	0.00	0.76	7.50	0.00
285.00	9.50	0.00	0.00	0.76	7.50	0.00
286.00	9.50	0.00	0.00	0.76	7.50	0.00
287.00	9.50	0.00	0.00	0.76	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
288.00	9.50	0.00	0.00	0.76	7.50	0.00
289.00	9.50	0.00	0.00	0.76	7.50	0.00
290.00	9.50	0.00	0.00	0.76	7.50	0.00
291.00	9.50	0.00	0.00	0.76	7.50	0.00
292.00	9.50	0.00	0.00	0.76	7.50	0.00
293.00	9.50	0.00	0.00	0.76	7.50	0.00
294.00	9.50	0.00	0.00	0.76	7.50	0.00
295.00	9.50	0.00	0.00	0.76	7.50	0.00
296.00	9.50	0.00	0.00	0.76	7.50	0.00
297.00	9.50	0.00	0.00	0.76	7.50	0.00
298.00	9.50	0.00	0.00	0.76	7.50	0.00
299.00	9.50	0.00	0.00	0.76	7.50	0.00
300.00	9.50	0.00	0.00	0.76	7.50	0.00
301.00	9.50	0.00	0.00	0.76	7.50	0.00
302.00	9.50	0.00	0.00	0.76	7.50	0.00
303.00	9.50	0.00	0.00	0.76	7.50	0.00
304.00	9.50	0.00	0.00	0.76	7.50	0.00
305.00	9.50	0.00	0.00	0.76	7.50	0.00
306.00	9.50	0.00	0.00	0.76	7.50	0.00
307.00	9.50	0.00	0.00	0.76	7.50	0.00
308.00	9.50	0.00	0.00	0.76	7.50	0.00
309.00	9.50	0.00	0.00	0.76	7.50	0.00
310.00	9.50	0.00	0.00	0.76	7.50	0.00
311.00	9.50	0.00	0.00	0.76	7.50	0.00
312.00	9.50	0.00	0.00	0.76	7.50	0.00
313.00	9.50	0.00	0.00	0.76	7.50	0.00
314.00	9.50	0.00	0.00	0.76	7.50	0.00
315.00	9.50	0.00	0.00	0.76	7.50	0.00
316.00	9.50	0.00	0.00	0.76	7.50	0.00
317.00	9.50	0.00	0.00	0.76	7.50	0.00
318.00	9.50	0.00	0.00	0.76	7.50	0.00
319.00	9.50	0.00	0.00	0.76	7.50	0.00
320.00	9.50	0.00	0.00	0.76	7.50	0.00
321.00	9.50	0.00	0.00	0.76	7.50	0.00
322.00	9.50	0.00	0.00	0.76	7.50	0.00
323.00	9.50	0.00	0.00	0.76	7.50	0.00
324.00	9.50	0.00	0.00	0.76	7.50	0.00
325.00	9.50	0.00	0.00	0.76	7.50	0.00
326.00	9.50	0.00	0.00	0.76	7.50	0.00
327.00	9.50	0.00	0.00	0.76	7.50	0.00
328.00	9.50	0.00	0.00	0.76	7.50	0.00
329.00	9.50	0.00	0.00	0.76	7.50	0.00
330.00	9.50	0.00	0.00	0.76	7.50	0.00
331.00	9.50	0.00	0.00	0.76	7.50	0.00
332.00	9.50	0.00	0.00	0.76	7.50	0.00
333.00	9.50	0.00	0.00	0.76	7.50	0.00
334.00	9.50	0.00	0.00	0.76	7.50	0.00
335.00	9.50	0.00	0.00	0.76	7.50	0.00
336.00	9.50	0.00	0.00	0.76	7.50	0.00
337.00	9.50	0.00	0.00	0.76	7.50	0.00
338.00	9.50	0.00	0.00	0.76	7.50	0.00
339.00	9.50	0.00	0.00	0.76	7.50	0.00
340.00	9.50	0.00	0.00	0.76	7.50	0.00
341.00	9.50	0.00	0.00	0.76	7.50	0.00
342.00	9.50	0.00	0.00	0.76	7.50	0.00
343.00	9.50	0.00	0.00	0.76	7.50	0.00
344.00	9.50	0.00	0.00	0.76	7.50	0.00
345.00	9.50	0.00	0.00	0.76	7.50	0.00
346.00	9.50	0.00	0.00	0.76	7.50	0.00
347.00	9.50	0.00	0.00	0.76	7.50	0.00
348.00	9.50	0.00	0.00	0.76	7.50	0.00
349.00	9.50	0.00	0.00	0.76	7.50	0.00
350.00	9.50	0.00	0.00	0.76	7.50	0.00
351.00	9.50	0.00	0.00	0.76	7.50	0.00
352.00	9.50	0.00	0.00	0.76	7.50	0.00
353.00	9.50	0.00	0.00	0.76	7.50	0.00
354.00	9.50	0.00	0.00	0.76	7.50	0.00
355.00	9.50	0.00	0.00	0.76	7.50	0.00
356.00	9.50	0.00	0.00	0.76	7.50	0.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
357.00	9.50	0.00	0.00	0.76	7.50	0.00
358.00	9.50	0.00	0.00	0.76	7.50	0.00
359.00	9.50	0.00	0.00	0.76	7.50	0.00
360.00	9.50	0.00	0.00	0.76	7.50	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.39	62.40	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
on-site	9.34	62.40	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
on-site	0.76	0.00	0.76	0.00	0.00	0.00

SECTION "IV"

DRAINAGE SUMMARY

The following is a summary of the design storms analyzed and the corresponding stage and discharge results;

	Stage	Rate
1. **Minimum Finished Floor Elevation. 100 Year, 3 Day 0 Discharge event**	**10.61 (11.00)**	**0.0**
2. **Minimum Perimeter Grade Elevation. 25 Year, 3 Day Event**	**9.34'**	**0.39 c.f.s.**
3. **Design Discharge Event 10 Year, 3 Day N.S.L.R.W.C.D**	**9.01'**	**0.37 c.f.s.**
4. **Minimum Road Crown Elevation. Year, 1 Day Event**	**8.73'**	**0.34 c.f.s.**

GFA International, Inc.

Florida's Leading Engineering Source

Phase I Environmental Site Assessment

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

Prepared for:

Red Lion Construction Corporation

GFA Project No. 18-8676.00
August 27, 2018



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Our Specialties

Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
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SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Phase I Environmental Site Assessment

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

GFA Project No.: 18-8676.00
August 27, 2018

REPORT PREPARED BY:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert P. Crowell, P.G.
Environmental Department Manager
Project Manager

Robert P. Crowell

8/27/2018 *Signature*

ROBERT P. CROWELL LICENSE No. 1748 STATE OF FLORIDA PROFESSIONAL GEOLOGIST

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1
2.0 INTRODUCTION 3
2.1 Purpose 3
2.2 Detailed Scope of Services and Non-Scope Considerations 4
2.3 Significant Assumptions 4
2.4 Limitations and Exceptions 5
2.5 Special Terms and Conditions 5
2.6 Reliance 6
3.0 SITE DESCRIPTION 6
3.1 Location and Legal Description 6
3.2 Site and Vicinity General Characteristics 6
3.3 Current Use of the Property 6
3.4 Structures, Roads and Other Improvements 6
3.5 Current Uses of the Adjoining Properties 7
4.0 USER PROVIDED INFORMATION 7
4.1 Title Records 7
4.2 Environmental Liens or Activity and Use Limitations 7
4.3 Specialized Knowledge 7
4.4 Commonly Known or Reasonably Ascertainable Knowledge 8
4.5 Valuation Reduction for Environmental Issues 8
4.6 Owner, Property Manager, and Occupant Information 8
4.7 Reason for Performing Phase I ESA 8
4.8 Other 8
5.0 RECORDS REVIEW 8
5.1 Standard Environmental Record Sources 8
5.2 Orphan Sites 11
5.3 Vapor Encroachment Screening 12
5.4 Additional Environmental Record Sources 12
6.0 PHYSICAL SETTING SOURCES 13
6.1 Review of USGS Topographic Map 13
6.2 Site Soils 13
6.3 Site Geology and Hydrogeology 14
7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY 14
7.1 Fire Insurance Maps 14
7.2 City Directories 14

7.3 Historical Topographic Maps 15
7.4 Historical Aerial Photograph Review 16
7.5 Previous Environmental Investigations 17
8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES 17
8.1 Fire Insurance Maps 17
8.2 City Directories 17
8.3 Historical Topographic Maps 18
8.4 Historical Aerial Photographs 18
9.0 SITE RECONNAISSANCE INFORMATION 19
9.1 Methodology and Limiting Conditions 19
9.2 General Site Setting 20
9.3 Hazardous Substances in Connection with Identified Uses 20
9.4 Storage Tanks 20
9.5 Odors 20
9.6 Pools of Liquid 20
9.7 Drums 20
9.8 Hazardous Substance and Petroleum Products Containers 21
9.9 Unidentified Substance Containers 21
9.10 Indications of Polychlorinated Biphenyls 21
9.11 Indications of Pits, Ponds or Lagoons 21
9.12 Indications of Solid Waste Disposal 21
9.13 Other Observations 21
10.0 INFORMATION FROM INTERVIEWS 22
10.1 Interview with Owner 22
10.2 Interview with Occupants 22
10.3 Interviews with Local Government Officials 22
11.0 DATA GAPS AND FAILURE 22
11.1 Data Gaps 22
11.2 Data Failure 22
12.0 FINDINGS 23
12.1 *VECs* 23
12.2 RECs **..... 23**
12.3 Controlled Environmental Conditions 23
12.4 Historical Environmental Conditions 23
12.5 *De minimis* Conditions 23
13.0 OPINION 24
14.0 CONCLUSIONS 24
15.0 DEVIATIONS 24

16.0 ADDITIONAL SERVICES 24
16.1 Suspect Asbestos Containing Materials 25
16.2 Lead-Based Paint 25
16.3 Mold 25
16.4 Radon 25
16.5 Lead in Drinking Water 25
16.6 Wetlands 26
16.7 Threatened and Endangered Species 26
16.8 Wellfield Protection Zones 26
17.0 REFERENCES 26
18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS 27

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

APPENDICES

Appendix A – Environmental Information Questionnaire
Appendix B – Legal Description
Appendix C – EDR® Database Search Report
Appendix D – Historical Topographic Maps
Appendix E – Site Reconnaissance Photographs
Appendix F – Qualifications of Individuals

1.0 EXECUTIVE SUMMARY

At the request of Red Lion Construction Corporation, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981; herein referred to as the "subject property" or "site." Accordingly, Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to Red Lion Construction Corporation, dated August 15, 2018. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* (*RECs*) and *vapor encroachment conditions* (*VECs*) in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. GFA performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between August 13, 2018 and August 21, 2018 by Robert Crowell, P.G., Senior Geologist and Environmental Department Manager.

Robert Crowell of GFA performed the site reconnaissance visit by walking the site boundaries, and accessible areas of the subject property on August 17, 2018. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**.

The subject property is currently vacant and covered with dense vegetation. The property previously had a small building structure (possibly a house) and a shed. The property appears to have been associated with an aquaculture operation (fish farm). Numerous ponds in rows associated with fish farming were noted in historical aerial photographs on adjoining properties to the west and south. The ponds were not located on the subject property.

No potential hazardous substances, hazardous substance containers, or unidentified substance

containers were identified on the subject property.

No evidence underground storage tank (UST) systems or aboveground storage tanks were observed on the subject property during the site visit.

No electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were observed on the subject property.

Several areas containing discarded trash/debris were observed on the property. The debris consisted of broken concrete, wood scrap, discarded plastic debris, water treatment cannisters, polyvinyl chloride (PVC) piping, discarded clothing and rugs, beverage containers, and food wrappers. This discarded trash/debris is considered as *de minimis*, but it may be in violation of Florida Statues 403.413 ("Florida Litter Law").

No pits, ponds, lagoons, or other surface water bodies that may represent *RECs* were noted on the subject property during the aerial photograph review.

GFA reviewed available City Directories and Sanborn Fire Insurance Maps for the subject property and adjoining properties. City Directory listings from 1959 through 2011 show past occupants of the property involved with residential and aquarium supplies. Based on GFA's review of the above resources, no *RECs* were identified in connection with the subject property.

A search of available environmental regulatory agency records that meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13 was performed. The subject property is not listed in any of the databases searched. Several offsite facilities worthy of discussion were identified within the ASTM search radius. Based on a regulatory agency file review, these offsite facilities do not appear to impact the subject property. The identified facilities do not pose a threat to the subject property and are not considered to be a *REC.*

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The screening evaluation revealed no facilities that appear to meet the requirements for VEC consideration. Based on the review of available file data, a *VEC* in connection with the subject property does not exist.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

2.0 INTRODUCTION

GFA International, Inc. (GFA) was retained by Red Lion Construction Corporation to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The subject property is located west of South 25th Street in Fort Pierce, St. Lucie County, Florida within Section 32, Township 35 South, Range 40 East. According to the St. Lucie County Property Appraiser's Office website, the subject property (Property Control Number 2432-411-0001-000-2) is currently owned by Kelly Smith and Corine Van Grootherest. The Site location is shown in **Figure 1**. A Site Sketch showing the subject property and surrounding areas is included as **Figure 2**.

2.1 Purpose

As outlined in GFA's proposal letter[1], the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the American Standard for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions* (*RECs)*[2] *controlled environmental conditions*[3], *historical environmental conditions*[4] and *Vapor Encroachment Conditions (VECs)*[5] in connection with the property. GFA performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in 40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of

[1] The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal letter dated August 13, 2018 to Red Lion Construction Corporation and authorized and returned to our offices on August 18, 2018. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

[2] The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not considered as *recognized environmental conditions*.

[3] The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[4] The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[5] The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, GFA has made the following assumptions concerning the assessment of on-site and off-site *RECs*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.

- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.

- GFA has assumed that the information sources utilized for this assessment provided complete and accurate information. Evaluations presented in this report are based exclusively on information provided by available public records, and observations made during the site visit.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the ASTM Practice E 1527-13 were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Problematic environmental conditions that were not identifiable through the scope of this investigation may still exist on the property. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property; this study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or user of this report.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. The completed EIQ is included in **Appendix A**.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. GFA offers no use or rights to this report to any other party regardless of the circumstance. Third party reliance of this report is strictly prohibited without the written consent from Red Lion Construction Corporation and GFA International.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located west of South 25th Street, in Fort Pierce, St. Lucie County, Florida. The site address is 4201 South 25th Street. The Property Control Number is 2432-411-0001-000-2, according to St. Lucie County records. Specifically, the subject property is situated within northeast quarter of the southeast quarter Section 32, Township 35 South, Range 40 East. The legal description for the subject property, as obtained from the St. Lucie County Property Appraiser office website, is attached as **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject property is mostly rectangular in shape and contains approximately 1.4 acres of land. South 25th Street borders the property to the east. A small drainage canal borders the subject property to the north followed by the Fort Pierce Central High School. Ten Mile Creek is located approximately 1,100 feet to the east.

3.3 Current Use of the Property

The subject property is currently vacant containing woodlands and scrub brush.

3.4 Structures, Roads and Other Improvements

No building structures, improved roads or other developed features are located at the site. The site appears to have future access to municipal utilities including water, electricity, and sewer.

3.5 Current Uses of the Adjoining Properties

Abutters to the subject property include the following:

To the North: A drainage ditch (canal) is located along the north property boundary. A high school (Fort Pierce Central High School)) is located north of the canal

To the East: The right of way to South 25th Street abuts the subject property to the east. Undeveloped woodlands and a pond are located east of the right of way.

To the South: Three Single-family residences within the Palm Lakes Gardens development abut the subject property to the south and southwest.

To the West: Two Single-family residences within the Palm Lakes Gardens development abut the subject property to the south.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to title information available online from the St. Lucie County Clerk of the Court Records Department, the most recent deed to the subject property is a Quit Claim Deed, dated February 7, 2005. The title to the property was granted to Kelly Smith and Corine Van Grootherest.

4.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien Report was not provided to GFA during the preparation of this Phase I ESA and a search for environmental liens was not authorized as part of the work scope. No evidence of environmental liens was noted in the available title records searched from the St. Lucie County Clerk of the Court Records Department. The lack of environmental lien information is considered a data gap. However, due to the information obtained from all other available sources, this data gap is not considered significant and is not considered to be a *REC.*

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *RECs* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *RECs* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user communicated no valuation reduction of the purchase price of the subject property due to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed in St. Lucie County records as Kelly Smith and Corrine Van Grootherest.

4.7 Reason for Performing Phase I ESA

The Phase I ESA was performed as part of the due diligence associated with the potential property real estate or financial transaction. The ASTM E 1527 practice defines good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the CERCLA, including petroleum. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability ("appropriate inquiry into previous ownership and uses of the property consistent with good commercial and customary practice") as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I ESA was performed for Red Lion Construction Corporation and is required for purchase of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this Environmental Site Assessment, a review of applicable Federal and state environmental regulatory databases was conducted. This entailed a review of facility listings available through the appropriate agency databases. As specified in ASTM E1527-13 criteria, a

records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property, depending on the database. The databases were obtained through Environmental Data Resources, Inc.® (EDR). A copy of the regulatory database search report from EDR is provided in **Appendix C**.

EDR's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and St. Lucie County records as needed. A search of available environmental records was conducted by EDR; this EDR database search review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
NPL	0	0	0	0	0	NR
Proposed NPL	0	0	0	0	0	NR
NPL LIENS	0	0	0	NR	NR	NR
Delisted NPL	0	0	0	0	0	NR
SEMS (CERCLIS)	0	0	0	NR	NR	NR
SEMS Archive (CERC-NFRAP)	0	0	0	NR	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	NR	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	0	0	NR	NR	NR
RCRA-CESQG	0	0	0	NR	NR	NR
US ENG Controls	0	0	0	NR	NR	NR
US INST Controls	0	0	0	NR	NR	NR
ERNS	0	0	0	NR	NR	NR
STATE RECORDS						
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	0	NR	NR	NR
LUST	0	0	0	NR	NR	NR
UST	0	0	0	NR	NR	NR
AST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	NR	NR	NR
INST CONTROLS	0	0	0	NR	NR	NR
VCP	0	0	0	NR	NR	NR
Brownfields	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
US BROWNFIELDS	0	0	0	NR	NR	NR
DEBRIS REGION 9	0	0	0	NR	NR	NR
ODI	0	0	0	NR	NR	NR
SWRCY	0	0	0	NR	NR	NR
US CDL	0	0	0	NR	NR	NR
DWM CONTAM	0	0	0	NR	NR	NR
FL RESP PARTY	0	0	0	NR	NR	NR
FL Sites	0	0	0	0	0	NR
PRIORITYCLEANERS	0	0	0	NR	NR	NR
EDR US Hist Cleaners	0	0	0	NR	NR	NR
EDR US Hist Auto Stat	0	0	0	NR	NR	NR
US HIST CDL	0	0	0	NR	NR	NR
LIENS 2	0	0	0	NR	NR	NR
LUCIS	0	0	0	NR	NR	NR
HMIRS	0	0	0	NR	NR	NR
SPILLS	0	0	**1**	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	0	0	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
UMTRA	0	0	0	NR	NR	NR
MINES	0	0	0	NR	NR	NR
TRIS	0	0	0	NR	NR	NR
TSCA	0	0	0	NR	NR	NR
FTTS	0	0	0	NR	NR	NR
HIST FTTS	0	0	0	NR	NR	NR
SSTS	0	0	0	NR	NR	NR
ICIS	0	0	0	NR	NR	NR
PADS	0	0	0	NR	NR	NR
MLTS	0	0	0	NR	NR	NR
RADINFO	0	0	0	NR	NR	NR
FINDS	0	0	**2**	NR	NR	NR
ECHO	0	0	**1**	NR	NR	NR
RAATS	0	0	0	NR	NR	NR
DRYCLEANERS	0	0	0	NR	NR	NR
DEDB	0	0	0	NR	NR	NR
NPDES	0	0	0	NR	NR	NR
AIRS	0	0	0	NR	NR	NR
FL Cattle Dip Vats	0	0	0	NR	NR	NR
TIER 2	0	0	0	NR	NR	NR
UIC	0	0	0	0	0	NR
INDIAN RESERV	0	0	0	0	0	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
SCRD Dry Cleaners	0	0	0	NR	NR	NR
PWS	0	0	0	NR	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes:
NR = Not Requested at this search distance

The subject property was not listed in any of the databases searched. Several offsite facilities within the ASTM search radius were identified in various databases. GFA reviewed pertinent files and documents in the Florida Department of Environmental Protection (FDEP) Oculus database and United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO) database.

1. Facility Name: **Immanuel Christian Academy**
Address: 4401 South 25th Street
Location: 900 feet South
Database Info: Spills, FINDS
Regulatory Info: No documents were found in the FDEP files. According to the EDR report, a small volume (0.01 gallon) of mercury was released on April 28, 2006. The local Health Department responded. The incident is considered to be "closed". Based on the data reviewed, this is not considered as a *REC* to the subject property.

2. Facility Name: **Fort Pierce Central High School**
Facility Address: West Side of 25th Street
Location: Adjacent North
Database Info: FINDS, ECHO
Regulatory Info: This facility is listed in the FINDS and ECHO databases because of regulation under the Clean Water Act (CWA). A Generic National Pollutant Discharge Elimination System (NPDES) Permit for Storm-Water Discharge from Large and Small Construction Projects was issued on December 20, 2006 for construction of the high school. No inspection reports or further information was found in the file. The Enforcement and Compliance History Online (ECHO) report indicated "No Violations". Based on the data reviewed, this is not considered as a *REC* to the subject property.

Based on the file reviews, no RECs to the subject property were identified.

5.2 Orphan Sites

Facilities that cannot be accurately mapped due to inaccurate or missing data in the address are identified by EDR as "Orphan Sites". As part of the EDR database report review, GFA attempts to

geographically locate orphan sites identified by EDR. GFA examined the Orphan Sites list. No nearby sites were identified.

5.3 Vapor Encroachment Screening

A Tier 1 Vapor Encroachment Screening (VES) for the subject property consistent with ASTM E2600-15, "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was completed to comply with ASTM E 1527-13. The E2600-15 standard provides guidance on identifying and evaluating vapor migration at contaminated properties. Four conclusions are possible as a result of the VES: 1) A Vapor Encroachment Condition (VEC) exists; or 2) a VEC does not or is not likely to exist.

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary.

No facilities were listed within the search radius for VEC consideration. Based on the data reviewed a *VEC* does not or is not likely to exist.

5.4 Additional Environmental Record Sources

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review. Based on the information obtained, and the standard environmental record sources utilized during the course of this assessment, no additional environmental record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

6.0 PHYSICAL SETTING SOURCES

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

6.1 Review of USGS Topographic Map

A United States Geological Survey (USGS) 7.5-Minute Series Topographic Map FORT PIERCE, FL (1983) was examined to determine the geographical features at and around the subject property. The topographic map is shown in **Figure 3**. The site is located at an approximate elevation of 10 to 12 feet above mean sea level (amsl). Two small building structures are depicted on the subject property. A drainage ditch is depicted along the north property boundary. Ten Mile Creek is depicted approximately 1,100 feet to the east. No marshy areas, mines, or borrow pits are depicted on the subject property.

6.2 Site Soils

The United States Department of Agriculture, Soil Conservation Service, "Soil Survey of St. Lucie County Area, Florida" (Watts and Stankey, 1980) was reviewed. Additionally, the Web Soil Survey (WSS) from the National Resource Conservation Service was reviewed. The Soil Survey identifies the site soils as Ankona Sand (map unit 2) and Winder Sand (map unit 55). Soils in these categories are described below:

Ankona Sand (2): This unit comprises approximately 99 percent of the subject property. This is a deep, nearly level poorly-drained soil that occurs on broad flatwoods. The water table is at a depth of 10 inches for 1 to 4 months during most years and from 10 to 40 inches for 6 months or more. The water table is more than 40 inches of the ground surface during extensive dry periods. The soil profile consists of 3 inches of black sandy loam, followed by 8 inches of dark gray sand, followed by gray to light gray to grayish brown sand.

Winder Sand (55): This unit comprises approximately 1 percent of the subject property in the extreme southeast corner of the property. This is a deep, poorly-drained soil that occurs in in hammocks and drainageways. The water table is at a depth of 10 inches or less for 2 to 4 months during most years and from 10 to 40 inches for most of the remainder of the year. The soil profile consists of 6 inches of black loamy sand, followed by 12 inches of dark grayish-brown fine sand, followed by light gray sand and gray sandy clay loam.

6.3 Site Geology and Hydrogeology

Two major aquifers are located in St. Lucie County; the non-artesian shallow aquifer and the artesian Floridan aquifer (Reese, 2004). The shallow aquifer is the principal source of water in St. Lucie County. The aquifer extends from a few feet below land surface to a depth of approximately 150 feet at the coast, and thins to the west. The shallow aquifer is composed of the recent Pamlico Sand formation, Pleistocene-age Anastasia Formation and the Upper-Miocene-age Tamiami Formation. The shallow aquifer is underlain by a thick section of less permeable sediments that are predominantly sandy clay, fine sand and marl, the Miocene-age Hawthorn Group. This formation forms the upper confining layer to the underlying Floridan aquifer, consisting of a thick sequence of permeable limestones of Miocene and pre-Miocene age. In St. Lucie County, the Floridan aquifer yields brackish water and is used mainly for irrigation.

Groundwater in the shallow aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Surface water in the adjacent drainage ditch to the north was observed to be flowing toward the east. For this reason, the direction of groundwater flow at the subject property is anticipated to be toward the east or northeast (toward Ten Mile Creek). Water enters the aquifer from rainfall and exits as baseflow to surface water (streams, canals), discharge to the coast, evapotranspiration, and downward recharge to deeper aquifers. Local groundwater flow (flow direction and velocity) may be influenced by the proximity of water-supply wells and local surface-water management. The specific groundwater flow beneath the subject property can only be determined by field methods.

7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *RECs* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

7.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the subject property.

7.2 City Directories

Historical City Directories for the subject property were reviewed at the St. Lucie County Library in Fort Pierce. The directories were generally reviewed at approximately two to six-year intervals from 1959 to 2011. The address for the subject property (4201 South 25th Street) was searched.

A limited historical picture of the occupancy of the subject property and vicinity can be determined by this method. However, the City Directory Search is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. The results of this evaluation included the following:

Year	Address	Occupants
1959	4201 South 25th Street	No Listing
1965	4201 South 25th Street	No Listing
1971	4201 South 25th Street	No Listing
1977	4201 South 25th Street	No Listing
1981	4201 South 25th Street	No Listing
1985	4201 South 25th Street	No Listing
1988	4201 South 25th Street	Listed as "Vacant"
1991	4201 South 25th Street	Harold Shadle
1996	4201 South 25th Street	Harold Shadle
1998	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2003	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2006	4201 South 25th Street	Kelly Smith
2009	4201 South 25th Street	No Listing
2011	4201 South 25th Street	No Listing

7.3 Historical Topographic Maps

GFA reviewed three available historical topographic maps (1970, 1983, and 2012) obtained from EDR. Copies of topographic maps are provided in **Appendix D**. The following observations for the subject property are made:

The 1970 map depicts the subject property as cleared or agricultural land. A small building structure (possibly a house) is depicted in the northeast portion of the property. A small circular-shaped intermittent pond is depicted to the west. The drainage ditch (canal) that borders the property to the north and South 25th Street bordering the property to the east are both visible at their current locations. Ten Mile Creek is visible approximately 1,000 feet to the east. The 1983 map depicts the subject property and surrounding areas to be essentially unchanged. However, a new building structure, smaller than the house, is now depicted on the subject property immediately adjacent to the house. The 2012 map does not show distinct features, but Palm Lakes Avenue to the south is now depicted. Two constructed lakes associated with the Palm Lakes Gardens development are now depicted to the west-southwest. No marshy areas, mines, or borrow pits are depicted on the subject property in any of the topographic maps reviewed.

7.4 Historical Aerial Photograph Review

Aerial photographs dated 1944, 1950, 1958, 1969, 1980, 1992, 1999, 2007, 2010, 2013, and 2017 were obtained from EDR. Available aerial photographs also were viewed on the Google Earth website. The subject property is visible in all the photographs. Copies of the historical aerial photographs are provided in **Figures 4 through 14**. A general description of each photograph using current names and identifiers follows.

1944: The subject property appears as undeveloped pastureland with low-growth vegetation (grass) and scattered scrub brush and/or trees. A small drainage ditch (canal) is visible along the north property boundary. South 25th Street is visible as an unpaved road at its current location along the east property boundary. A few small paths (possibly cattle trails) are visible crossing through the subject property.

1950: A small building structure (possibly a house) is now visible in the northeast portion of the subject property. An unpaved driveway from South 25th Street immediately south of the drainage ditch leads to the building. The remainder of the subject property appears as low-growth vegetation (grass). The scattered scrub brush and trees observed in the previous photograph have been removed.

1958: A shed and an unidentifiable cylindrical-shaped object (possibly an aboveground storage tank) are now visible on the subject property in addition to the small structure (house) observed in the previous photograph. An area of disturbed soil is noted in the northwest portion of the subject property. The buildings on the subject property appear to be associated with an aquaculture operation (fish farm) to the west.

1969: The house, shed, and cylindrical-shaped object on the subject property are still visible. Approximately 30 unidentifiable objects in rows (possibly small holding tanks on cinder blocks for the aquaculture operation) are now visible in the southwest portion of the subject property.

1980: Rows of unidentifiable objects (possibly small aquaculture ponds or tanks on cinder blocks) are visible along the west side of the property. The remainder of the subject property appears to be essentially unchanged from the previous photograph.

1992: The house, shed and cylindrical-shaped object on the subject property are still visible in the northern portion of the subject property. Unidentifiable objects (possibly small aquaculture ponds or tanks) are again visible along the west side of the property. The south two-thirds of the property has become overgrown with dense vegetation. The property appears to be inactive.

1999: The subject property appears to be essentially unchanged from the previous photograph.

2007: The house, shed and cylindrical-shaped object that were seen in the previous five photographs have been removed and are no longer visible. A large soil pile or area of disturbed soil is now visible in the eastern one-half of the subject property. The soil pile may stock piled material that originated from excavation of a retention pond that had been constructed adjacent to the north.

2010: The soil pile seen on the subject property in the previous photograph appears to have been removed. A small area of disturbed soil is visible in the northern portion of the property, but the remainder appears to have been regrown with vegetation. appears to be essentially unchanged from the previous photograph.

2013 The subject property appears to be essentially unchanged from the previous photograph.

2017: The subject property appears to be essentially unchanged from the previous photograph.

7.5 Previous Environmental Investigations

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review.

Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

8.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the adjoining properties.

8.2 City Directories

Because the surrounding properties have been historically undeveloped or agricultural with no

historical address, city directory listings for adjacent properties were not reviewed.

8.3 Historical Topographic Maps

No marshy areas, mines, or borrow pits are depicted on the adjoining properties in any of the topographic maps reviewed.

8.4 Historical Aerial Photographs

1944: The adjacent properties to the north, west, and south appear to be pastureland similar to the subject property. The adjacent property to the east (across South 25th Street) appears to be agricultural (row crops) with small irrigation ditches at approximate 100-foot intervals.

1950: The adjacent properties appear to be essentially unchanged except that the property to the east no longer appears to be agricultural. The small irrigation ditches are no longer visible.

1958: Numerous (at least 210) small, elliptical-shaped ponds in rows that has the appearance of an aquaculture operation or tropical fish farm are now visible on the adjacent property to the west. The buildings on the subject property appear to be associated with the aquaculture operation to the west. The adjacent property to the south appears as low-growth vegetation (grass). Two small buildings (possibly houses or one house and a shed) are now visible approximately 400 feet to the south. A citrus grove is now visible adjacent to the east (across South 25th Street).

1969: The ponds on the adjacent property to the west have been reconfigured. The ponds have been expanded in size and a fewer number of them (approximately 56) are now visible. Approximately 18 new small elliptical-shaped ponds (two rows of nine) are now visible on the adjacent property to the south. A citrus grove is now visible on the adjacent property to the north (across the drainage ditch). The trees appear to be young. The adjacent property to the east (across South 25th Street) appears to be essentially unchanged (citrus grove). subject property appears to be essentially unchanged from the previous photograph.

1980: The aquaculture operation is still visible adjacent to the west. The ponds have been reconfigured again. There are now five rows with 12 ponds in each row. The ponds on the adjacent property to the south that were visible in the previous photograph have been removed and filled. This area now appears as low-growth vegetation (grass). The citrus grove to the north is still visible. The adjacent

property to the east (across South 25th Street) appears to be inactive and has reverted into woodlands. South 25th Street now appears to be paved.

1992: Development of Palm Lakes Gardens to the south and west appear to be ongoing. Two houses within this development are visible adjacent to the south of the subject property. The adjacent lots to the west have been cleared for development but appear to be vacant. The citrus grove to the north and woodlands to the east (across South 25th Street) are still visible.

1999: The surrounding properties appear to be essentially unchanged from the previous photograph.

2007: Construction of Fort Pierce Central High School to the north appears to be ongoing. A retention pond for the high school has been constructed immediately to the north of the subject property. Houses within the Palm Lakes Gardens Development are now visible on the adjacent lots to the west and southwest of the subject property. Widening of South 25th Street into a divided, 4-lane roadway appears to be in progress. A pond has been constructed to the east (across South 25th Street).

2010: Construction of the high school to the north and widening of South 25th Street appear to be completed. The remaining surrounding areas appear to be essentially unchanged from the previous photograph.

2013: The surrounding areas appear to be essentially unchanged from the previous photograph.

2017: The surrounding areas appear to be essentially unchanged from the previous photograph.

9.0 SITE RECONNAISSANCE INFORMATION

9.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *RECs* in connection with the property. GFA personnel visually and physically observed the property not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Robert P. Crowell, P.G., Senior Geologist with GFA performed a walk-through reconnaissance at the subject property on August 17, 2018. The subject property boundaries were based on the information provided by the Client. Photographs of the subject

property taken during site reconnaissance are included as **Appendix E**.

9.2 General Site Setting

Within the scope of this Phase I ESA, GFA noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit. The subject property was observed to be vacant vegetated land.

9.3 Hazardous Substances in Connection with Identified Uses

One 5-gallon bucket labeled "Bull's Eye Primer and Sealer" and two rusted 1-gallon paint cans were observed among discarded debris on the property. The 5-gallon bucket was sealed with a lid. It was observed to contain liquid, but no evidence of a release was observed. One of the two paint cans appeared to have released cured paint to the ground surface. Because the release was limited and cured paint, it is considered to be *de minimis*. No other hazardous substances were observed on the subject property during site reconnaissance.

9.4 Storage Tanks

No aboveground or evidence of underground storage tank systems (vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks) were observed on the subject property during the site visit.

9.5 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

9.6 Pools of Liquid

No standing surface water or other pools of liquid were observed on the property.

9.7 Drums

One open-top 55-gallon unlabeled high-density polyethylene (HDPE) drum was observed partially buried with a debris pile. The drum appeared to contain trash. Another open-top 55-gallon unlabeled HDPE drum that had been cut in half also was observed among a debris pile. This drum was observed to contain broken aquarium glass.

9.8 Hazardous Substance and Petroleum Products Containers

No hazardous substances or petroleum product containers were evident at the subject property.

9.9 Unidentified Substance Containers

No significant unidentified substance containers were observed on the property during the site visit.

9.10 Indications of Polychlorinated Biphenyls

No pole or pad-mounted electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were noted on the subject property.

9.11 Indications of Pits, Ponds or Lagoons

No evidence of pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste disposal, waste burial, waste water discharges, septic systems; or potable or irrigation wells was observed on the subject property. No evidence of trash, debris or improper fill materials was observed.

9.12 Indications of Solid Waste Disposal

Several piles of discarded debris and trash were observed on the property. In particular, the majority of the discarded trash/debris was observed near the west boundary and in the south-central portion of the property. The discarded debris consisted of broken concrete and cinder blocks, scrap plastic piping, scrap wood, clothing and rugs, scrap plastic, water treatment cannisters and broken glass. A few discarded tires were observed near the southeast corner of the subject property. These discarded debris materials appear to be inert and not likely to adversely impact soil or groundwater at the site. However, much of the debris were buried in piles and/or covered with dense vegetation precluding precise inspection. This discarded debris/trash may be in violation of Florida Statute 403.413 (“Florida Litter Law”).

9.13 Other Observations

No other significant observations were noted.

10.0 INFORMATION FROM INTERVIEWS

10.1 Interview with Owner

The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. This is considered a data gap.

10.2 Interview with Occupants

The property is currently unoccupied.

10.3 Interviews with Local Government Officials

GFA conducted a file review on the Florida Department of Environmental Protection's online OCULUS system regarding the subject property and surrounding properties identified during the records review. Information obtained during the interview is included in this report.

11.0 DATA GAPS AND FAILURE

11.1 Data Gaps

Dense vegetation precluded precise inspection to portions of the property. The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. An ELS was not performed. The data gaps identified are not considered significant and do not indicate the likelihood of past uses having led to *RECs* in connection with the property.

11.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). The earliest available record for the site dates back to a 1944 aerial photograph, which depicts the site and surrounding areas as undeveloped pastureland. Due to visible observations made and a review of the available historical resources, this data failure does not pose a *REC* in connection with the subject property.

12.0 FINDINGS

GFA has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-13 of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. Any limitations, exceptions, or deletions from this practice are described in this report.

12.1 *VECs*

Based on our research and site reconnaissance, no *VECs* were identified in connection with the subject property.

12.2 RECs

Based on our research and site reconnaissance, no *RECs* were identified in connection with the subject property.

12.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled RECs* were identified in connection with the subject property.

12.4 Historical Environmental Conditions

Based on our research and site reconnaissance, *no historical RECs* were identified in connection with the subject property.

12.5 *De minimis* Conditions

De minimis conditions identified in relation to the subject property include a small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*.

13.0 OPINION

It is the opinion of GFA that no further assessment or investigation is necessary at this time. The discarded debris/trash should be removed for proper disposal.

14.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in this report.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

15.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

16.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage

power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

16.1 Suspect Asbestos Containing Materials

An asbestos inspection was not performed as part of this assessment. No current building structures are located on the subject property. No suspected asbestos containing materials were observed.

16.2 Lead-Based Paint

A lead-based paint survey was not performed as part of this assessment. No painted surfaces were observed on the property.

16.3 Mold

A mold survey was not conducted as part of this Phase I ESA. However, no obvious mold-impacted areas were observed.

16.4 Radon

Radon is a naturally-occurring radioactive gas generated from the decay of radium. It cannot be seen, smelled, or tasted. Indoor radon levels, which are dependent upon the construction of the building and the concentration of radon in the underlying soils, are more commonly a potential area of concern for buildings that have a basement. Based on the "Florida Statewide Radiation Study" prepared by Geomet Technologies, Inc., for the Florida Institute of Phosphate Research in November 1987, St. Lucie County has a low potential for radon. For that study, a total of 31 indoor radon samples were collected in St. Lucie County. Radon concentrations ranged from 0.2 picoCuries per liter (pCi/L) to 1.0 pCi/L. None of the 31 samples tested contained radon above the USEPA guidance concentration of 4.0 pCi/L.

The USEPA has designated St. Lucie County as a Zone 3, the lowest radon potential (EPA's Map of Radon Zones-Florida, United States Environmental Protection Agency, Office of Radiation and Indoor Air, September 1993). The predicted indoor radon concentration for Zone 3 is less than 2 pCi/L. Based on the referenced data, the potential for radon exposure, exceeding the USEPA guidance levels at the subject property is low.

16.5 Lead in Drinking Water

The property is undeveloped with no current building structures. No potable/drinking water

supplies currently exist on the subject property. Based on current infrastructure, water to the property is expected to become available from Fort Pierce Utilities. According to the Fort Pierce Utilities website, the 90th percentile lead concentration in the general distribution system in 2017 (latest results available) was 0.7 parts per billion (ppb). This is below the Action Level (State Drinking Water Standard and Maximum Contaminant Level) of 15 ppb. Based on the referenced data, the potential for lead in drinking water exposure, exceeding the Action Level at the subject property is low.

16.6 Wetlands

A wetlands survey was not performed as part of this Phase I ESA. No obvious wetland areas were observed on the subject property. Soil types indicative of wetland areas were not identified on the subject property. The National Wetlands Inventory (NWI) map does not identify wetlands on the subject property.

16.7 Threatened and Endangered Species

A specific Threatened and Endangered (T&E) Species survey was not performed as part of this Phase I ESA. However, GFA will note if T&E species or evidence of T&E species are observed. No obvious evidence of T&E species (gopher tortoise burrows) were observed on the subject property.

16.8 Wellfield Protection Zones

GFA reviewed the City of Fort Pierce Comprehensive Plan, GOP Map 1-4 dated February 2011, "Well Locations and Wellfield Protection Zones". The subject property is not located within any wellfield protection zones.

17.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.

2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida; Center for Environmental & Natural Resources. 1981.

4. Geomet Technologies, Inc., 1987. "Florida Statewide Radiation Study". prepared for the Florida Institute of Phosphate Research, November 1987.

5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.

6. Google Earth. 2018. [Online] http://earth.google.com/download-earth.html.

7. Reese, R.S., 2004. Hydrogeology, Water Quality, and Distribution and Sources of Salinity in the Floridan Aquifer System, Martin and St. Lucie Counties, Florida, United States Geological Survey, Water Resources Investigations Report 03-4242, 2004.

8. Watts, F. C., and Stankey, D., L., 1980. *Soil Survey of St. Lucie County Area, Florida*: U.S. Department of Agriculture, Soil Conservation Service, March 1980.

9. USEPA, 1993. "EPA's Map of Radon Zones-Florida", Office of Radiation and Indoor Air, September 1993.

18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of individuals participating in this ESA are included in **Appendix F**.

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

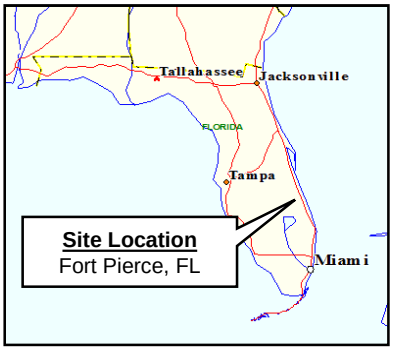
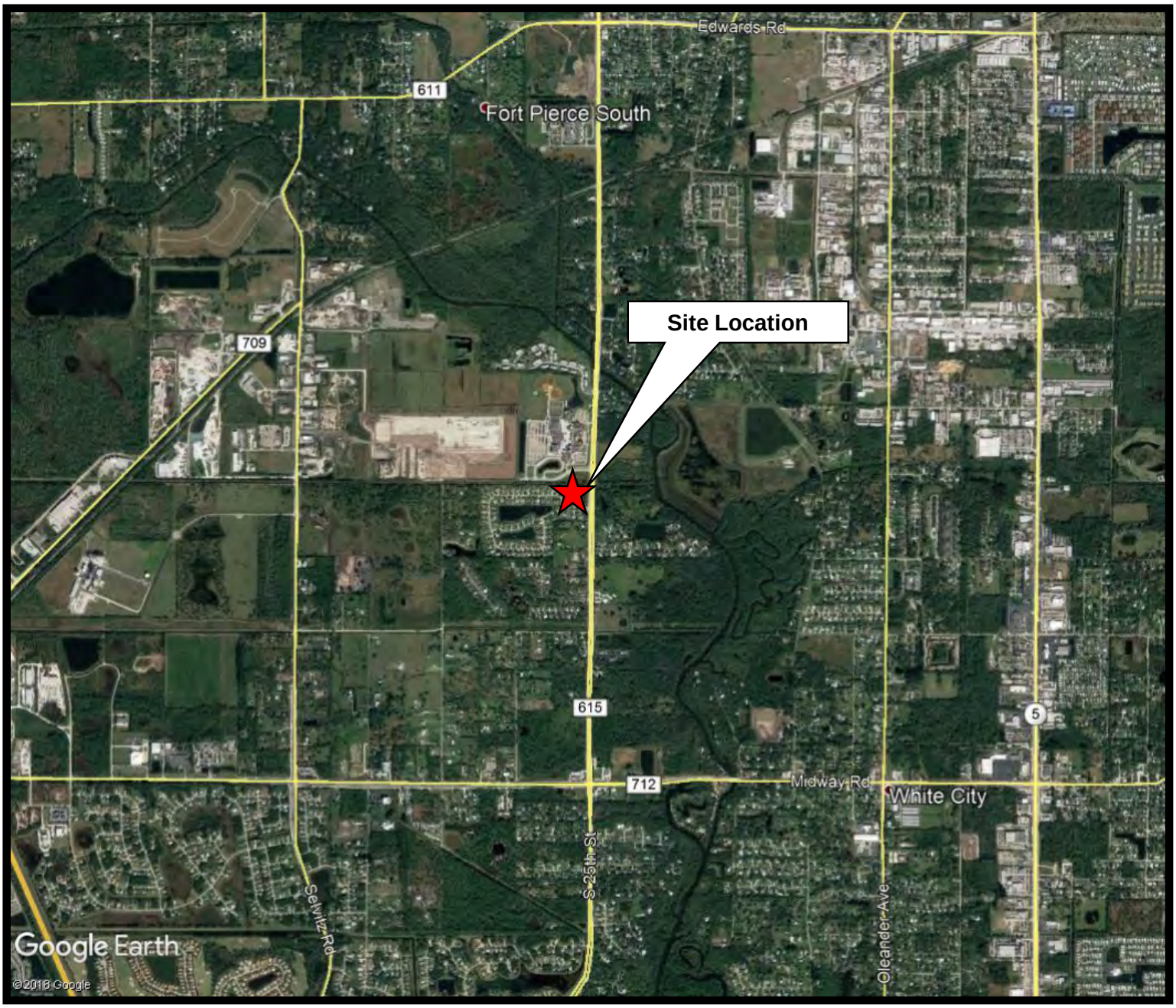


FIGURE 1
SITE LOCATION MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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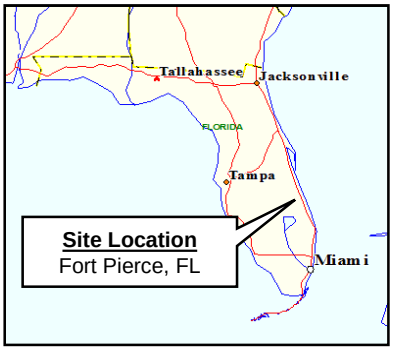


FIGURE 2
SITE SKETCH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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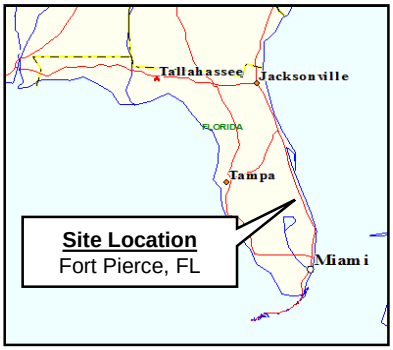
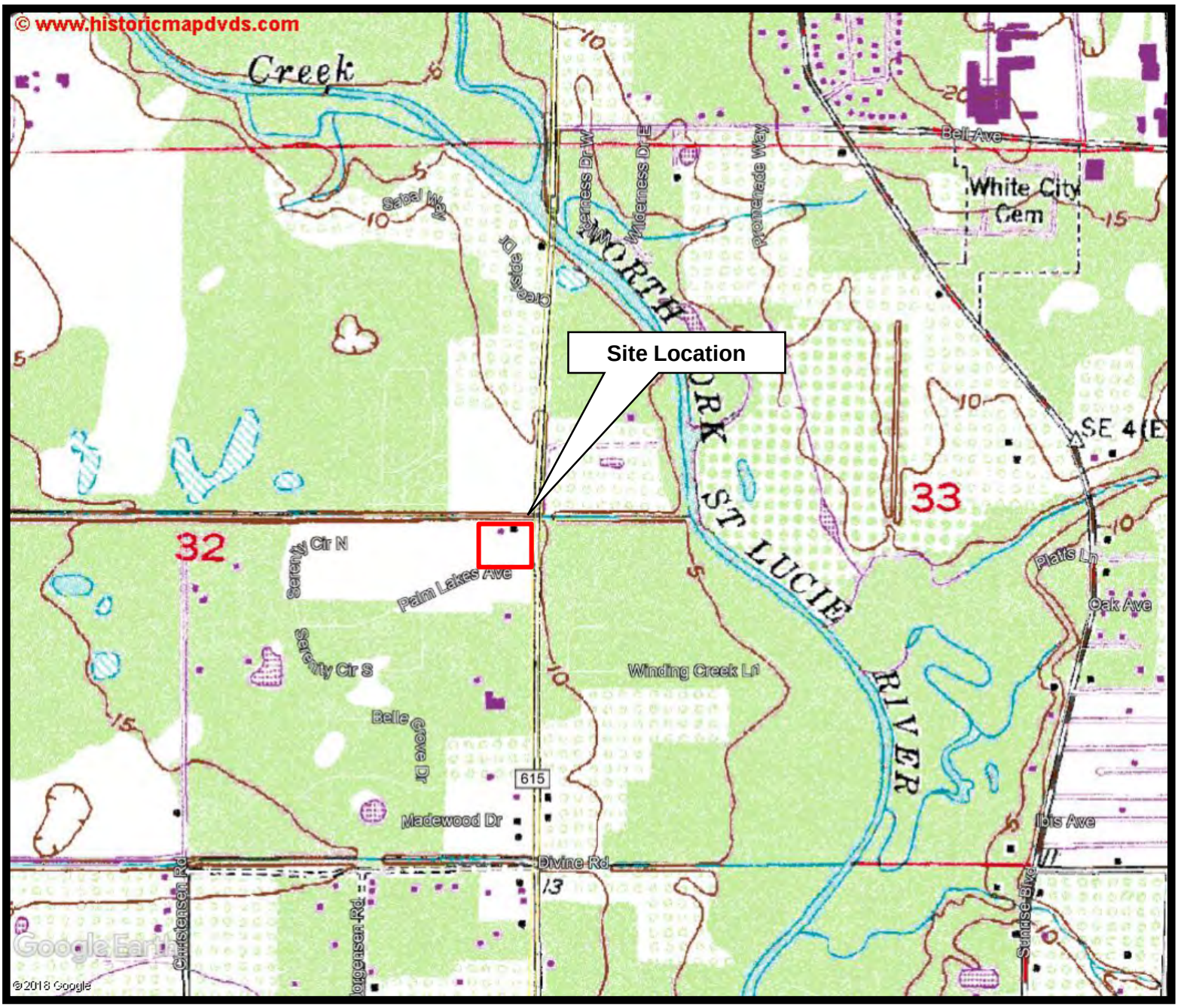


FIGURE 3
TOPOGRAPHIC MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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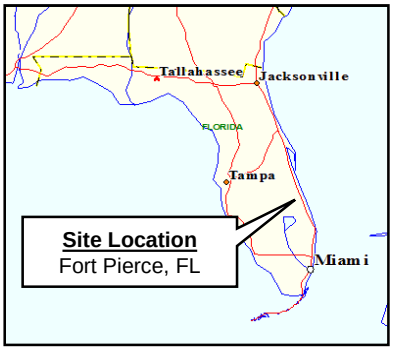
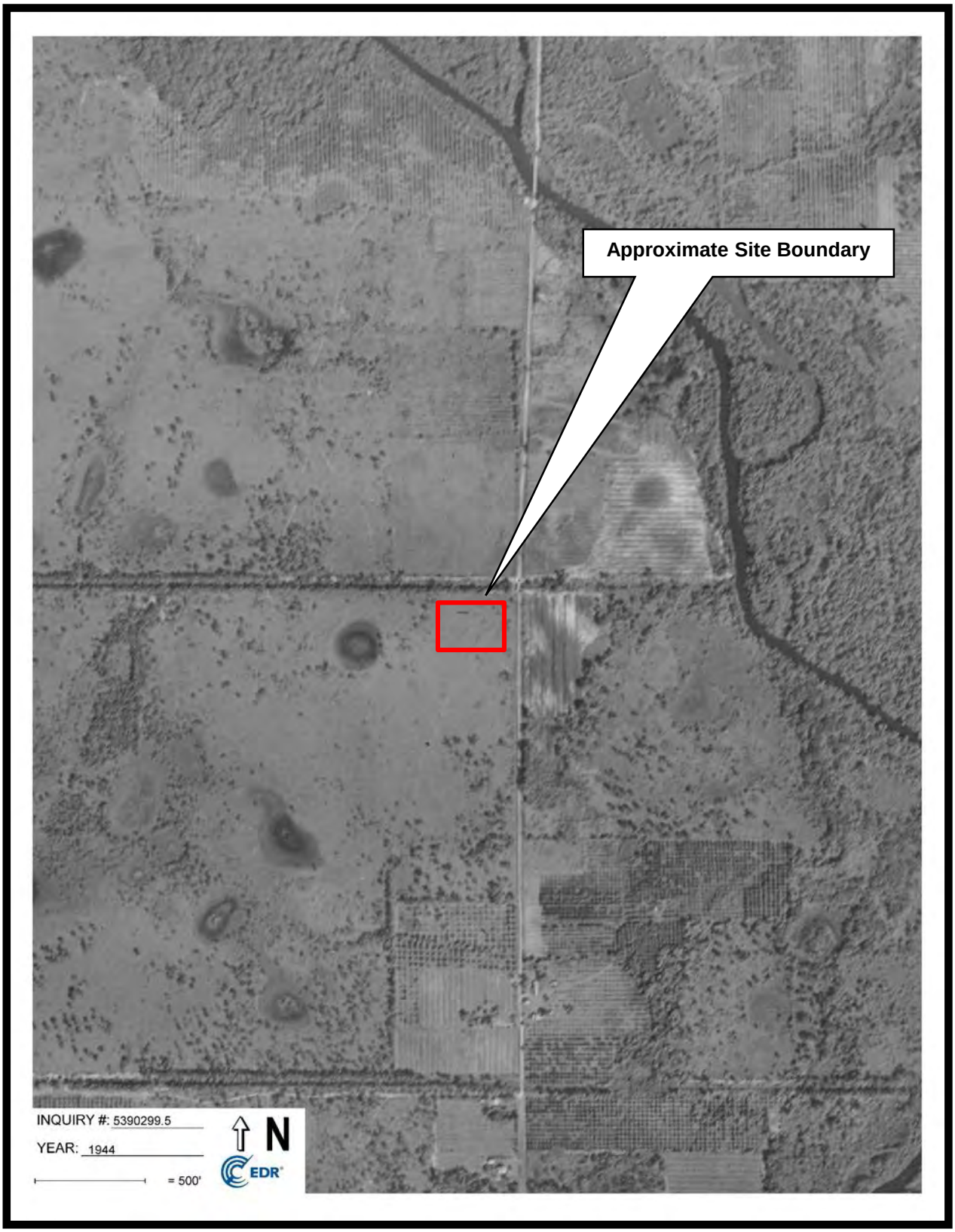


FIGURE 4
1944 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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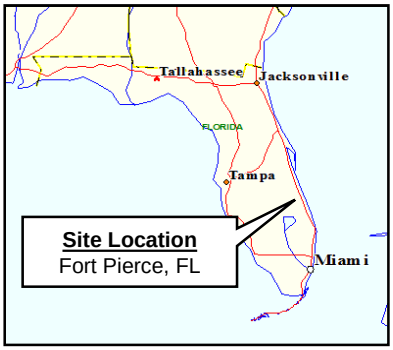
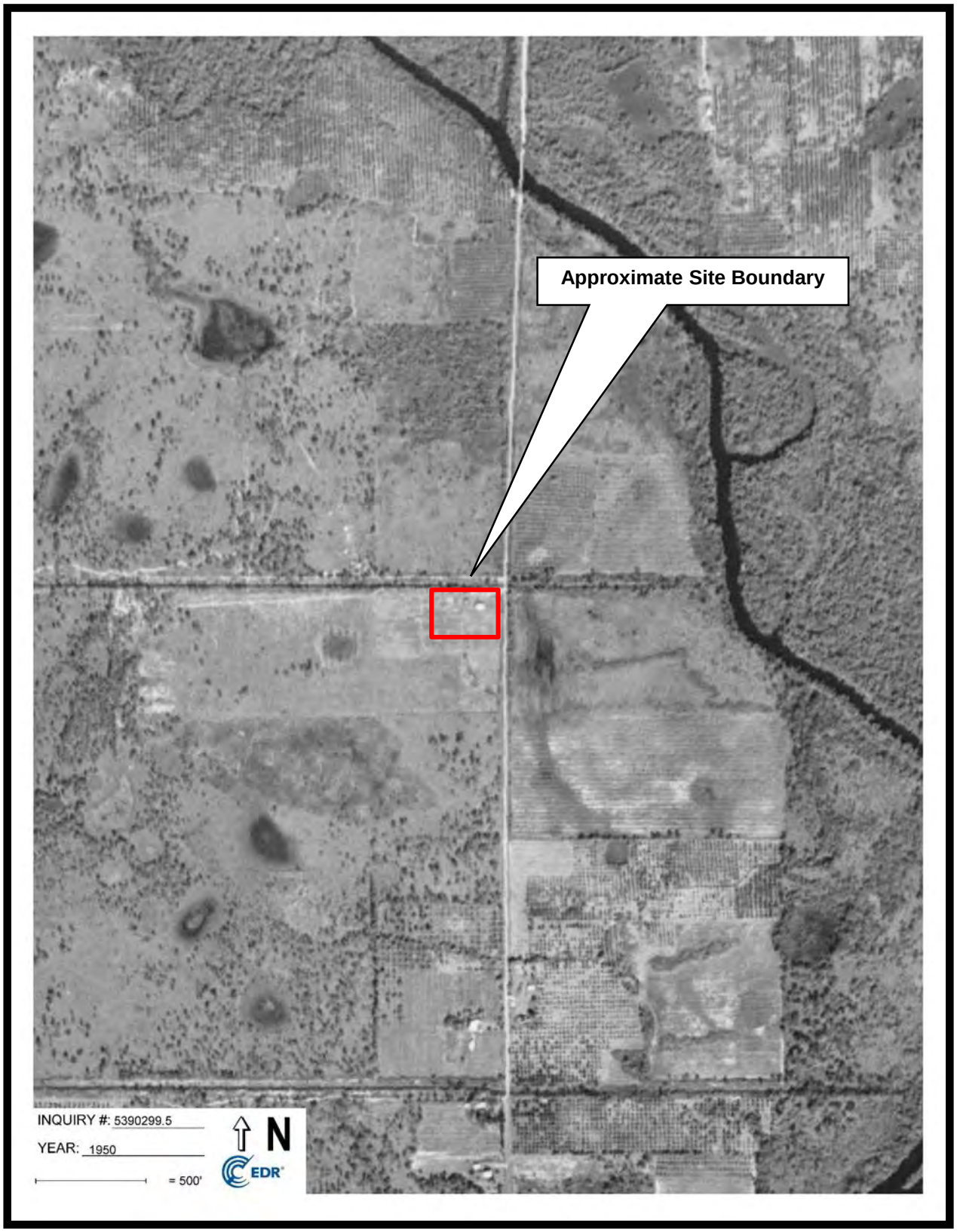


FIGURE 5
1950 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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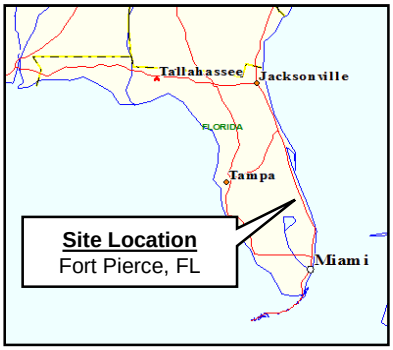
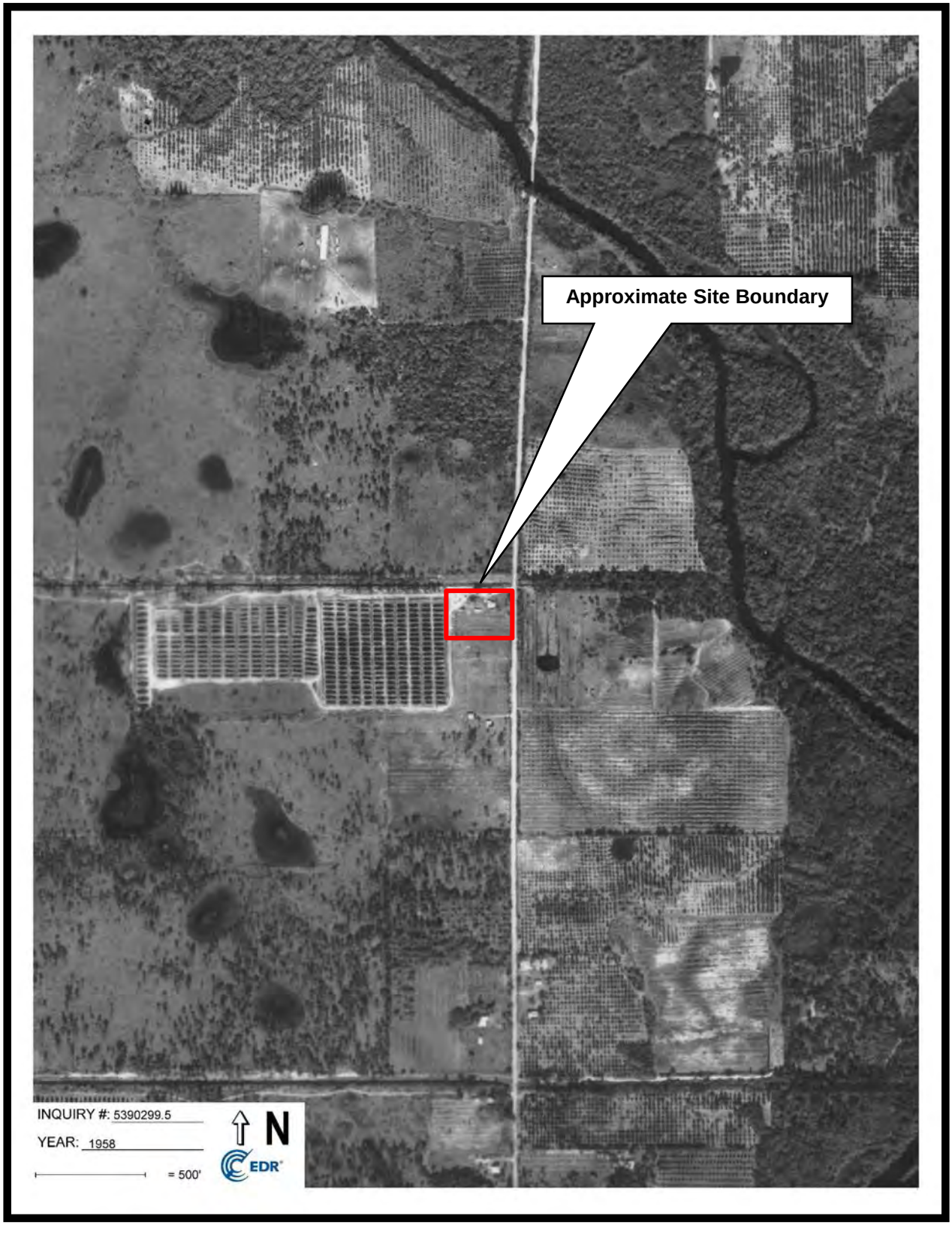


FIGURE 6
1958 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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W E
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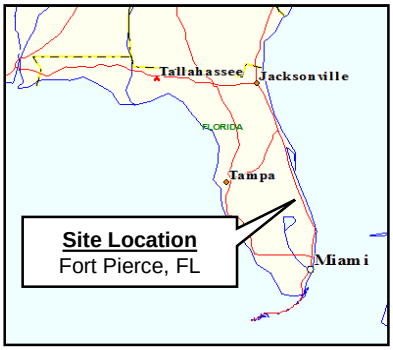
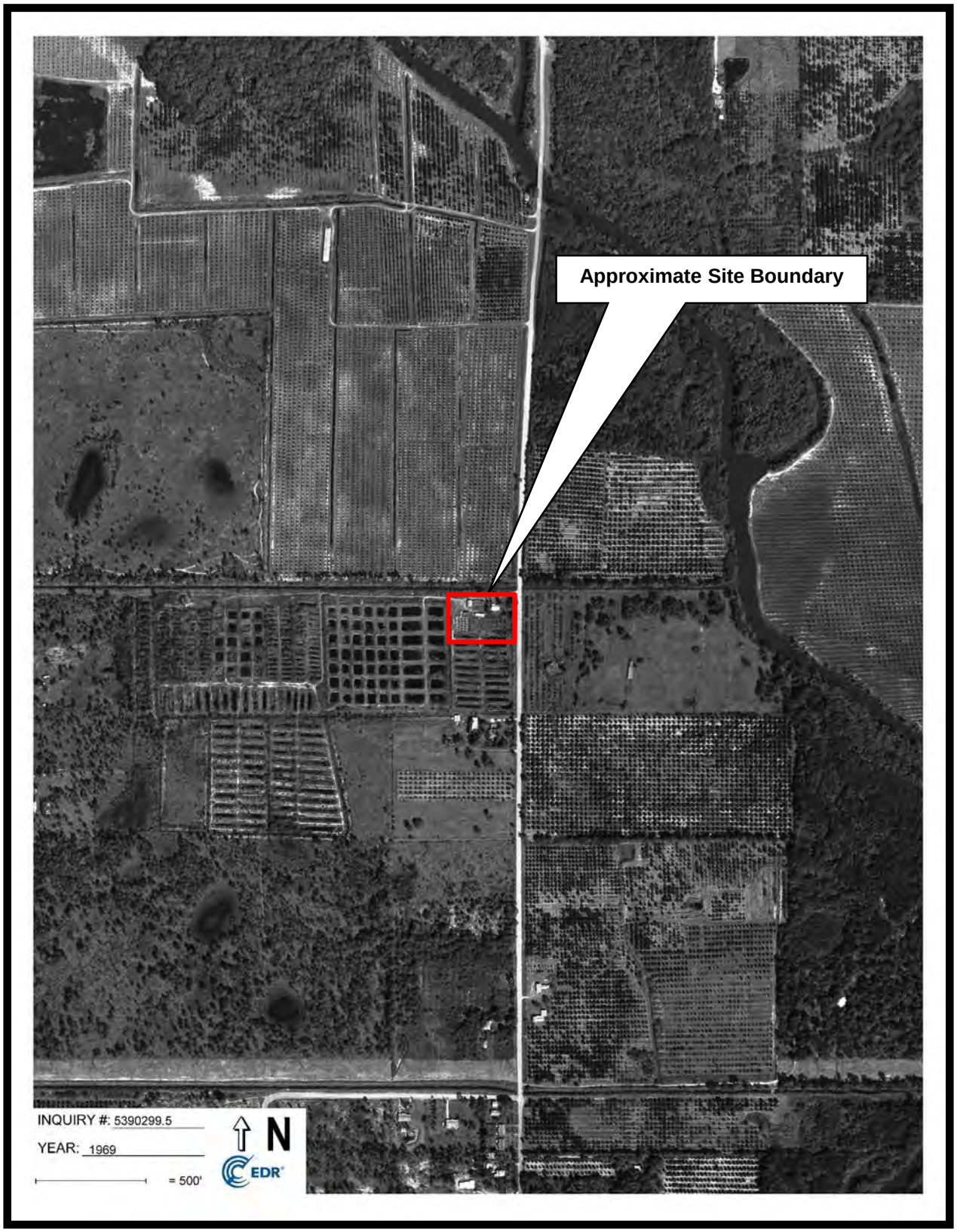


FIGURE 7
1969 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



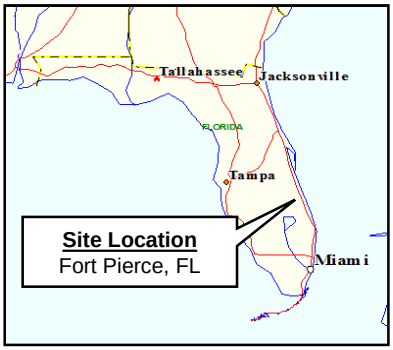
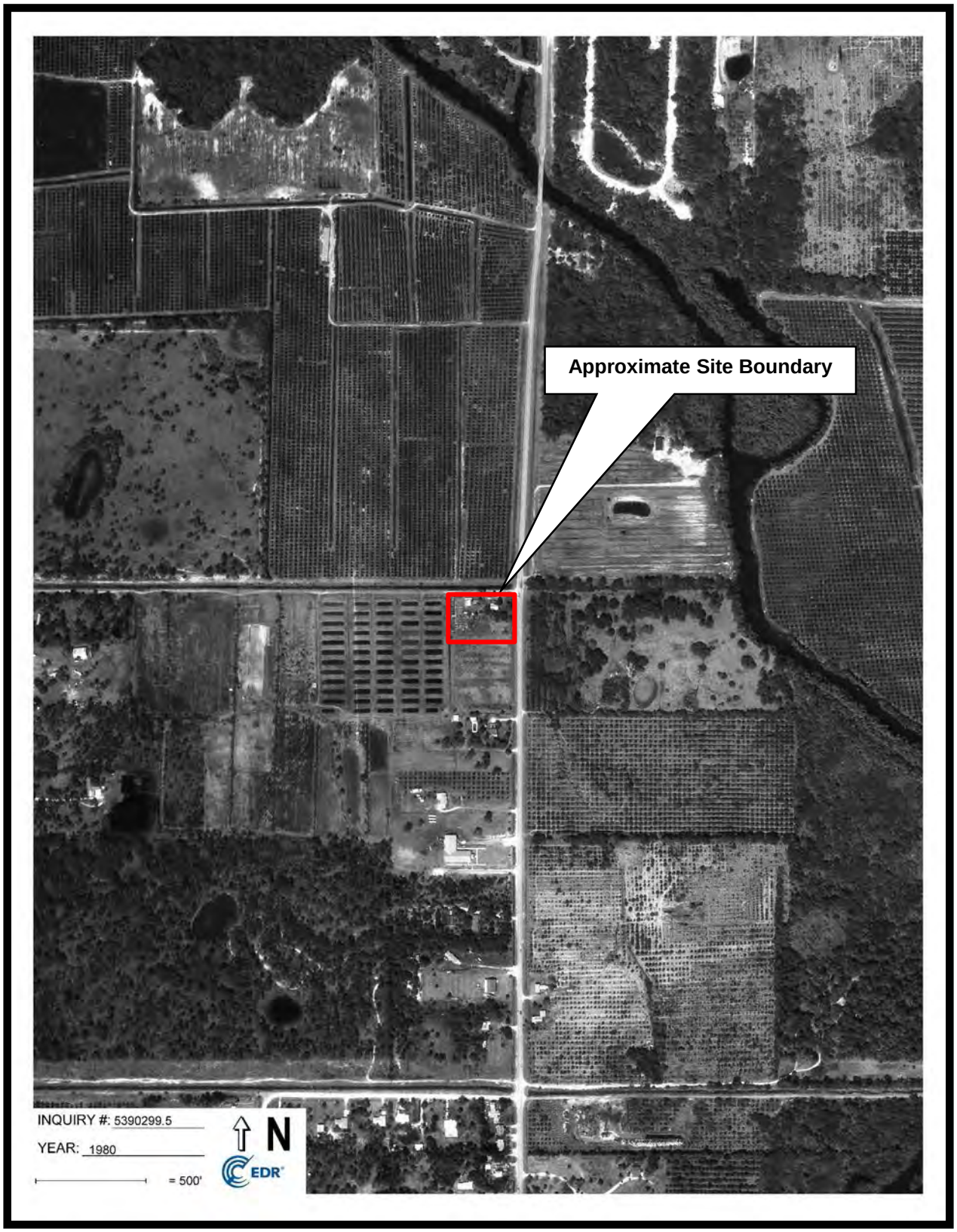


FIGURE 8
1980 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



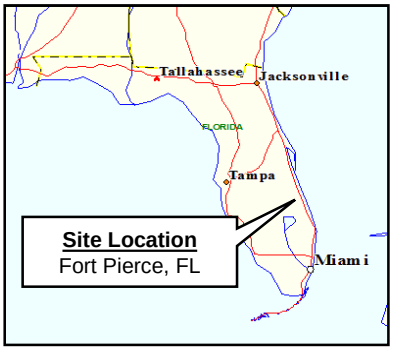
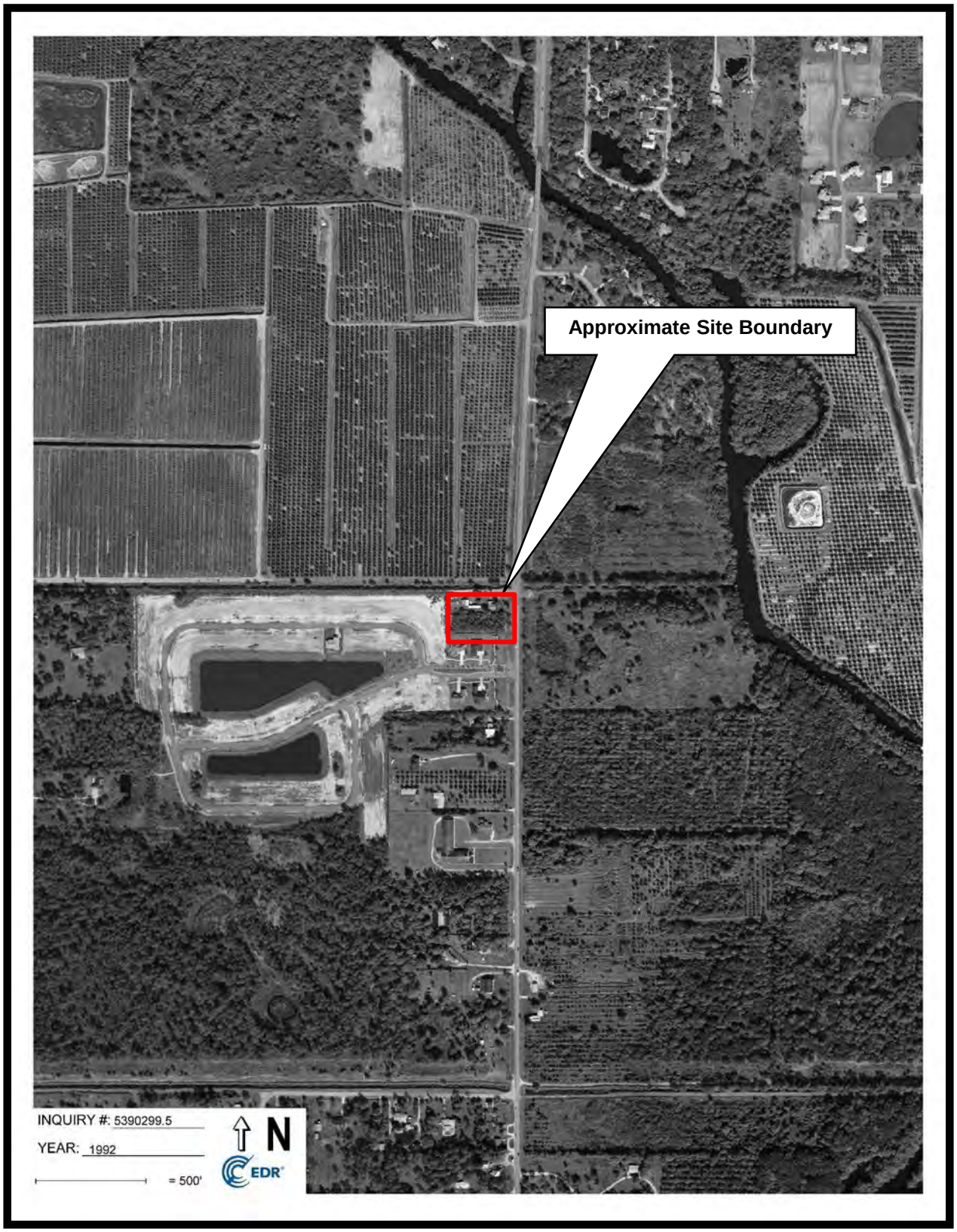


FIGURE 9
1992 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



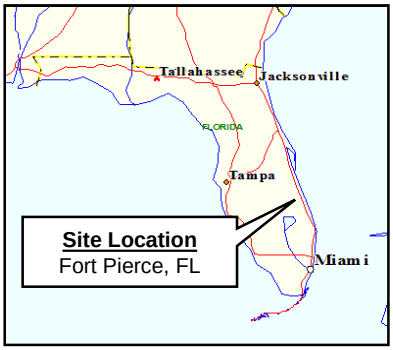


FIGURE 10
1999 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



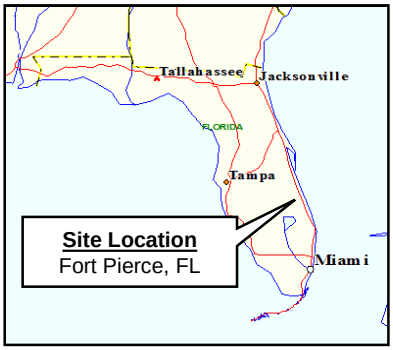
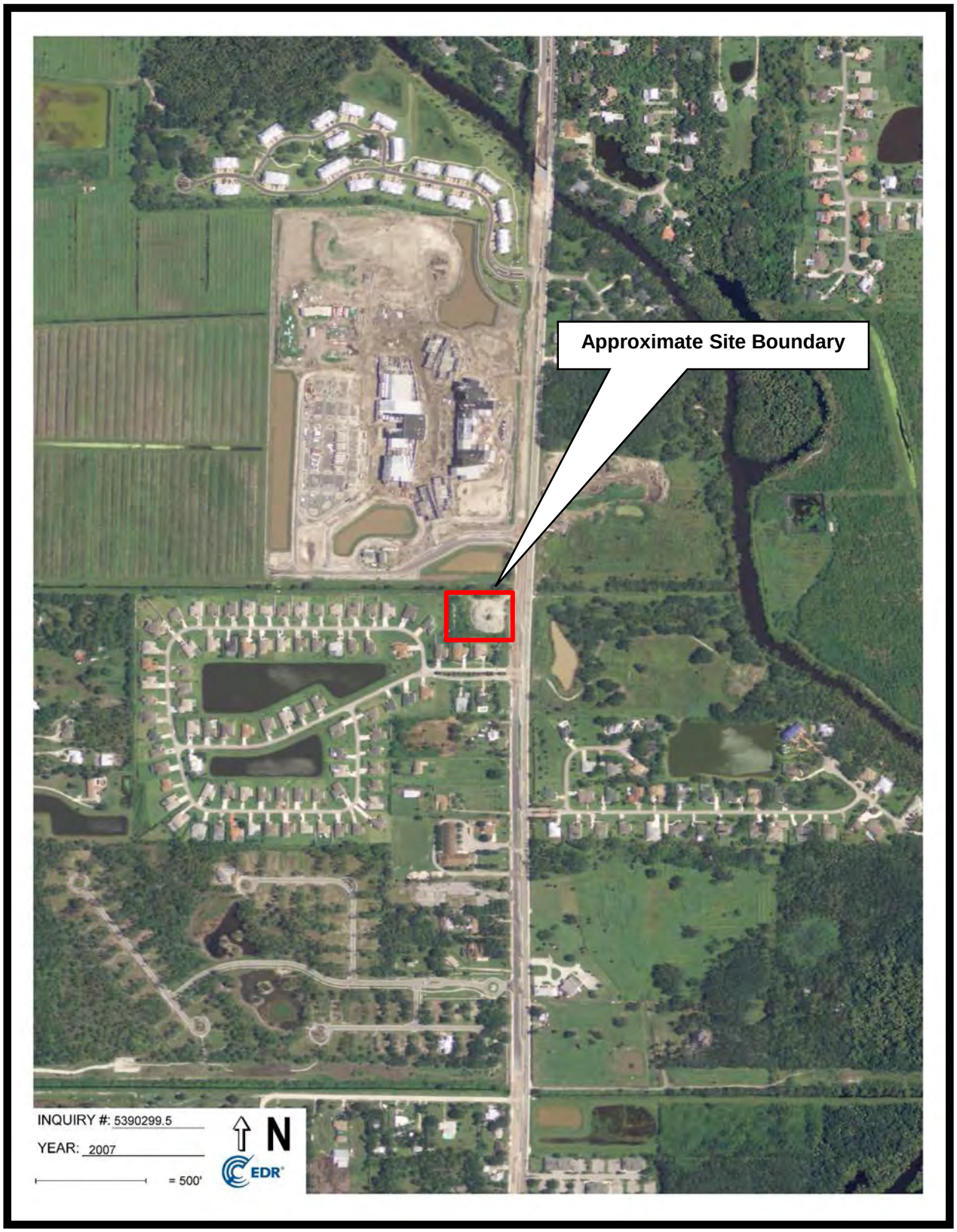


FIGURE 11
2007 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



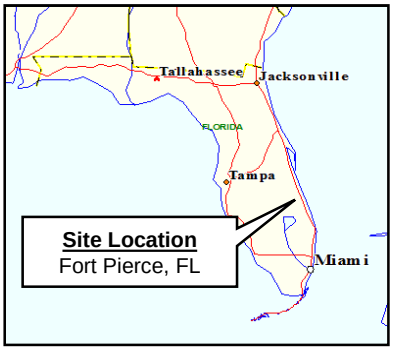
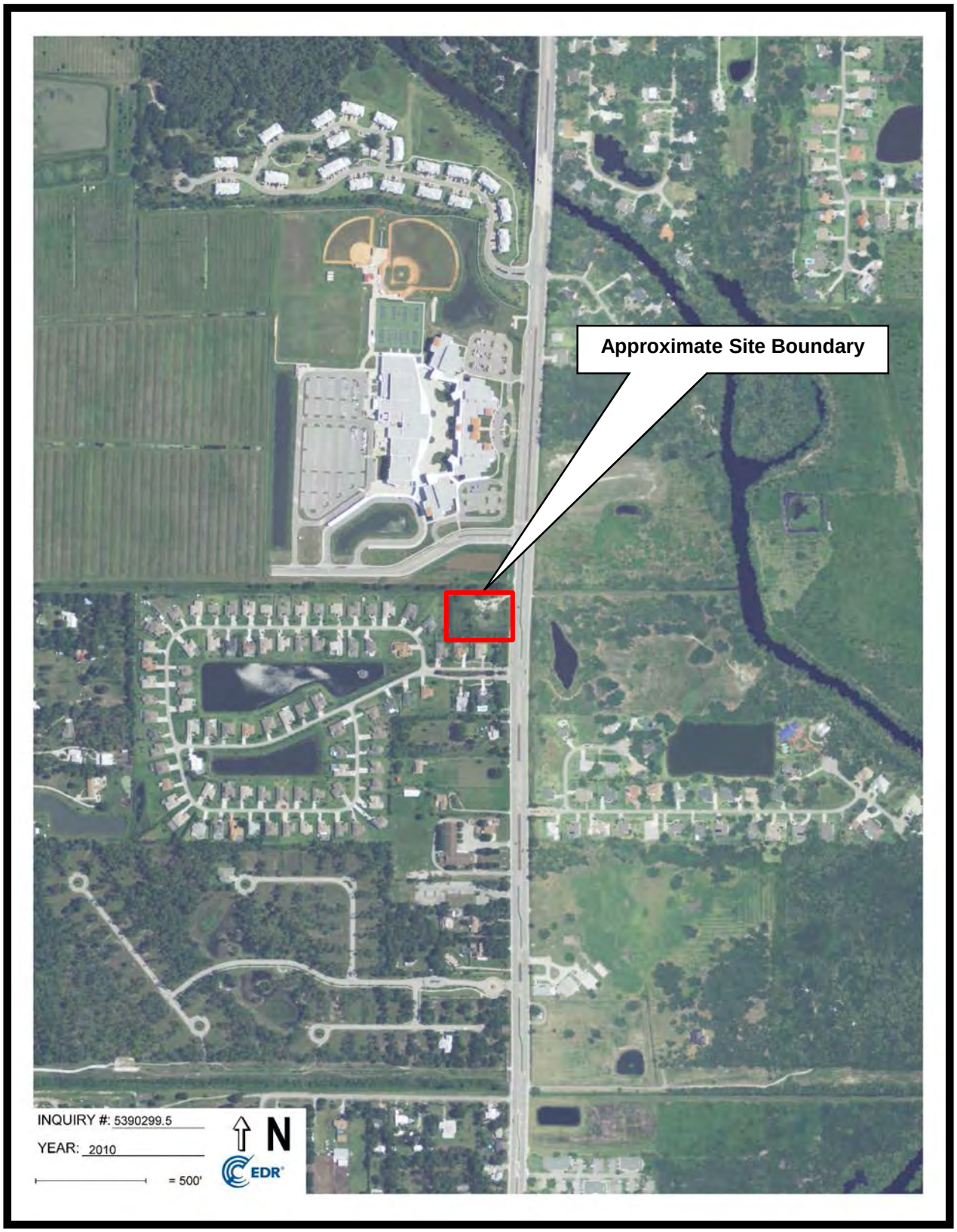


FIGURE 12
2010 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



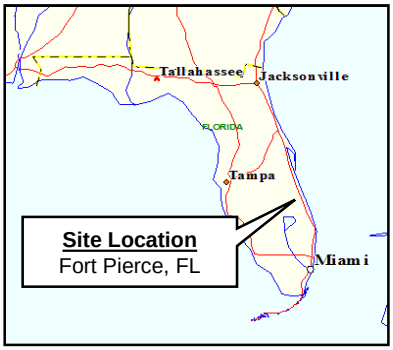


FIGURE 13
2013 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



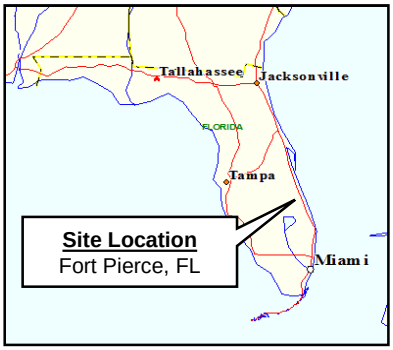


FIGURE 14
2017 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



APPENDIX A

Environmental Information Questionnaire

ENVIRONMENTAL INFORMATION QUESTIONNAIRE (EIQ)
(To be completed during site investigation activities)

DATE: Site Visit – August 17, 2018

PROJECT NAME: 18-8676.00 – 1.4-Acre Vacant Property

PROJECT ADDRESS AND LOCATION:4201 South 25th Street, Fort Pierce, St. Lucie County, Florida

CLIENT: Red Lion Construction Corporation

CLIENT ADDRESS: 701 Hidden River Drive, Port St. Lucie, Florida 34983

CLIENT PHONE NUMBER: (727) 463-3800

PROPERTY OWNER: Kelly Smith

Address:

PROPERTY MANAGER:

Address:

Phone:

OCCUPANTS: N/A

Address:

Phone:

Question		Observed During Site Visit	
1a. Is the property used for an *industria*l use?	☐Yes	☒ No	☐ Unk
1b. Is any *adjoining property* used for an industrial use.	☐Yes	☒ No	☐ Unk
2a. Did you observe evidence or do you have any prior knowledge the *property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	☐Yes	☒ No	☐ Unk
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums (*typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	☐Yes	☒ No	☐

Question	Observed During Site Visit		
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	☐Yes	☒ No	☐ Unk
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐Yes	☒ No	☐ Unk
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the property in connection with waste treatment or waste disposal.	☐Yes	☒ No	☐ Unk
9a. Is there currently any stained soil on the *property*.	☐Yes	☒ No	☐ Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	☐Yes	☒ No	☐ Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*.	☐	☒ No	☐ Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐Yes	☒ No	☐ Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	☐	☒ No	☐ Unk
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminates have been identified in the well of system that exceed guidelines applicable to the water system?	☐Yes	☒ No	☐ Unk
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?	☐Yes	☒ No	☐ Unk

Question			
14. Does the *owner* or *occupant* of the *property* have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15a. Has the owner or occupant of the property been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question			
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
16. Does the owner or *occupant* of the *property* or facility have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐Yes	☒ No	☐ Unk
17. Does the *owner* or *occupant* of the *property* know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any *hazardous substance* or *petroleum products* involving the *property* by owner or occupant of the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question	Observed During Site Visit		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	☐Yes	☒ No	☐ Unk
18b.Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	☐Yes	☒ No	☐ Unk
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products,* unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property?*	☒Yes (discarded debris was observed)	☐ No	☐ Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	☐Yes	☒ No	☐ Unk

Government Records / Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Database	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	☐Yes	☒No
Federal Delisted NPL site list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) NFRAP site list	0.5 (0.8)	☐Yes	☒No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	☐Yes	☒No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	☐Yes	☒No
Federal RCRA generators list	Property and adjoining properties	☐Yes	☒No
Federal institutional control/engineering control registries	Property only	☐Yes	☒No
Federal ERNS list	Property only	☐Yes	☒No

State and tribal lists of hazardous waste sites identified for investigation or remediation:

Database	Approximate Minimum Search Distance, miles (kilometers)		
State–and tribal equivalent NPL	1.0 (1.6)	☐Yes	☒No
State–and tribal equivalent CERCLIS	0.5 (0.8)	☐Yes	☒No
State-and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	☐Yes	☒No
State-and tribal leaking storage tanks lists	0.5 (0.8)	☐Yes	☒No
State-and tribal registered storage tanks lists	0.25 (0.4)	☐Yes	☒No
State and tribal institutional control/engineering control registries	0.25 (0.4)	☐Yes	☒No
State and tribal voluntary cleanup sites	0.5 (0.8)	☐Yes	☒No
State and tribal Brownfield sites	0.5 (0.8)	☐Yes	☒No

22.	Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	☐ Yes	☒ No	☐ Unk

The *Site Visit* and *Government Records* and *Historical Sources Inquiry* questionnaires were completed by:

Name	Robert P. Crowell, P.G.
Title	Senior Geologist/Environmental Department Manager
Firm	GFA INTERNATIONAL
Address	607 NW Commodity Cove Port St. Lucie, Florida 34986
Phone number	(772) 924-3575
Date	August 17, 2018

Preparer's relationship to site: Environmental Professional/Assessor
Preparer's relationship to user: Consultant

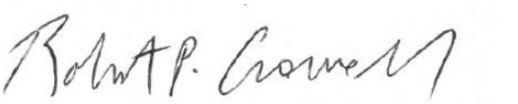
If the preparer(s) is different from the user, complete the following:

Name of User: Red Lion Construction Corporation.

User's address: 701 Hidden River Drive, Port St. Lucie, Florida 34983

User's phone number: (727) 463-3800

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature 

APPENDIX B

Legal Description

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

Property Identification

Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24/32S
Zoning: OFFICE COM

Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Grootherest
2045 SE Avon Park DR
Port St Lucie, FL 34952



Legal Description

32 35 40 S 200 FT OF N 242.5 FT OF W 316 FT OF E 356 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1.40 AC) (OR 2122-394: 2155-411)

Current Values

Just/Market Value:	$49,000
Assessed Value:	$49,000
Exemptions:	$0
Taxable Value:	$49,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.4
Land Size (SF):	60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	$0
Nov 1, 1979	0321 / 2910	XX00	CV		$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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

APPENDIX C

EDR® Environmental Database Search Report

1.4-Acre Undeveloped Property
4201 South 25th Street
Fort Pierce, FL 34981

Inquiry Number: 05390299.2r
August 13, 2018

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	**ES1**
Overview Map	**2**
Detail Map	**3**
Map Findings Summary	**4**
Map Findings	**8**
Orphan Summary	**10**
Government Records Searched/Data Currency Tracking	**GR-1**

GEOCHECK ADDENDUM

Physical Setting Source Addendum	**A-1**
Physical Setting Source Summary	**A-2**
Physical Setting SSURGO Soil Map	**A-5**
Physical Setting Source Map	**A-15**
Physical Setting Source Map Findings	**A-17**
Physical Setting Source Records Searched	**PSGR-1**

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). GFA INTERNATIONAL used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by GFA INTERNATIONAL. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

COORDINATES

Latitude (North):	27.3884040 - 27° 23' 18.25''
Longitude (West):	80.3509570 - 80° 21' 3.44''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	FINDS	Higher	1092, 0.207, South
A2		4401 SOUTH 25TH STRE	SPILLS	Higher	1092, 0.207, South
3	FORT PIERCE CENTRAL	W SIDE OF 25TH ST	FINDS, ECHO	Higher	1212, 0.230, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

SHWS ---------- Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST ---------- Petroleum Contamination Detail Report
LAST ---------- Leaking Aboveground Storage Tank Listing
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
FF TANKS ---------- Federal Facilities Listing
UST ---------- Storage Tank Facility Information
AST ---------- Storage Tank Facility Information
INDIAN UST ---------- Underground Storage Tanks on Indian Land
TANKS ---------- Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS ---------- Institutional Controls Registry
INST CONTROL ---------- Institutional Controls Registry

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Sites
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---------- Recycling Centers
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS	Priority Ranking List
Fl Sites	Sites List
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Facilities Listing
ASBESTOS	ASBESTOS
CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing

DEDB ---------- Ethylene Dibromide Database Results
DRYCLEANERS ---------- Drycleaning Facilities
DWM CONTAM ---------- DWM CONTAMINATED SITES
Financial Assurance ---------- Financial Assurance Information Listing
FL Cattle Dip. Vats ---------- Cattle Dipping Vats
RESP PARTY ---------- Responsible Party Sites Listing
SITE INV SITES ---------- Site Investigation Section Sites Listing
TIER 2 ---------- Tier 2 Facility Listing
UIC ---------- Underground Injection Wells Database Listing
NPDES ---------- Wastewater Facility Regulation Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

SPILLS: Fuel Spill Cases from the Department of Environmental resource management

An online review and analysis by GFA INTERNATIONAL of the SPILLS list, as provided by EDR, and dated 04/11/2018 has revealed that there is 1 SPILLS site within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OHMIT Incident Number: 5022 Incident Status: Closed	4401 SOUTH 25TH STRE	S 1/8 - 1/4 (0.207 mi.)	A2	8

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

An online review and analysis by GFA INTERNATIONAL of the FINDS list, as provided by EDR, and dated 02/21/2018 has revealed that there are 2 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	S 1/8 - 1/4 (0.207 mi.)	A1	8
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

An online review and analysis by GFA INTERNATIONAL of the ECHO list, as provided by EDR, and dated 02/25/2018 has revealed that there is 1 ECHO site within approximately 0.25 miles of the target property.

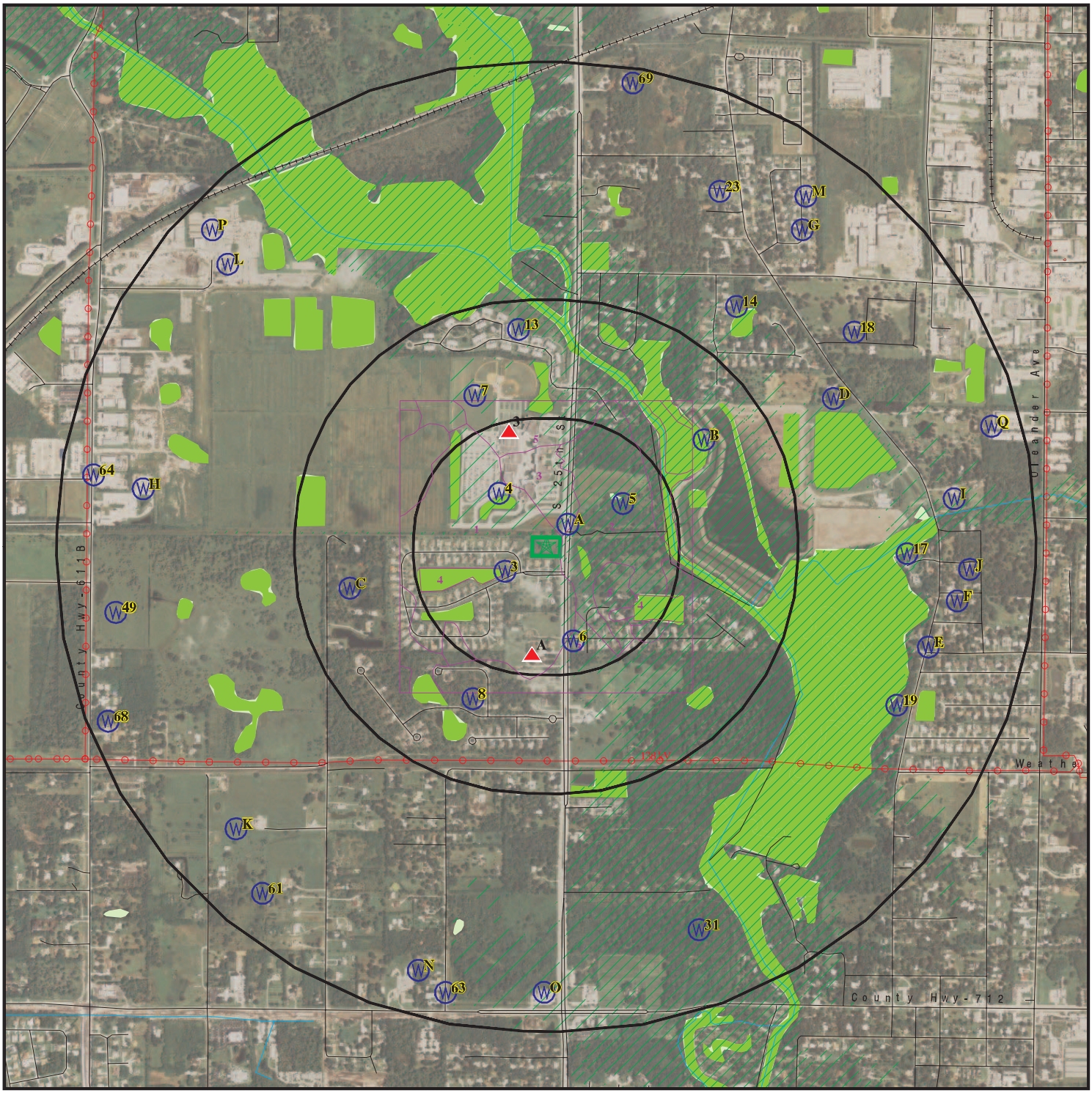
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 29 records.

Site Name	Database(s)
SOUTH FL WATER MGMT DIST.-OKEECHOB	RGA LUST
SOUTH FL WATER MGMT DIST-OKEECHOBE	RGA LUST
BOB STRIETER GROVE	RGA LUST
FL DEPARTMENT OF TRANSPORTATION RO	RGA LUST
FL DEP OF TRANSPORTATION ROE2	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
R & S EXPRESS INC 03-2I-0081	RGA LUST
R & S EXPRESS INC	RGA LUST
EVANS PROPERTIES INC-HALES 700	RGA LUST
COUNTRY STORE BAR-B-Q	RGA LUST
SKAGGS PROPERTY	RGA LUST
MERCHANT DISCOUNT FOOD	RGA LUST
HESS #09265	RGA LUST
RENTAL SERVICE CORP #47	RGA LUST
TRI W RENTAL	RGA LUST
AUTO SHOWCASE INC	RGA LUST
FORT PIERCE FOOD MART #2	RGA LUST
TEXACO - HEROES FOOD MART #2	RGA LUST
SOUTH FL WATER MGMT DIST.-FT PIERC	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
JOY H LEE PROPERTY	RGA LUST
CUMBERLAND FARMS #0989	RGA LUST
G & B SERVICE CENTER	RGA LUST
5105 SOUTH INDIAN DRIVE SITE	SEMS
FRESHCO LIMITED JUICE FACILITY	NPDES
INDIAN RIVER EXCHANGE PACKERS INC	Financial Assurance
ST. LUCIE COUNTY FAIRGROUNDS DEBRI	RGA LF

OVERVIEW MAP - 05390299.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

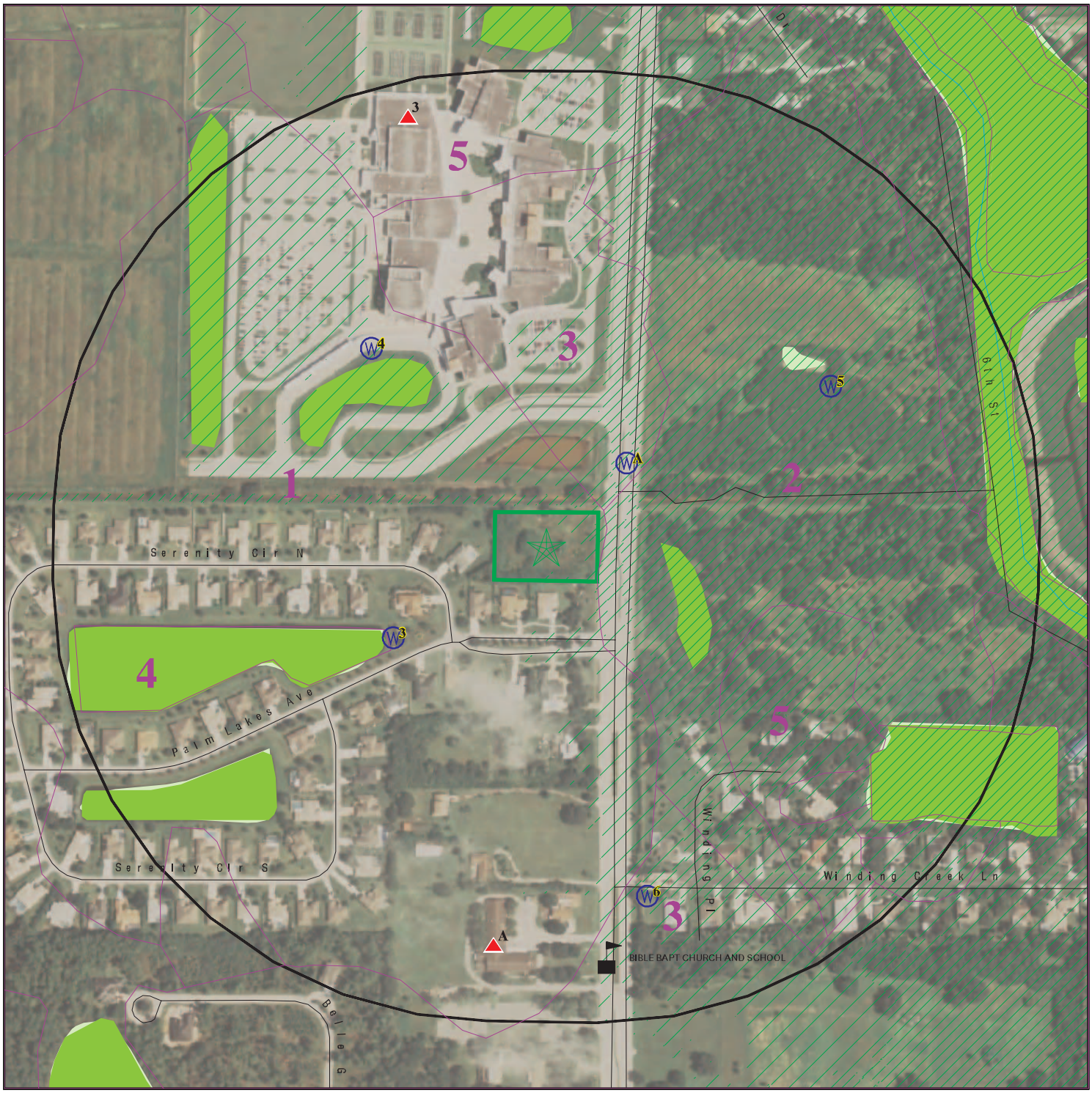
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:06 pm

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DETAIL MAP - 05390299.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1.4-Acre Undeveloped Property ADDRESS: 4201 South 25th Street Fort Pierce FL 34981 LAT/LONG: 27.388404 / 80.350957	CLIENT: GFA International CONTACT: Rob Crowell INQUIRY #: 05390299.2r DATE: August 13, 2018 1:09 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.250		0	0	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.250		0	0	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	0.250		0	0	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.250		0	0	NR	NR	NR	0
SPILLS	0.250		0	1	NR	NR	NR	1
SPILLS 90	0.250		0	0	NR	NR	NR	0
SPILLS 80	0.250		0	0	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	0.250		0	0	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.250		0	0	NR	NR	NR	0
RAATS	0.250		0	0	NR	NR	NR	0
PRP	0.250		0	0	NR	NR	NR	0
PADS	0.250		0	0	NR	NR	NR	0
ICIS	0.250		0	0	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.250		0	0	NR	NR	NR	0
RADINFO	0.250		0	0	NR	NR	NR	0
HIST FTTS	0.250		0	0	NR	NR	NR	0
DOT OPS	0.250		0	0	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.250		0	0	NR	NR	NR	0
US AIRS	0.250		0	0	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.250		0	2	NR	NR	NR	2
ECHO	0.250		0	1	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.250		0	0	NR	NR	NR	0
ASBESTOS	0.250		0	0	NR	NR	NR	0
CLEANUP SITES	0.250		0	0	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Financial Assurance	0.250		0	0	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.250		0	0	NR	NR	NR	0
UIC	0.250		0	0	NR	NR	NR	0
NPDES	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.250		0	0	NR	NR	NR	0
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.250		0	0	NR	NR	NR	0
RGA LF	0.250		0	0	NR	NR	NR	0
RGA LUST	0.250		0	0	NR	NR	NR	0
- Totals --		0	0	4	0	0	0	4

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
South
1/8-1/4
0.207 mi.
1092 ft.

IMMANUEL CHRISTIAN ACADEMY
4401 S. 25TH STREET
FORT PIERCE, FL 33482

Site 1 of 2 in cluster A

FINDS **1004456937**
N/A

Relative:
Higher

Actual:
10 ft.

FINDS:

Registry ID: 110011852780

Environmental Interest/Information System
NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2
South
1/8-1/4
0.207 mi.
1092 ft.

4401 SOUTH 25TH STREET, FT. PIERCE, FL 34981
FORT PIERCE, FL

Site 2 of 2 in cluster A

SPILLS **S108035501**
N/A

Relative:
Higher

Actual:
10 ft.

SPILLS:

OHMIT Incident Number:	5022
Incident Legacy:	Not reported
On-Scene Response:	Yes
Criminal Indicator:	No
Hurricane Indicator:	No
Incident Date:	04/28/2006
Incident Status:	Closed
Incident Report Date:	04/28/2006
Pollutant:	Elemental mercury
Pollutants Category:	Mercury, elemental
Substance Spilled:	Elemental mercury
Amount Spilled (Gallons):	0.01
Pollutant - Unit Measure:	pounds
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Local Health Department
Description:	Inland

3
NNW
1/8-1/4
0.230 mi.
1212 ft.

FORT PIERCE CENTRAL HIGH SCHOO
W SIDE OF 25TH ST
FORT PIERCE, FL 34981

FINDS **1010012273**
ECHO **N/A**

Relative:
Higher

Actual:
9 ft.

FINDS:

Registry ID: 110028288859

Environmental Interest/Information System

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1010012273
Registry ID:	110028288859
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110028288859

Count: 29 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FORT PIERCE	S115197709	SOUTH FL WATER MGMT DIST.-OKEECHOB	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115197690	SOUTH FL WATER MGMT DIST-OKEECHOBE	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115163734	BOB STRIETER GROVE	SR 68 & HEADER CANAL RD		RGA LUST
FORT PIERCE	S115175772	FL DEPARTMENT OF TRANSPORTATION RO	SR 68		RGA LUST
FORT PIERCE	S115175768	FL DEP OF TRANSPORTATION ROE2	SR 68		RGA LUST
FORT PIERCE	S115176219	FL DEPT OF TRANSPORTATION	HWY 70 & KINGS HWY		RGA LUST
FORT PIERCE	S115176233	FL DEPT OF TRANSPORTATION	SR 70 & KINGS HIGHWAY		RGA LUST
FORT PIERCE	S115193221	R & S EXPRESS INC 03-2I-0081	HWY 70		RGA LUST
FORT PIERCE	S115193220	R & S EXPRESS INC	HWY 70		RGA LUST
FORT PIERCE	S115173686	EVANS PROPERTIES INC-HALES 700	SR 70 & SUMMERLIN RD		RGA LUST
FORT PIERCE	S115170392	COUNTRY STORE BAR-B-Q	SR 70 & MCCARTY RD		RGA LUST
FORT PIERCE	S107931967	INDIAN RIVER EXCHANGE PACKERS INC	SR 70 & BLUEFIELD	34988	Financial Assurance
FORT PIERCE	S115197347	SKAGGS PROPERTY	S FEDERAL HWY		RGA LUST
FORT PIERCE	S115186641	MERCHANT DISCOUNT FOOD	6150 US HWY 1 S		RGA LUST
FORT PIERCE	S115180357	HESS #09265	3045 US HWY 1		RGA LUST
FORT PIERCE	S115193802	RENTAL SERVICE CORP #47	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115203538	TRI W RENTAL	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115162361	AUTO SHOWCASE INC	514 US HWY 1 N		RGA LUST
FORT PIERCE	S115177432	FORT PIERCE FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115201808	TEXACO - HEROES FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115197705	SOUTH FL WATER MGMT DIST.-FT PIERC	IDEAL HOLDING RD & SR 70		RGA LUST
FORT PIERCE	S115197682	SOUTH FL WATER MGMT DIST-FT PIERCE	5404 IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115197683	SOUTH FL WATER MGMT DIST-FT PIERCE	IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115182897	JOY H LEE PROPERTY	2550 KINGS HWY		RGA LUST
FORT PIERCE	S115170861	CUMBERLAND FARMS #0989	1020 ROYAL PALM WAY #A1A		RGA LUST
FORT PIERCE	S115157769	ST. LUCIE COUNTY FAIRGROUNDS DEBRI	SITE BEHIND FAIRGROUNDS SW PE-		RGA LF
FORT PIERCE	1022995900	5105 SOUTH INDIAN DRIVE SITE	5105 SOUITH INDIAN RIVER DRIVE	34982	SEMS
FORT PIERCE	S115177783	G & B SERVICE CENTER	5220 SUNSHINE STATE PKWY		RGA LUST
FORT PIERCE	S120048746	FRESHCO LIMITED JUICE FACILITY	3503 SOUTH U.S. HIGHWAY 1, NO.		NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 02/01/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 47

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/16/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/04/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 9
Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites
Listing of closed and active voluntary cleanup sites.

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 50

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

State and tribal Brownfields sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 01/10/2018
Date Data Arrived at EDR: 02/16/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 52

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 04/04/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 04/11/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 05/03/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/01/2018
Number of Days to Update: 30

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ASBESTOS: Asbestos Notification Listing
Asbestos sites

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 51

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing
This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/29/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 44

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results
Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities
The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES
A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing
A listing of financial assurance information for storage tanks sites.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats
From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 01/19/2017
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 05/19/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 49
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 08/02/2017
Number of Days to Update: 40
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 29

Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 05/01/2018
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 14

Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 08/06/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 03/22/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 9

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/22/2018
Number of Days to Update: 13

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit

What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement

The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61
Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE_IW2_4: Industrial Waste Type 2-4 Sites

IW2s are facilities having reclaim or recycling systems with no discharges, aboveground holding tanks or spill prevention and countermeasure plans. IW4s are facilities that discharge an effluent to the ground.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW5: Industrial Waste Type 5 Sites

Generally these facilities fall under the category of "conditionally exempt small quantity generator" or "small quantity generator".

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW6: Industrial Waste Type 6

Permits issued to those non-residential land uses located within the major drinking water wellfield protection areas that are not served by sanitary sewers. These facilities do not handle hazardous materials but are regulated because of the env. sensitivity of the areas where they are located.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 37
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/15/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1.4-ACRE UNDEVELOPED PROPERTY
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

TARGET PROPERTY COORDINATES

Latitude (North):	27.388404 - 27° 23' 18.25''
Longitude (West):	80.350957 - 80° 21' 3.45''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

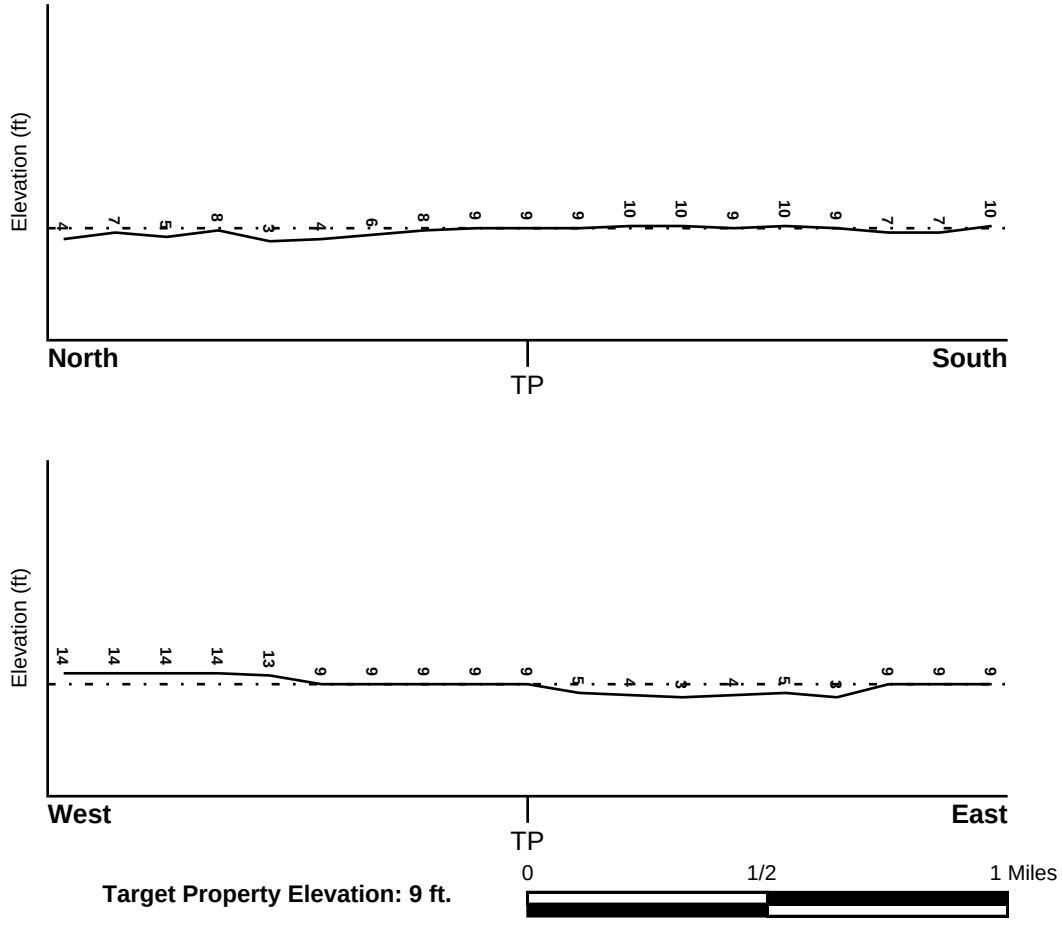
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12111C0188J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12111C0189J	FEMA FIRM Flood data
12111C0276J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
FORT PIERCE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

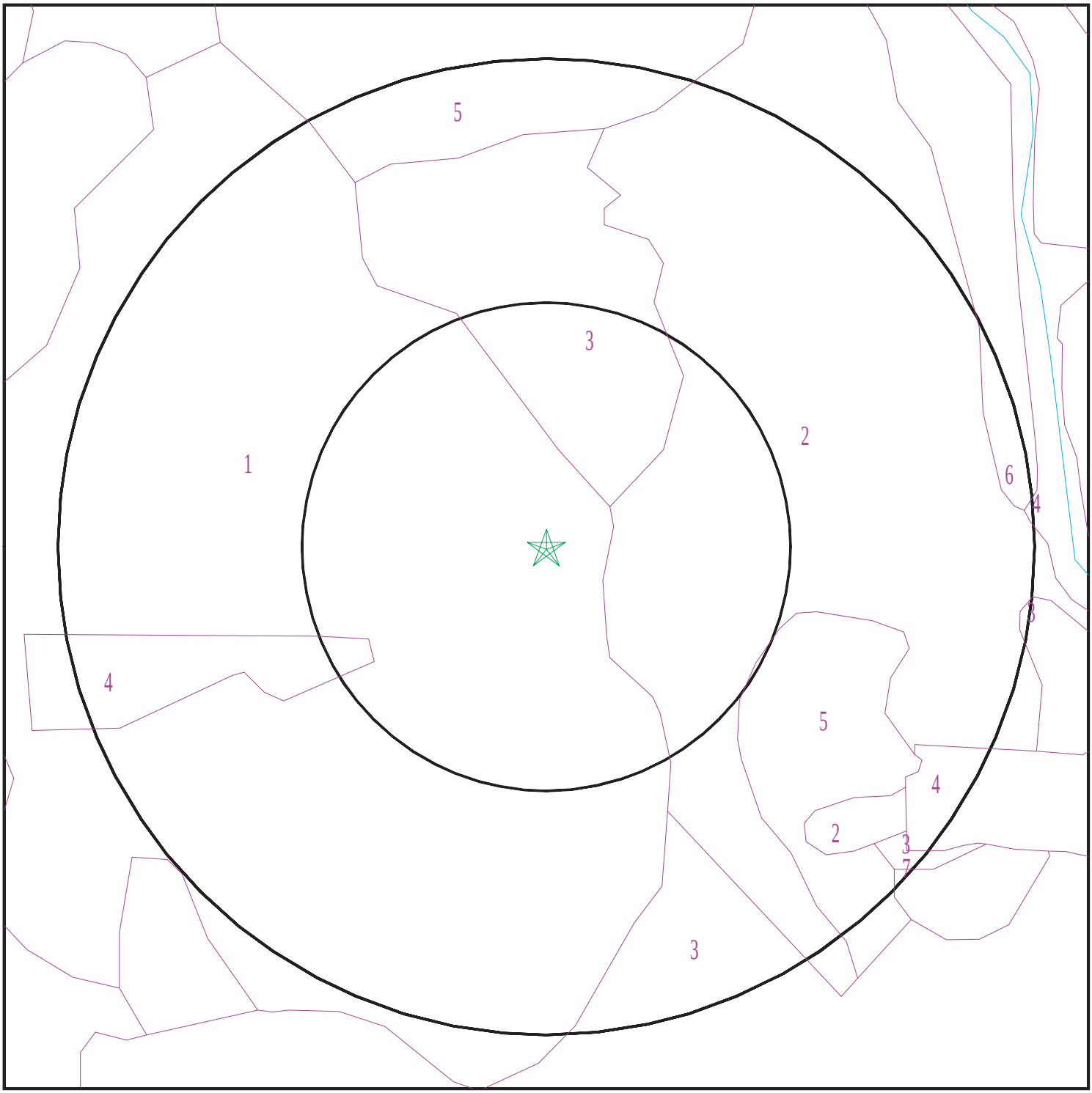
Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 05390299.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ankona

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
2	38 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
3	48 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	57 inches	79 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
5	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Winder

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	11 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
2	0 inches	5 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
3	11 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
4	33 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
5	48 inches	66 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
6	66 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6

Soil Map ID: 3

Soil Component Name: Susanna

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
2	5 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
3	25 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
4	29 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
5	48 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: Wabasso

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	25 inches	33 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	33 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
4	59 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: Fluvaquents

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 8 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	18 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
3	18 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
4	25 inches	38 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
5	38 inches	79 inches	sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 7

Soil Component Name: Riviera

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	29 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
2	29 inches	34 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
3	34 inches	53 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
4	53 inches	72 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
5	72 inches	79 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.250 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
N53	USGS40000241085	1/2 - 1 Mile SSW
N54	USGS40000241084	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

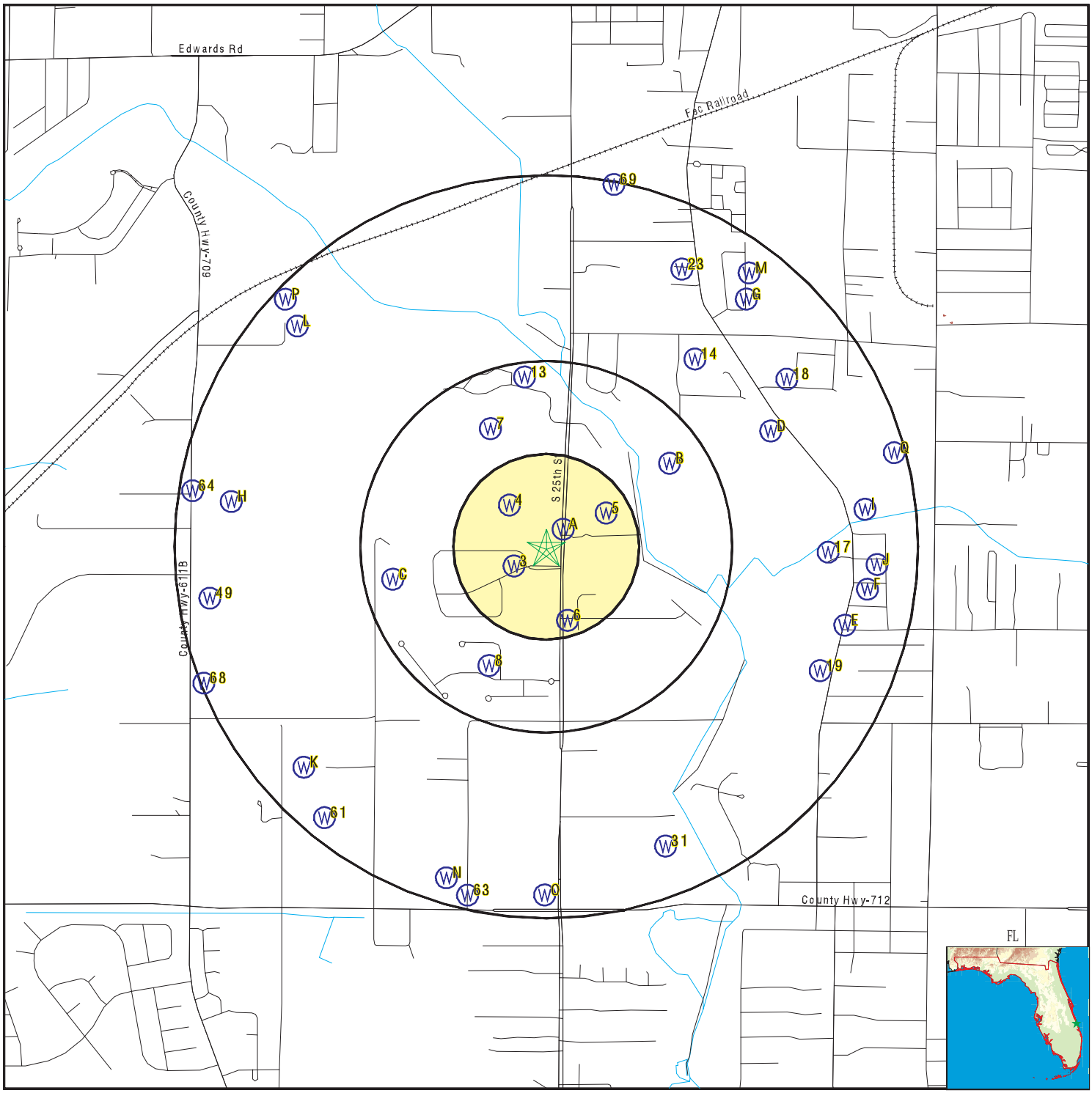
MAP ID	WELL ID	LOCATION FROM TP
A1	FLSO80000050887	0 - 1/8 Mile NNE
A2	FLSO80000032441	0 - 1/8 Mile NE
3	FLSO80000029622	0 - 1/8 Mile WSW
4	FLSO80000011811	1/8 - 1/4 Mile NW
5	FLDGW4000008459	1/8 - 1/4 Mile ENE
6	FLSO80000023559	1/8 - 1/4 Mile SSE
7	FLSO80000011812	1/4 - 1/2 Mile NNW
8	FLSO80000000412	1/4 - 1/2 Mile SSW
B9	FLDGW4000008460	1/4 - 1/2 Mile NE
B10	FLDGW4000008461	1/4 - 1/2 Mile NE
C11	FLSA80000065006	1/4 - 1/2 Mile WSW
C12	FLSA80000065007	1/4 - 1/2 Mile West
13	FLSO80000002184	1/4 - 1/2 Mile North
14	FLSO80000019903	1/2 - 1 Mile NE
D15	FLSA80000021945	1/2 - 1 Mile ENE
D16	FLSA80000021944	1/2 - 1 Mile ENE
17	FLSA80000020075	1/2 - 1 Mile East
18	FLSA80000021943	1/2 - 1 Mile NE
19	FLSA80000020081	1/2 - 1 Mile ESE
E20	FLSA80000020080	1/2 - 1 Mile ESE
F21	FLSA80000020076	1/2 - 1 Mile East
G22	FLSA80000023892	1/2 - 1 Mile NE
23	FLSO80000051853	1/2 - 1 Mile NNE
H24	FLSO80000049679	1/2 - 1 Mile West
G25	FLSA80000023893	1/2 - 1 Mile NE
E26	FLSA80000020079	1/2 - 1 Mile ESE
G27	FLSA80000023894	1/2 - 1 Mile NE
I28	FLSA80000021946	1/2 - 1 Mile East
I29	FLSA80000021922	1/2 - 1 Mile East
G30	FLSA80000023896	1/2 - 1 Mile NE
31	FLSO80000053793	1/2 - 1 Mile SSE
H32	FLSO80000049680	1/2 - 1 Mile West
J33	FLSA80000021959	1/2 - 1 Mile East
G34	FLSA80000023895	1/2 - 1 Mile NE
J35	FLSA80000021958	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
I36	FLSA80000017324	1/2 - 1 Mile East
F37	FLSA80000021955	1/2 - 1 Mile East
K38	FLSO80000050431	1/2 - 1 Mile SW
K39	FLSO80000050432	1/2 - 1 Mile SW
G40	FLSA80000023897	1/2 - 1 Mile NE
L41	FLSO80000049850	1/2 - 1 Mile NW
F42	FLSA80000021953	1/2 - 1 Mile East
L43	FLSO80000049849	1/2 - 1 Mile NW
F44	FLSA80000021954	1/2 - 1 Mile East
M45	FLSA80000023898	1/2 - 1 Mile NE
L46	FLSO80000049848	1/2 - 1 Mile NW
J47	FLSA80000021957	1/2 - 1 Mile East
J48	FLSA80000021956	1/2 - 1 Mile East
49	FLSO80000037089	1/2 - 1 Mile West
M50	FLSA80000023901	1/2 - 1 Mile NE
M51	FLSA80000023899	1/2 - 1 Mile NE
M52	FLSA80000023900	1/2 - 1 Mile NE
O55	FLSO80000055336	1/2 - 1 Mile South
O56	FLSO80000055337	1/2 - 1 Mile South
O57	FLSO80000055338	1/2 - 1 Mile South
O58	FLSO80000055333	1/2 - 1 Mile South
O59	FLSO80000055334	1/2 - 1 Mile South
O60	FLSO80000055335	1/2 - 1 Mile South
61	FLSO80000001280	1/2 - 1 Mile SW
P62	FLSO80000050036	1/2 - 1 Mile NW
63	FLSA80000071405	1/2 - 1 Mile SSW
64	FLSO80000037896	1/2 - 1 Mile West
Q65	FLSO80000051360	1/2 - 1 Mile ENE
P66	FLSO80000049847	1/2 - 1 Mile NW
Q67	FLSO80000003042	1/2 - 1 Mile ENE
68	FLSO80000044167	1/2 - 1 Mile WSW
69	FLSA80000003684	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 05390299.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

A1
NNE
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000050887**

Permit no:	56-01875-W	App no:	030625-17
Actual per:	GP	Project na:	25TH STREET FOUR LANING
Lu code:	LAN	Acres serv:	4.4
Id:	147637	Facinv typ:	WELL
Fac name:	W-2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	90
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866951
Pump coo 1:	1111189	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Donna L. Moscone, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000050887

A2
NE
0 - 1/8 Mile
Lower

FL WELLS **FLSO80000032441**

Permit no:	56-03343-W	App no:	140214-25
Actual per:	GP	Project na:	MOUNT BETHEL BAPTIST CHURCH
Lu code:	LAN	Acres serv:	2.87
Id:	267768	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867090
Pump coo 1:	1111134	Well depth:	100
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Jeffery Scott
Fee catego:	NGP	Site id:	FLSO80000032441

3
WSW
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000029622**

Permit no:	56-02717-W	App no:	070620-27
Actual per:	GP	Project na:	PALM LAKE GARDENS OWNERS ASSOCIATION
Lu code:	LAN	Acres serv:	2
Id:	214935	Facinv typ:	WELL
Fac name:	W-1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866325
Pump coo 1:	1110635	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Barbara Fronczek

Fee catego:	GP MIN	Site id:	FLSO80000029622

4
NW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000011811**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	194483	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866255
Pump coo 1:	1111501	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011811

5
ENE
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW4000008459**

Objectid:	8459	Fk station:	6026
Station na:	272323080205401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	23	Long dd:	80
Long mm:	20	Long ss:	54
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	09-SEP-85
Well total:	52	Well casin:	42
Well scree:	42	Well scr 1:	52
Well cas 1:	2	Well cas 2:	GALVANIZED IRON OR GALVANIZED STEEL
Site id:	FLDGW4000008459		

6
SSE
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000023559**

Permit no:	56-03348-W	App no:	140401-8
Actual per:	GP	Project na:	WINDING CREEK P O A
Lu code:	LAN	Acres serv:	.26
Id:	268065	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867089
Pump coo 1:	1109866	Well depth:	140
Cased dept:	120	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Priyantha Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000023559

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
NNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000011812**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	219263	Facinv typ:	WELL
Fac name:	Well 2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865980
Pump coo 1:	1112586	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011812

8
SSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000000412**

Permit no:	56-02037-W	App no:	040810-12
Actual per:	GP	Project na:	OAK ALLEY
Lu code:	LAN	Acres serv:	3.06
Id:	157360	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	3	Pump capac:	80
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865976
Pump coo 1:	1109218	Well depth:	90
Cased dept:	85	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Stephanie Newell
Fee catego:	GP MIN	Site id:	FLSO80000000412

B9
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008460**

Objectid:	8460	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008460		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B10
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008461**

Objectid:	8461	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	CONFINED AQUIFER	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008461		

C11
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065006**

Fluwid:	AAG3457	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35737	Latitude:	27.38689
Well depth:	60	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4286 CHRISTENSEN RD
Number:	4286	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560388	Gps id:	560388
Wsrp id:	560010901	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065006

C12
West
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065007**

Fluwid:	AAG3458	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35798	Latitude:	27.38738

Well depth:	70	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4284 CHRISTENSEN RD
Number:	4284	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560390	Gps id:	560390
Wsrp id:	560010801	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065007

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSO80000002184**

Permit no:	56-01884-W	App no:	040901-14
Actual per:	GP	Project na:	RIVER OAKS
Lu code:	LAN	Acres serv:	16.15
Id:	153968	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	150
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866461
Pump coo 1:	1113322	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Water Table Aquifer	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000002184

14
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000019903**

Permit no:	56-03119-W	App no:	080814-13
Actual per:	GP	Project na:	FORT PIERCE MOSQUE
Lu code:	LAN	Acres serv:	1.31
Id:	258312	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	100
Pump intak:	120	Pump int 1:	0
Invert ele:	0	Pump coord:	868880
Pump coo 1:	1113590	Well depth:	130
Cased dept:	100	Usests cod:	PRM

Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Morgan LeLay
Fee catego:	GP MIN	Site id:	FLSO80000019903

D15
ENE **FL WELLS** **FLSA80000021945**
1/2 - 1 Mile
Higher

Fluwid:	AAF4954	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34144	Latitude:	27.39297
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JASON CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-15.45
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3803 SUNRISE BLVD
Number:	3803	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313280	Gps id:	313280
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021945

D16
ENE **FL WELLS** **FLSA80000021944**
1/2 - 1 Mile
Higher

Fluwid:	AAF4953	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34081	Latitude:	27.39289
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	REGINA CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3805 SUNRISE BLVD
Number:	3805	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE

Loc id:	313278	Gps id:	313278
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021944

17
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000020075**

Fluwid:	AAF1247	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33861	Latitude:	27.38819
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	HOLDEN,MELANIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	25.01
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1404 PLATTS LANE
Number:	1404	Predir:	Not Reported
Prefix:	Not Reported	Street:	PLATTS LANE
Suffix:	Not Reported	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309542	Gps id:	309542
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020075

18
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021943**

Fluwid:	AAF4952	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34042	Latitude:	27.39496
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WHITE CITY CEMETERY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3800 SUNRISE BLVD

Number:	3800	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313276	Gps id:	313276
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021943

19
ESE **FL WELLS** **FLSA80000020081**
1/2 - 1 Mile
Lower

Fluwid:	AAF1253	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33896	Latitude:	27.38356
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	LEMAIRE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.95
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4311 SUNRISE BLVD
Number:	4311	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309554	Gps id:	309554
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020081

E20
ESE **FL WELLS** **FLSA80000020080**
1/2 - 1 Mile
Lower

Fluwid:	AAF1252	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33828	Latitude:	27.38518
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	KAPPAR	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.17
Gps date:	29-JAN-01	Loc method:	DGPS

Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4221 SUNRISE BLVD
Number:	4221	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309552	Gps id:	309552
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020080

F21
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020076**

Fluwid:	AAF1248	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33772	Latitude:	27.3866
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	POUNDS,GENNIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.4
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4201 SUNRISE BLVD
Number:	4201	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309544	Gps id:	309544
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020076

G22
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023892**

Fluwid:	AAF9221	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34232	Latitude:	27.39756
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	PARKS	First name:	Not Reported

Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.24
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3514 ROSELAWN BLVD
Number:	3514	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317174	Gps id:	317174
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023892

23
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051853**

Permit no:	56-01876-W	App no:	040223-1
Actual per:	GP	Project na:	HORIZON COMMUNITY CHURCH
Lu code:	PWS	Acres serv:	1
Id:	147724	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	15
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	868688
Pump coo 1:	1114868	Well depth:	75
Cased dept:	65	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000051853

H24
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049679**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140877	Facinv typ:	WELL
Fac name:	2	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862369
Pump coo 1:	1111529	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049679

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G25
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023893**

Fluwid:	AAF9222	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.3977
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	CRANE RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.72
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3510 ROSELAWN BLVD
Number:	3510	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317176	Gps id:	317176
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023893

E26
ESE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020079**

Fluwid:	AAF1251	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33748	Latitude:	27.38549
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	OOLEY,JERRY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.23
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4220 SUNRISE BLVD
Number:	4220	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309550	Gps id:	309550
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020079

G27
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023894**

Fluwid:	AAF9223	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34232	Latitude:	27.39812
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	HARRY HARDMAN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3491 ROSELAWN BLVD
Number:	3491	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317178	Gps id:	317178
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023894

I28
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021946**

Fluwid:	AAF4955	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33716	Latitude:	27.39
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JERRY FITZPATRICK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.75
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4006 SUNRISE BLVD
Number:	4006	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	313282	Gps id:	313282
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021946

I29
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000021922**

Fluwid:	AAF4931	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33695	Latitude:	27.38886
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	RILEY BARNES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.9
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4040 SUNRISE BLVD
Number:	4040	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313234	Gps id:	313234
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021922

G30
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023896**

Fluwid:	AAF9225	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34243	Latitude:	27.39837
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	KAREN KUHNER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.61
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported

County:	ST. LUCIE	Address:	3485 ROSELAWN BLVD
Number:	3485	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317182	Gps id:	317182
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023896

31
SSE
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000053793**

Permit no:	56-02178-W	App no:	060821-3
Actual per:	GP	Project na:	RIVER LANDING
Lu code:	LAN	Acres serv:	8.25
Id:	173778	Facinv typ:	PUMP
Fac name:	Pump 1	Pumptype c:	CEN
Pump diame:	4	Cul diamet:	0
Well diame:	0	Pump capac:	100
Pump intak:	0	Pump int 1:	-5
Invert ele:	0	Pump coord:	868500
Pump coo 1:	1106665	Well depth:	0
Cased dept:	0	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	On-site Lake(s)	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000053793

H32
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049680**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140878	Facinv typ:	WELL
Fac name:	1	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862238
Pump coo 1:	1111532	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049680

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J33
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021959**

Fluwid:	AAF4968	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33682	Latitude:	27.38788
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	DAVIS RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-9.3
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 ROYAL PALM BLVD
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313308	Gps id:	313308
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021959

G34
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023895**

Fluwid:	AAF9224	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.39813
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GLENN CRAINE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3506 ROSELAWN BLVD
Number:	3506	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317180	Gps id:	317180
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023895

J35
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021958**

Fluwid:	AAF4967	Well type:	43
Status:	INACTIVE	Casing mat:	Galvanized
Longitude:	-80.33671	Latitude:	27.3879
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WILLIAM DEWSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-1.64
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 ROYAL PALM BLVD
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313306	Gps id:	313306
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021958

I36
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000017324**

Fluwid:	AAE6109	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.33688	Latitude:	27.39075
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDY BIGLIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.46
Gps date:	25-SEP-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3950 SUNRISE AVE
Number:	3950	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	AVE	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	304044	Gps id:	304044
Wsrp id:	560014301	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000017324

F37
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021955**

Fluwid:	AAF4964	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38722
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDITH DAVIS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.17
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1202 OAK AVE
Number:	1202	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313300	Gps id:	313300
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021955

K38
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050431**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki

Fee catego:	GP MIN	Site id:	FLSO80000050431

K39
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050432**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000050432

G40
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023897**

Fluwid:	AAF9226	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34231	Latitude:	27.39864
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS RAY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.81
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3471 ROSELAWN BLVD
Number:	3471	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317184	Gps id:	317184
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023897

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
FL WELLS	**FLSO80000049850**

L41
NW
1/2 - 1 Mile
Higher

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27141	Facinv typ:	WELL
Fac name:	5	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863153
Pump coo 1:	1113869	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049850

Database	EDR ID Number
FL WELLS	**FLSA80000021953**

F42
East
1/2 - 1 Mile
Higher

Fluwid:	AAF4962	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38651
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	ELLEN DENMARK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.14
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 OAK AVE
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313296	Gps id:	313296
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021953

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

L43
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049849**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27140	Facinv typ:	WELL
Fac name:	4	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	10
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863242
Pump coo 1:	1114011	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049849

F44
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021954**

Fluwid:	AAF4963	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33648	Latitude:	27.38665
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSE GONZALEZ	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.27
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 OAK AVE
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313298	Gps id:	313298
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021954

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M45
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023898**

Fluwid:	AAF9227	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34233	Latitude:	27.39911
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOYCE WILSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.21
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3411 ROSELAWN BLVD
Number:	3411	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317186	Gps id:	317186
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023898

L46
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049848**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27139	Facinv typ:	WELL
Fac name:	3	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863293
Pump coo 1:	1114209	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049848

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J47
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021957**

Fluwid:	AAF4966	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33617	Latitude:	27.38787
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GAIL GODWIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-3.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4100 SUNRISE BLVD
Number:	4100	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313304	Gps id:	313304
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021957

J48
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021956**

Fluwid:	AAF4965	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33618	Latitude:	27.38719
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	BARRY SMITH	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.87
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1200 OAK AVE
Number:	1200	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313302	Gps id:	313302
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021956

49
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037089**

Permit no:	56-00815-W	App no:	X000013040
Actual per:	GP		
Project na:	THERMAL PROCESSING FACILITY-MEDICAL WASTE INCINERATOR		
Lu code:	PWS	Acres serv:	1.7
Id:	19567	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862006
Pump coo 1:	1110156	Well depth:	70
Cased dept:	63	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Anne Roth
Fee catego:	GP	Site id:	FLSO80000037089

M50
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023901**

Fluwid:	AAF9230	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34187	Latitude:	27.39898
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	SHIRLEY OPALEWSKI	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.01
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3440 ROSELAWN BLVD
Number:	3440	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317192	Gps id:	317192
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023901

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M51
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023899**

Fluwid:	AAF9228	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.3421	Latitude:	27.39914
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS STOKES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.05
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3410 ROSELAWN BLVD
Number:	3410	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317188	Gps id:	317188
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023899

M52
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023900**

Fluwid:	AAF9229	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34198	Latitude:	27.39921
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSEPH BAUER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.29
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3436 ROSELAWN BLVD
Number:	3436	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317190	Gps id:	317190
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023900

N53
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241085**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 268	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Sand Aquifer
Aquifer Type:	Unconfined single aquifer	Construction Date:	19890406
Well Depth:	22	Well Depth Units:	ft
Well Hole Depth:	22	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	2	Level reading date:	1992-04-30
Feet below surface:	Not Reported	Feet to sea level:	8.45
Note:	Not Reported		

Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	10.61	Note:	Not Reported

N54
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241084**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 300	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19890206
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

---

O55
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055336**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100

Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055336

O56
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055337**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055337

O57
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055338**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055338

O58
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055333**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829

Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055333

O59
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055334**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055334

O60
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055335**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055335

61
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000001280**

Permit no:	56-02054-W	App no:	040521-9
Actual per:	GP	Project na:	LARRY E GRUWELL
Lu code:	LIV	Acres serv:	7.5
Id:	157917	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0

Invert ele:	0	Pump coord:	863651
Pump coo 1:	1107044	Well depth:	60
Cased dept:	0	Usests cod:	STD
Facwlsts c:	E	Factypwu c:	LIV
Source nam:	Surficial Aquifer System	Display na:	Paulette M. Glebocki, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000001280

P62
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050036**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27138	Facinv typ:	WELL
Fac name:	2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863048
Pump coo 1:	1114351	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000050036

63
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000071405**

Fluwid:	AAG3475	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.3544	Latitude:	27.37478
Well depth:	98	Length:	0
Diameter:	2	Permit num:	59-14155
Comment:	Not Reported	Sanit seal:	Yes
Name:	COBB	First name:	THOMAS
Last name:	COBB	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	Not Reported	Hae:	-35.59
Gps date:	15-MAR-06	Loc method:	DGPS
Project id:	SUPER	Insp fname:	RYAN
Insp lname:	FRASIER	Insp chd:	ST. LUCIE
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4961 JORGENSEN RD
Number:	4961	Predir:	Not Reported
Prefix:	Not Reported	Street:	JORGENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FORT PIERCE
Loc id:	768042	Gps id:	768042
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	OWNER
Other id:	Not Reported	Software:	Well_Solo_v2
Streetside:	Yes	Agency:	DOH
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000071405

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

64
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037896**

Permit no:	56-00805-W	App no:	890517-6
Actual per:	GP	Project na:	HIGH TIDE SALES
Lu code:	PWS	Acres serv:	.1
Id:	7924	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	10
Pump intak:	80	Pump int 1:	0
Invert ele:	0	Pump coord:	861752
Pump coo 1:	1111682	Well depth:	90
Cased dept:	80	Usests cod:	STD
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Ann Marie Superchi
Fee catego:	GP	Site id:	FLSO80000037896

Q65
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051360**

Permit no:	56-02133-W	App no:	041209-12
Actual per:	GP	Project na:	BILTMORE COMMERCIAL PARK
Lu code:	LAN	Acres serv:	1.5
Id:	165217	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	22
Pump intak:	47	Pump int 1:	0
Invert ele:	0	Pump coord:	871705
Pump coo 1:	1112203	Well depth:	63
Cased dept:	47	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nikki Carlson
Fee catego:	GP MIN	Site id:	FLSO80000051360

P66
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049847**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27137	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863066
Pump coo 1:	1114469	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff

Fee catego:	GP	Site id:	FLSO80000049847

Q67
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000003042**

Permit no:	56-02031-W	App no:	040503-5
Actual per:	GP	Project na:	JFK LAND CORPORATION
Lu code:	LAN	Acres serv:	.97
Id:	156777	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	34
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	871733
Pump coo 1:	1112346	Well depth:	90
Cased dept:	75	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Kendra Miller
Fee catego:	GP MIN	Site id:	FLSO80000003042

68
WSW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000044167**

Permit no:	56-03111-W	App no:	101018-44
Actual per:	GP	Project na:	DOGS AND CATS FOREVER SELVITZ
Lu code:	LAN	Acres serv:	2
Id:	257964	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	861927
Pump coo 1:	1108947	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nancy Demonstranti, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000044167

69
North
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000003684**

Fluwid:	AAH8267	Well type:	45
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.34799	Latitude:	27.40257
Well depth:	0	Length:	0
Diameter:	Not Reported	Permit num:	4565032
Comment:	DATUM 84	Sanit seal:	Not Reported
Name:	TEACHER'S PLACE, THE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-JAN-03	Loc method:	DGPS
Project id:	DEP	Insp fname:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3366 S 25TH ST
Number:	3366	Predir:	S
Prefix:	Not Reported	Street:	25TH
Suffix:	ST	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	155434	Gps id:	155434
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	1940
Pws verify:	0	Site id:	FLSA80000003684

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34981	2	0.0	Certified Residential Database
34981	2	0.0	Mandatory Non-Residential Database
34981	5	0.0	Mandatory Residential Database

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public
Source: Department of Health
Telephone: 850-245-4250

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

OTHER STATE DATABASE INFORMATION

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

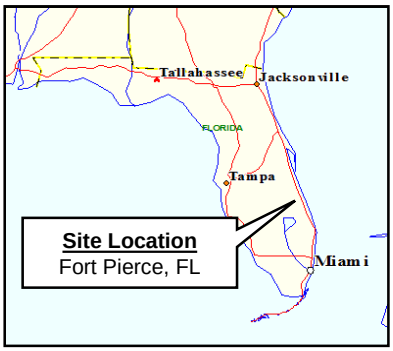
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Historical Topographic Maps



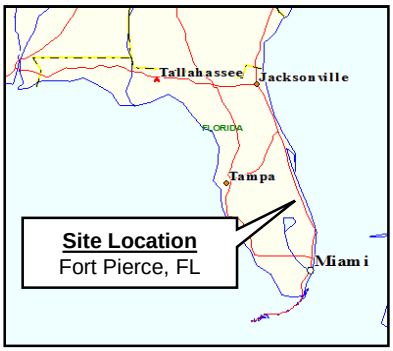
TOPOGRAPHIC MAP 1970

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



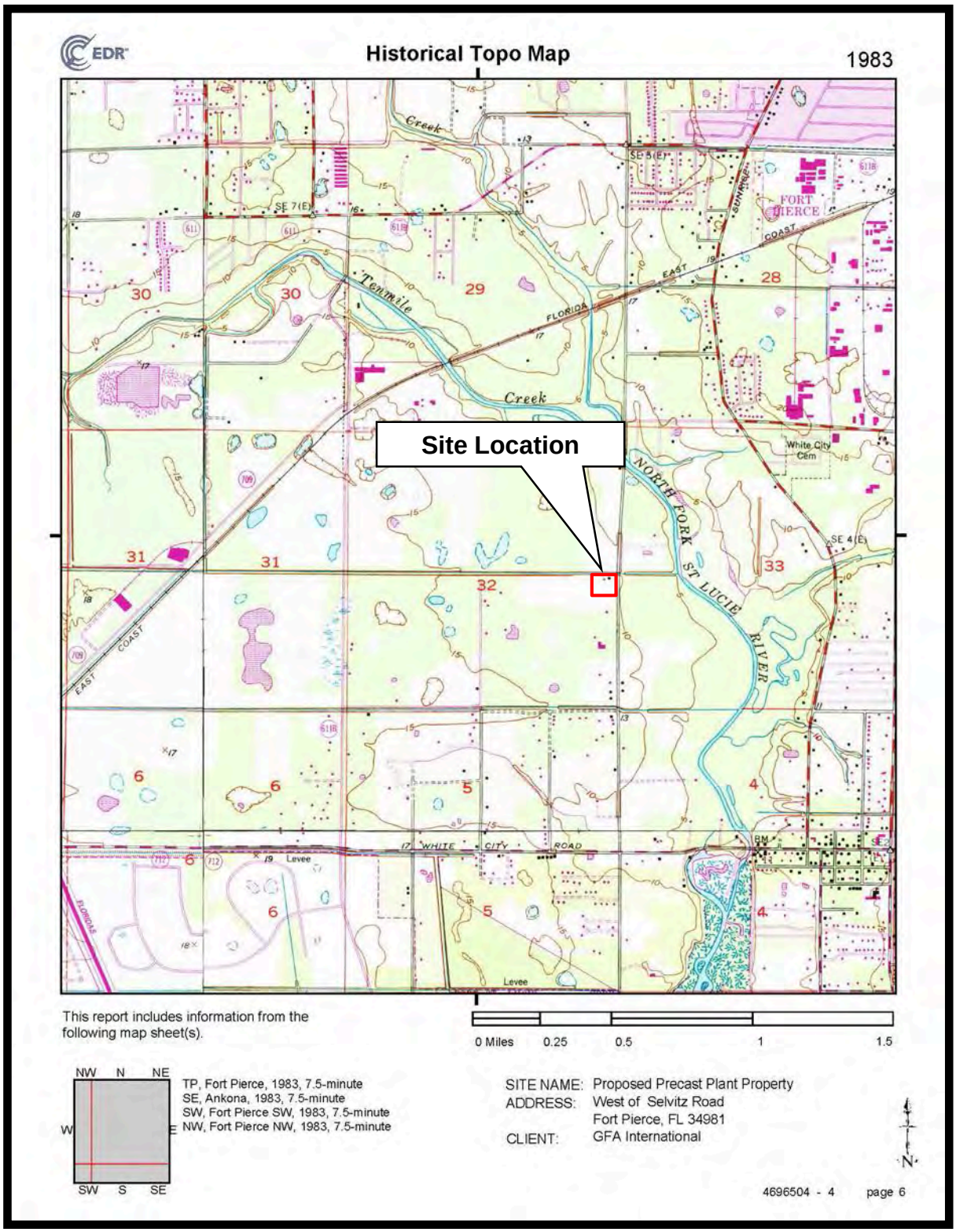


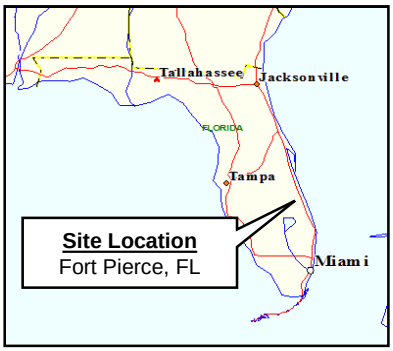
TOPOGRAPHIC MAP 1983

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



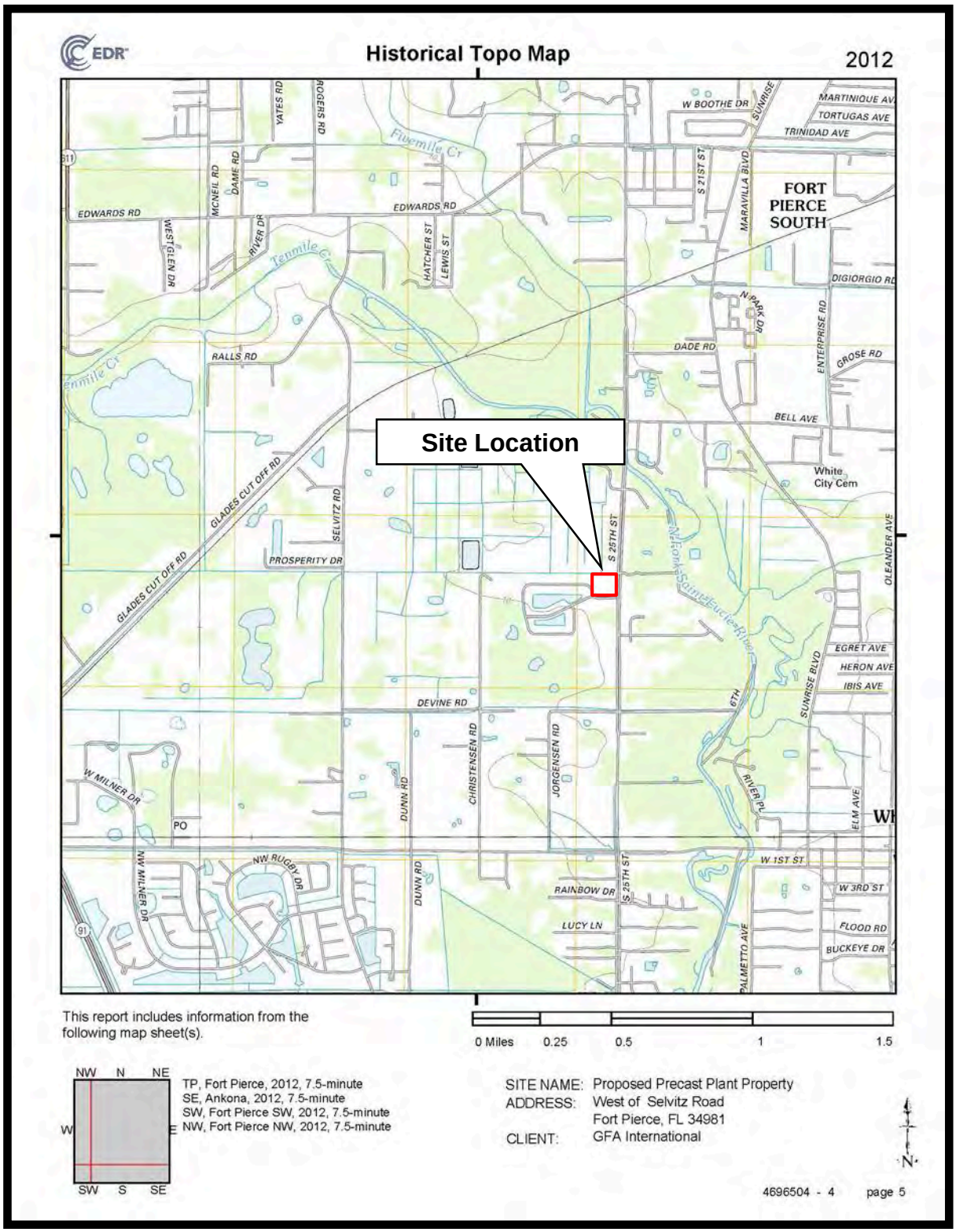


TOPOGRAPHIC MAP 2012

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



APPENDIX E

Site Reconnaissance Photographs

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



1. West View: Subject Property



2. South View: Subject Property along South 25th Street

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



3. West View: One of Several Discarded Debris/Trash Piles on the Subject Property



4. Northeast View: Discarded Debris/Trash Pile on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



5. East View: Five-Gallon Bucket with Lid Labeled "Bulls Eye Primer and Sealer" on the Subject Property. The Bucket was Observed to be filled with Liquid.



6. North View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



7. South View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property



8. Southeast View:: Two 1-Gallon Paint Cans on the Subject Property. Cured Paint was Observed on the Ground Surface Adjacent to one of the Paint Cans

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



9. Northeast View: Discarded Debris/Trash Pile on the Subject Property



10. North View: Discarded Water Filtration Cannister on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



11. Southeast View: Partially-Buried, Open-Top HDPE 55-gallon Drum Observed on the Subject Property



12. Southwest View: Discarded Open-Top, Cutoff HDPE 55-Gallon Drum Observed to Contain Trash and Broken Aquarium Glass

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



13. Northeast View: Discarded Debris/Trash Pile on the Subject Property



14. South View: Discarded Tires near the Southeast Corner of the Subject Property

APPENDIX F

Qualifications of Individuals

Robert P. Crowell, P.G.

Environmental Department Manager, Port St. Lucie office

Mr. Crowell has over 30 years of experience in environmental consulting. He has led and served as project manager for hundreds of environmental assessment and remediation projects. Mr. Crowell has performed Environmental Site Assessments (ESAs) in Florida, Georgia, Mississippi, Louisiana, California, Minnesota, Pennsylvania, West Virginia, South Carolina, and the U.S. Virgin Islands.

Education

- Bachelor of Science (B.S.) Geology, 1984, University of South Florida, Tampa, Florida

Experience

- GFA International, Inc. Port St. Lucie, FL, 2016-Present
- ARCADIS U.S., Inc. (previously Geraghty & Miller, Inc.), West Palm Beach, FL, 1991-2015.
- Roux Associates, Inc., Huntington, NY 1984-1991.

Licenses

- Professional Geologist (P.G.) , Florida (#1748) and Kentucky (#1215)
- AHERA Licensed Asbestos in Buildings Inspector
- OSHA HAZWOPER 40-Hour and Annual 8-Hour Refresher
- OSHA HAZWOPER Supervisor
- Transportation Worker Identification Credential (TWIC)

Key Project Experience:

- Served as lead Environmental Professional (EP) and Project Manager for Phase I and Phase II ESAs in accordance with ASTM E-1527 and All Appropriate Inquiry (AAI) for over four hundred (400) property transfers. Sites have included large and small manufacturing facilities, newspaper and other printing plants, citrus groves, agricultural land, oil and gas pipeline facilities, undeveloped land, automobile dealership and automotive repair facilities, airport facilities, aircraft manufacturing and aerospace facilities, marinas and boat dealerships, residential apartment and condominium complexes, commercial office buildings, medical facilities, nursing home and assisted living facilities, shopping centers, dry cleaning facilities, power generation facilities, agricultural research facilities, mining facilities, self-storage facilities, port and other maritime industry facilities, renewable energy (wind and solar) facilities, waste treatment facilities, railroad facilities, a 107-acre former County correctional facility (closed prison) and right of ways for roadway expansion. Many of the assessments were performed as part of a “portfolio” of multiple properties included in a single transaction.

- Served as Project Manager for an Underground Storage Tank (UST) Closure Assessment forremoval of two 10,000-gallon USTs at a former citrus grove in St. Lucie County, Florida in February 2016. The project consisted of field-screening of 53 soil samples for volatile organic vapors, collection and analysis of confirmatory soil samples, installation of a monitoring well and collection and collection of a groundwater sample. Mr. Crowell was involved with all aspects of the project and prepared a Tank Closure Assessment

Report, which was submitted to the Florida Department of Environmental Protection. The site achieved "No Further Action" status.

- Served as Project Manager and lead assessor for the investigation and remediation of a toluene release at a manufacturing facility in Pompano Beach, Florida. The assessment required the installation of multiple depth clustered monitoring wells for determination of the horizontal and vertical extent of groundwater impacts. A recovery well was utilized for contaminant extraction and the facility's existing air-stripping system (for its process water) was utilized for treatment of recovered groundwater. Use of the existing air-striping system resulted in significant cost savings to the Client. Coinciding with plant closing, the three toluene underground storage tanks and impacted soils in the vicinity of the tanks were excavated and removed. Hot-spot removal of groundwater using a series vacuum extraction events at one location was performed. The site achieved "No Further Action" status in following Post Active Remediation Monitoring (PARM). The monitor and recovery wells were properly abandoned.

- Served as Task Manager for the Contamination Evaluation and Screening (CSE) portion of a Project Development and Environmental (PD&E) study of the intersection of 20th Street (State Road 60) amd 43rd Avenue (County Road 611) in Vero Beach, Indian River County, Florida. The CSE evaluated every property within the proposed right of way expansion and assigned a risk ranking value to each property for its potential for contamination. The CSE was incorporated into a PD&E report which evaluated many components of the right of way improvements.

- Served as Project Manager and lead assessor for investigation and remediation of lead impacts to soil and groundwater at a former battery manufacturing facility in West Palm Beach, Florida. Remediation efforts included soil excavation and groundwater extraction-and-treatment from "hot spots". Groundwater monitoring showed that lead concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.
- Served as Project Manager performing contamination assessment activities for arsenic impacts to soil and groundwater at a golf course maintenance facilityin Palm Beach Gardens, Florida. Soils in the vicinity of a former washdown area were excavated and removed as part of the source removal. Groundwater monitoring showed that arsenic concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Performed AHERA-compliant asbestos in buildings surveys at numerous sites in Florida.

- Served as Project Manager for a Site Inspection (SI) including soil and groundwater sampling of a former small-arms firing range at a former U.S. Army base in Hobe Sound, Florida. The project was completed under Formerly-Used Defense Site (FUDS) program. The project included preparing a Work Plan, Quality Assurance Plan, and Health and Safety Plan, conducting Technical Project Plan (TPP) meetings with project stakeholders, and preparing the SI report. The project was designed to utilize X-Ray Fluorescence (XRF) technology which allowed for evaluation of lead in soil samples with a sizable reduction of cost for laboratory analysis.

- Served as Project Manager for preparation and implementation of a Dewatering Plan for 100 feet of petroleum pipeline replacement in Port Everglades, Florida. The dewatering activities lasted for 24 days. A total of 589,602 gallons of water was removed for treatment and recycling. Prepared a technical report documenting the pipeline replacement and dewatering. The dewatering plan and technical reports were approved by the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department.

- Served as Project Manager for assessment and remediation of petroleum impacts at a former 4,000-acre agricultural property in St. Lucie County containing citrus groves. The initial assessment began as a Phase I and II ESA. Several Recognized Environmental Conditions (RECs) were identified and assessed as part of the Phase II ESA. Impacts to soil and groundwater were identified adjacent to two underground fuel tanks at the grove maintenance area. Served as Project Manager for implementation of a Tank Closure Assessment and a Site Assessment. The remediation was achieved by source removal/soil excavation and Post Active Remediation Monitoring (PARM). The site achieved "No Further Action" status following PARM.

- Served as Project Manager for assessment and remediation of petroleum and arsenic impacts at a former agricultural property. The initial assessment began as a Phase I and II ESA of a ±300-acre agricultural parcel for future residential development. Four separate impacted areas (three by petroleum in areas of former USTs and ASTs) and one by arsenic in the area of the former farm operations were identified. The three petroleum areas were remediated using source removal and monitoring. Each of these three areas achieved "No Further Action" status. The arsenic-impacted area was remediated by extraction of groundwater through a series of dewatering socks and soil excavation. Mr. Crowell was involved with preparation of the Dewatering Plan and permit approval, and negotiating with Palm Beach County Utilities Department for acceptance of the removed groundwater. The site achieved "No Further Action" status following PARM. The monitor wells were properly abandoned. The site has been redeveloped for residential use.

- Served as Project Manager for assessment and remediation for two separate petroleum releases at a mushroom growing facility in Zellwood, Orange County, Florida. The remediation systems for both areas consist of multi-phase extraction from recovery wells. The treated groundwater is discharged to separate on-site infiltration galleries. One of the releases was eligible for funding under the State Petroleum Cleanup Program. The second release was not eligible. Site work for both areas was scheduled to be performed during single mobilizations for cost saving purposes.

- Served as Project Manager for more than 80 wind energy projects in various states. Projects included due diligence assessments, wind farm site location, permitting, and construction. Responsibilities included conducting Phase I and II ESAs, coordinating with the Program Manager, tracking budgets, reviewing and approving client invoices.

- Served as Project Manager for closure assessment and removal of a 12,000-gallon aboveground kerosene tank and more than 4,000 linear feet of underground pipeline at

a former landscape nursery facility in Palm Beach County, Florida. The AST and underground pipeline provided fuel to heaters in numerous shadehouses located throughout the property. The assessment was designed to test soil at every location where the 20-foot lengths of pipeline connected, at every "T" or "L" connector, and every stub-up to a heater. Source removal activities were completed at each location where impacted soil was identified.

Tiffany Rink
Mark Nicholas
701 Hidden River Drive
Port St. Lucie, FL. 34983

Re: Conditional Use with New Construction – The Manor Assisted Living Facility – 4201 S. 25th Street

Dear Ms. Rink and Mr. Nicholas,

The following are comments from the Planning Department's review of the application for a Conditional Use with New Construction in the C-1, Office Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments by September 28th to be placed on the October Planning Board Agenda):

1) Please provide a sidewalk connection to the refuse collection area and a gated entrance for pedestrian access.

2) Per City Code Section 22-62. – Sidewalks. (d)(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. **Please provide sidewalk connection striping to the entrance of the building for connectivity.**

3) Per City Code Section 22-187. – General Landscaping Requirements. (10) Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more. **Please install a six (6) feet high opaque fence along the western and southern borders of the subject property.**

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

Below are FPUA comments regarding the submissions for the TRC meeting on 9/20/2018.

Conditional Use with New Construction – The Manor Assisted Living Facility – 4201 S. 25th

Street - (Vennis Gilmore)

· W/WW Engineering: Water and Wastewater are available for this site, although some upgrades and/or extensions may be required. Please contact Richard Mutterback at (772) 466-1600 ext. 3425 with any questions and to schedule a pre-submittal meeting.

· Electric & Gas Engineering: Approved, no comments

Thank you

Regards,

Martha Kerr

Staff Assistant

W/WW Engineering Department

Fort Pierce Utilities Authority

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpua.com

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: 4201 S. 25th St.
Property Name: The Manor Assisted Living Facility - CU and Design Review
Project Name:
Planner: Vennis Gilmore

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: 9/19/18

Technical Review Committee meeting

September 21st, 2018

Case # 18-0700007

The Manor, 4201 So. 25th Street, Fort Pierce, FL 34950

Conditional design review

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

September 19, 2018

Project: **THE MANOR ALF**
Subject: **CONDITIONAL USE & DESIGN REVIEW**
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. The radius of return on the driveways should be increased to 35 Ft.
2. Additional regrading of the swales may be required to maintain proper drainage.
3. Provide a cross section of the proposed driveway from the high point to the inside lane of S 25th Street.
4. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.
5. 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 include the identification of all drainage structure and pipe information including inverts and sizes in the submittal for the ROW permit.

September 14th, 2018

Project: **The Manor ALF**
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) Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."
2) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
3) Are the elevations in feet? Please note in your survey notes.
4) Please add to the survey notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5) You have called out "West R/W line of Hawley Road". This label should be located on the west line of the additional 20' that has been dedicated.
6) The east boundary line of the property would be the west line of the additional r/w dedication per ORB 659 page 1136. Please make this line the dark line that represents the boundary line. In addition the acreage will change from what you have noted.

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
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RECEIVED
SEP 13 2018
CITY OF FORT PIERCE
PLANNING & ZONING

RE : The Manor – 4201 S. 25th Street
Conditional Use and Site Plan Application
TRC No. 18-07000007

DATE : September 13, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 6, 2018:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] SP/CU Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering conditions of approval

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

ENGINEERING COMMENTS:

1. The site plan shall be updated to include a note specifying that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances. The project will be constructed on Tract 2 and Tract 5; prior to issuance of a Site Work Permit a recorded Unity of Title will be required.
2. ADVISORY COMMENT: The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.
3. ADVISORY COMMENT: The applicant shall be made aware that an NPDES NOI permit along with permits from SLC and NSLRWCD will be required at time of application for Site Work Permit.

JRA/TST/tst

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

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

September 25, 2018

Writers e-mail: enginpod225@aol.com

VIA: HAND DELIVER TO:

Mr. Vennis Gilmore
Planning Analyst
City of Fort Pierce
Planning Department
100 North U.S. #1
Ft. Pierce, Florida 34950

Subject: The Manor – 4201 South 25th Street, City of Fort Pierce, Florida
Building Permit #1712-0599 – Response to Engineering Division Comments

Dear Mr. Gilmore;

Enclosed please find ten (10) copies each of the revised Site and Engineering Plans, Landscape, and Boundary & Topographic Survey for The Manor project located at 4201 South 25th Street in the City of Fort Pierce, Florida. The plans have been revised in accordance with the comments received from the Technical Review Committee meeting held on September 20, 2018.

A. Planning Department

1. Please construct a sidewalk connection to the refuse collection area and a gated entrance for pedestrian access.

   Please be advised that the sidewalk connection to the refuse collection area has been added to the Site Plan. As far as a gated entrance for pedestrian access, please be advised that seeing the driveway access to the facility is not gated, the need for the gate at the pedestrian is not necessary.

2. Please provide sidewalk connection striping to the entrance of the building for connectivity.

   Sidewalk connection striping has been added to the Site Plan from the front of the building to the pedestrian access connection to South 25th St...

3. Please install a six (6) feet high opaque fence along the western and southern borders of the subject property.

   A fence, 6 ft. high opaque has been added to the site plan as requested.

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

B. St. Lucie County Engineering Division Department

1. The radius of return on the driveways should be increased to 35 ft.

   Please be the driveway connection radius of returns have been increased to 35 ft.

2. Additional re-grading of the swales may be required to maintain proper drainage.

   So noted. We will address this matter prior to the preparation of the final application for driveway connection permit.

3. Provide a cross section of the proposed driveway from the high point to the inside lane of South 25th Street.

   Please refer to Sheet 3 of 8 of the revised Engineering Plans for the cross section requested.

4. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. 772-462-2097 for more information.

   So noted.

5. The applicant is advised that prior to executing any work within the County's rod right-of-way, a Right-of-Way (ROW) permit is required. Please include the identification of all drainage structure and pipe information including inverts and sizes in the submittal for the ROW permit.

   So noted.

C. St. Lucie County Engineering – Survey Division

Comments to be responded to by Others.

D. City of Fort Pierce Engineering Department

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   The requested note has been added to the Site Plan. As far as the second portion of this comment is concerned, this parcel is a single parcel and not made up of two separate parcels and a therefore a Unity of Title is not required.

4400 Belle Grove Drive
Fort Pierce, Florida 34981

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Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

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   So noted.

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   So noted.

If there are any questions or comments with regard to the matters contained herein, please do not hesitate to contact me @ 772-530-8261. Notice to Proceed shall commence upon receipt of a copy of this agreement executed by the parties.

Sincerely,
Ladyko Design Group, LLC.

Richard M. Ladyko, P.E.
President

cc: Red Lion Construction, LLC

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

September 25, 2018

Writers e-mail: enginpod225@aol.com

VIA: HAND DELIVER TO:

Mr. Vennis Gilmore
Planning Analyst
City of Fort Pierce
Planning Department
100 North U.S. #1
Ft. Pierce, Florida 34950

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Sincerely,
Ladyko Design Group, LLC.

Richard M. Ladyko, P.E.
President

cc: Red Lion Construction, LLC

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Planning Board **6.h.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Abandonment - Delaware Avenue R.O.W. - Crownman, FL, LLC & Susnar Realty

LOCATION

Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Condition:

1. That the easement for Fort Pierce Utilities Authority is recorded at the time of abandonment.

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/02/2018 04:38 PM

Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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: **Abandonment of Unopened Right-of-Way**
Crownman Florida LLC & Susnar Realty
Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

DATE: October 1, 2018

STAFF REPORT

Property Owner City of Fort Pierce

Applicant 1: Crownman Florida, LLC
10380 SW Village Center Drive # 310
Port St. Lucie, FL 34987

Applicant 2: Susnar Realty
420-426 S. Indian River Drive
Fort Pierce, FL 34950

Requested Action: Approval of Abandonment with condition for the Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Location: Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Abutting Parcel ID(s): 2410-810-0001-000-9 & 2410-808-0020-010-4

Land Area .123 acres

Surrounding Zoning:

North	East	South	West
C-1	Indian River	C-1	C-1

Request:

In accordance with City Code Section 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened section of the easterly extension of the Delaware Avenue Right of Way (ROW) located east of South Indian River Drive, fronting the west bank of the Indian River.

Staff Analysis:

This segment of Delaware Avenue has been unimproved, and has some utility infrastructure present. Because there is utility infrastructure the applicants will need to record an easement with the Fort Pierce Utilities Authority (FPUA). The underlying objective of both property owners is to increase the size of their properties.

Both the property owner to the north and south have agreed to this proposed abandonment. Both property owners will work with FPUA to obtain the necessary easements that they will require for any utility infrastructure that may be present within the right of way. Pursuant to Florida State Statute Chapter 336 any abandoned right-of-way must be split evenly between any adjacent property owner. The applicants have provided the appraisal value of the entire Delaware Avenue right-of-way. The entire right-of-way appraisal is $15,000. Each applicant will pay fifty (50) percent of the appraisal value, which equals $7,500. Therefore, both applicants are required to pay the City of Fort Pierce a total of $7,500 each.

Technical Review Committee:

All affected departments have reviewed the proposed Abandonment with regards to the requirements of the City Code. All departments have recommended approval of the request. Any comments generated by the Technical Review Committee will be provided for review.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval for the requested abandonment to the City Commission with the following condition:

1. That the easement for Fort Pierce Utilities Authority is recorded at the time of abandonment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Abandonment

Property address or Location: That part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards

Parcel ID #(s): subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Project description: Abandon this ROW

Crownman FL, LLC	Kris Einstein
Property Owner(s)	**Applicant/Representative, Title, Company**
10380 SW Village Center Dr #310	4532 W Kennedy Blvd #422
Street Address	Street Address
Port St Lucie FL 34987	Tampa FL 33609
City State Zip	City State Zip
on file	on file
Phone Number	Phone Number
KettleKat@aol.com	On File
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14 day of August, 2018, by Walter & Cheryl Brett who is personally known to me or has produced _____ as identification.

CHRISTOPHER D. GARDNER
Commission # FF 207895
Expires May 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

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

- ❑ Current survey, including property size
- ❑ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ❑ Encumbrance Title Search
- ❑ Complete, notarized application

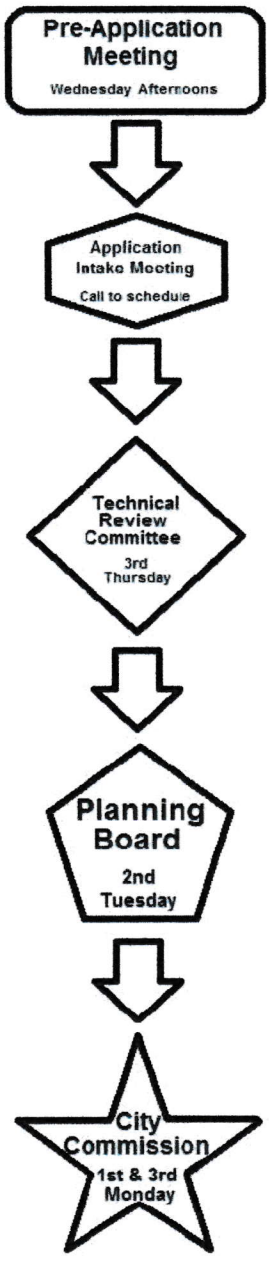
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Adjacent owners would like to split the ROW 50/50.

List any utilities visible or known to exist in the right of way: None Known

Is the right of way in use or unopened? ☐ In Use ☑ Unopened

Application Outlook



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AUG 24 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Abandonment

Property address or Location: That part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards

Parcel ID #(s): subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Project description: Abandon this ROW

Lisa Susnar, Susnar Realty
Property Owner(s)
420-426 S Indian River Drive
Street Address
Ft Pierce FL
City State Zip
561 762 2870
Phone Number
LisaSusnar@gmail.com
Email Address

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

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

Property Owner(s) Signature(s)

Michael A. Lampert, P.A.
Attorney at Law
1655 Palm Beach Lakes Blvd.
The Forum - Suite 900
West Palm Beach, FL 33401

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17th day of Aug., 20 18, by Lisa Susnar who is personally known to me or has produced as identification.

Signature of Notary

MICHAEL A. LAMPERT
Notary Public - State of Florida
My Comm. Expires Oct 21, 2018
Commission # FF 157637
Bonded through National Notary Assn.

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

To Be Completed by Staff

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

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

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

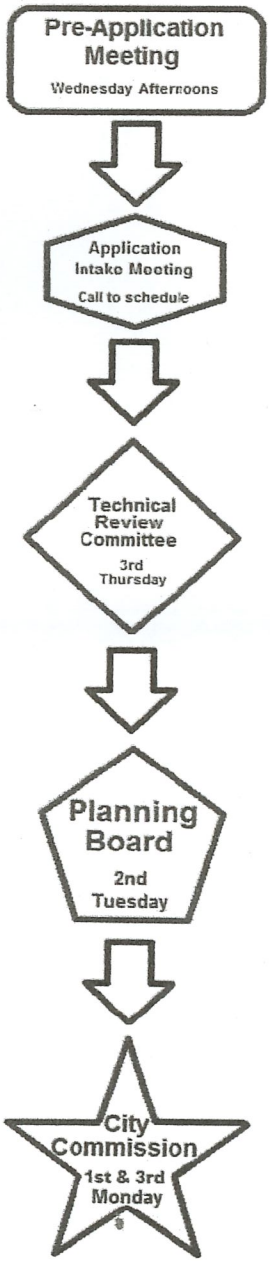
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Adjacent owners would like to split the ROW 50/50.

List any utilities visible or known to exist in the right of way: None Known

Is the right of way in use or unopened? ☐ In Use ☑ Unopened

Application Outlook



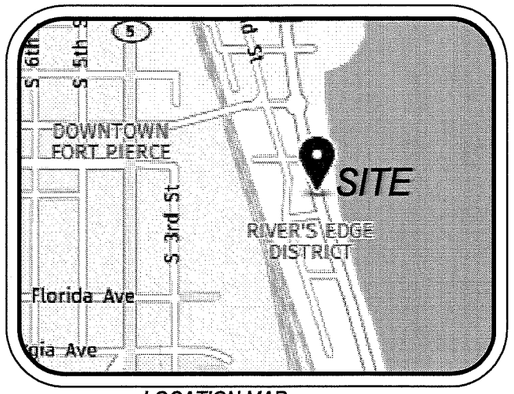
15' 0 7.5' 15'

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET±; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3438, PAGE 0034, A DISTANCE OF 138.0 FEET± TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET± TO THE POINT OF BEGINNING.

1"=15'
NORTH



LOCATION MAP NOT TO SCALE

426 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-808-0020-010-4
O.R.B. 3438, PAGE 0034

138.0'± TO WATER'S EDGE

UTILITY POLE

FOUND IRON ROD 0.9'S x 7.7'E

CORNER FALLS IN RIVER

INDIAN RIVER

25.9'±

DELAWARE AVENUE
25' RIGHT OF WAY (NOT IMPROVED)
(TO BE VACATED)

25.0'

HEADWALL

EDGE OF WATER AS LOCATED ON 03/17/2018

SOUTH INDIAN RIVER DRIVE
30' R/W (IMPROVED)

15.0'

SANITARY MANHOLE

26.12'

EASTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

WESTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

15.0'

WATER VALVE

FOUND IRON ROD LB #6330 7.2' EAST

CORNER FALLS IN RIVER

137.3'± TO WATER'S EDGE

POINT OF BEGINNING
N.E. CORNER - LOT 7
TYLER'S SUBDIVISION

87.95'

85.41'

515 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-810-0001-000-9
O.R.B. 3943, PAGE 2586

PORTION OF
LOT 1, BLOCK "E"
A.B. LOWRY'S SUBDIVISION
(INCLUDED)

FOUND IRON ROD LB #6330

15.0'

FOUND IRON ROD LB #6330

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project	C-15787 R/W
Date	08-08-2018
Scale	1" = 15'
Sheet	1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

APPRAISAL OF THE EASTERLY EXTENSION OF
DELAWARE AVENUE RIGHT OF WAY
EAST OF SOUTH INDIAN RIVER DRIVE
FRONTING THE WEST BANK OF THE
INDIAN RIVER
FORT PIERCE, FLORIDA

PREPARED FOR
Crownman, LLC
c/o Kris Einstein
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

DATE OF APPRAISAL: May 25, 2018 (Date of final inspection)

Prepared by:
Daniel D. Fuller, MAI
State-Certified General
Real Estate Appraisal RZ567
FULLER-ARMFIELD-WAGNER
Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 309
Fort Pierce, Florida 34950

Appraisal No. 20010

FULLER-ARMFIELD-WAGNER Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 309, Fort Pierce, FL 34950 772-468-0787
Daniel D. Fuller, MAI, SRA Fax (772) 468-1103
State-Certified General Real Estate Appraiser RZ567 FAW_app@bellsouth.net

May 25, 2018

Crownman, LLC
c/o Kris Einstein
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

RE: Delaware Avenue Right of Way east of S. Indian River Drive, fronting the west bank of the Indian River, Fort Pierce, FL

Dear Ms. Einstein:

As per our appraisal services contract, I completed my final inspection of the referenced property on May 25, 2018, and I have completed an analysis of the market influences affecting the subject property to provide an opinion of the market value of the fee simple interest in the property.

Because research did not provide sales of properties similar too subject, an "across the fence" appraisal method is applicable where adjacent property is appraised with the incremental unit of value of the adjacent property applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th *ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

Your attention is directed to the Scope of Work, and introductory comments within the Sales Comparison Approach section of this report.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- The Intended Use of this appraisal is for purchase negotiations by representatives of Crownman, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Crownman, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report**.**

In summary, based upon the available data and analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, “as is”, as of May 25, 2018, is:

FIFTEEN THOUSAND DOLLARS -$15,000-

I believe you will find the appraisal and report complete, but if there are questions, please contact me at your convenience.

Sincerely,



Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567

DDF/asf -20010 Crownman report

TABLE OF CONTENTS

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS 1
PROPERTY TYPE (Current Use) 2
SCOPE OF WORK 2
COMPETENCY 4
REPORT FORMAT 4
EXPOSURE 4
ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS 5
EXTRAORDINARY ASSUMPTIONS 7
HYPOTHETICAL CONDITION 8
CERTIFICATE OF APPRAISAL 9
OWNER OF RECORD AND SALES HISTORY 10
LEGAL DESCRIPTION 11
LOCATION MAP 13
SUBJECT PHOTOGRAPHS 14
AREA DATA 18
NEIGHBORHOOD DATA 19
NEIGHBORHOOD MAP EXHIBIT 20
CENSUS TRACT 23
ZONING AND LAND USE CLASSIFICATION 24
CONCURRENCY 29
ASSESSED VALUE AND TAXES 30
UTILITIES 31
FLOOD ZONE 31
PROPERTY DESCRIPTION 32
PROPERTY MAPS EXHIBIT 34

TABLE OF CONTENTS (continued)

HIGHEST AND BEST USE 37

SALES COMPARISON APPROACH 41

Comparable Selection 41

Adjustments 42

Adjustments for Physical Differences 43

SALES SUMMARY 44

SALES ANALYSIS 45

SALES MAP 46

Summary of Sales Prices 47

Reconciliation & Conclusion of Value via Sales Comparison Approach 49

QUALIFICATIONS OF THE APPRAISER 50

ADDENDUM A – ST. LUCIE COUNTY AREA DATA A1

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Type:	Platted, unopened Delaware Avenue right of way.
Current Use:	Vacant.
Address/Location:	East side of South Indian River Drive and west bank of Indian River, Ft. Pierce, FL.
Date of Appraisal	May 25, 2018
Date of Inspection:	May 25, 2018
Date of Report:	May 25, 2018
Inspected by:	Daniel D. Fuller, MAI
Purpose of the Appraisal:	Estimate Market Value
Property Rights Appraised:	Fee Simple
Report Prepared:	May 2018
Report Format	"Appraisal Report" as defined in USPAP.
Land: Area:	*0.123 acres (5,375 square feet)
Frontage:	50± feet (S. Indian River Dr. & west bank of Indian River)
Depth:	107.5± feet (average depth)

*Note – subject's site size & dimensions were extracted from Plat Book 1, Pages 191 & 199 of the Public Records of St. Lucie County, and County Property Appraiser's Assessment Maps and assumed accurate.

Improvements:	None.
Census Tract:	3805
Flood Zone:	Zone X – Area of Minimal Flood Hazard Zone AE (el 5') along Indian River shoreline (FEMA Map12111C0179J, Community Panel #120286 0179K, Preliminary 2/16/12)
Highest and Best Use "as is":	Assemblage with adjacent properties.

Market value, Fee Simple Interest, "as is", as of May 25, 2018, is: -$15,000-

PROPERTY TYPE / CURRENT USE

- Property Type: Platted, unopened Delaware Avenue right of way.
- Current Use: Vacant.

SCOPE OF WORK

Ms. Kris Einstein representing principals with Crownman, LLC engaged my services to provide an opinion of the Market Value of the Fee Simple Interest in the subject.

MARKET VALUE – Defined *Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.42, is*:
The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or created financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE ESTATE - Defined *Source, Appraisal Institute,* Dictionary of Real Estate Appraisal*, 5th ed.*
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Because research did not provide sales of properties similar too subject, an “across the fence” appraisal method is applicable where adjacent property is appraised with the incremental unit of value of the adjacent property applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th *ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

The subject is a vacant tract of land, thus valued exclusively via the Sales Comparison Approach.

Valuation within the Sales Comparison Approach developed for this appraisal assignment requires research for sales and list data from physically similar properties with a highest and best use similar too subject of the appraisal.

The subject is a unique property being 50 feet wide x an average 107.5 feet deep, plus as will be further discussed, the subject’s topography consists of a steep downward

SCOPE OF WORK (continued)

slope from South Indian River Drive to the Indian River shoreline. Thus, per zoning the subject does not meet minimum size and area as an independent property, plus subject's topography creates significant development challenges. Therefore, valuation via the "across the fence" method considers the subject's functional utility as a part of the valuation of an adjacent property.

Research was conducted for sales and listings of functional/developable properties similar too functional;/developable properties within the subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce, thus the data analyzed is limited to properties located within or immediately adjacent to the Fort Pierce CBD.

Data gathered was verified with a knowledgeable participant of a transaction, and then the data was analyzed to interpret market trends. The analyzed data was then applied to the subject for a value indication. The final step was reconciliation of the values derived in the approaches to a final estimate of value.

The Cost Approach is not applicable as the subject does not include improvements. Also, the Income Approach is not applicable as properties in subject's market segment are not typically purchased for rental income.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- The Intended Use of this appraisal is for purchase negotiations by representatives of Crownman, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Crownman, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report**.**

COMPETENCY

Per the Competency Rule of Uniform Standards of Professional Practice, due to experience in the subject's market segment and geographic area the appraiser is competent to complete this appraisal.

APPRAISAL REPORT FORMAT

Per Uniform Standards of Appraisal Practice (USPAP 2016-2017) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.

The following report format is as defined per USPAP as an "Appraisal Report".

EXPOSURE

Exposure time: - *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.
1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Exposure periods for the sale properties range from a few months to several years, with the extended periods caused by initial above market listing prices and market softening. However, it is expected that assuming the subject listed for sale at or near my opinion of value the subject would have sold within a 12-months period prior to the date of appraisal.

ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The opinions value given in this report represents the opinion of the signer as of the DATE SPECIFIED. Real estate is affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The opinion(s) given in this appraisal report are gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
5. Easements on the subject parcel may be unknown. Easements may not be recorded or may exist by customary use or other legal means. The appraiser has not nor is the appraiser qualified to search legal records as to the existence of easements.
6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal or has been obtained by the signer hereto. All such information is considered correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made therefore.
11. The Contract for the appraisal/consulting services is fulfilled by the signer hereto upon the delivery of this report duly executed.
12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined and considered in the appraisal report.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992, we have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

EXTRAORDINARY ASSUMPTIONS

(Note: extraordinary assumptions may have an effect on the appraiser's opinion of value)

EXTRAORDINARY ASSUMPTION – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.
An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

Subject's site size & dimensions were extracted from Plat Book 1, Pages 191 & 199 of the Public Records of St. Lucie County, and County Property Appraiser's Assessment Maps and assumed accurate, and survey complied by Kenneth J. Osborne, PSM #6415 with the firm of Compass Surveying, 6250 N. Military Trail, Suite 102, West Palm Beach, FL, identified as Project C-15787, dated March 3, 2018 and my opinion of value assumes the cited data is accurate.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

a) The statements of fact contained in this report are true and correct.

b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.

c) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

g) My analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

h) I have made a personal inspection of the property that is the subject of this report.

i) No one provided significant real property appraisal assistance to the person signing this certification.

j) The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute including the Uniform Standards of Professional Appraisal Practice.

k) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

l) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the continuing education program for Designated members of the Appraisal Institute."

m) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

n) I have not previously appraised this property no provided any services in any capacity related to this property in the three years prior to engagement for this assignment.



Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ 567

OWNER OF RECORD AND SALES HISTORY

Owner of Record
The subject is owned by the City of Fort Pierce, dedicated as right of way within the plats of Andrews & Richards Addition to Fort Pierce, recorded in Plat Book 1, Page 191 and Plat of Andrews & Richards Re-subdivision of Tyler's Subdivision, recorded in Plat Book 1, Page 199 of the Public Records of St. Lucie County, Florida

Sales History
No sales of the subject have ever occurred:

Lease Data
The subject is not leased.

Listing / Contract Data
The subject is not offered for sale and is not under a sale/purchase agreement.

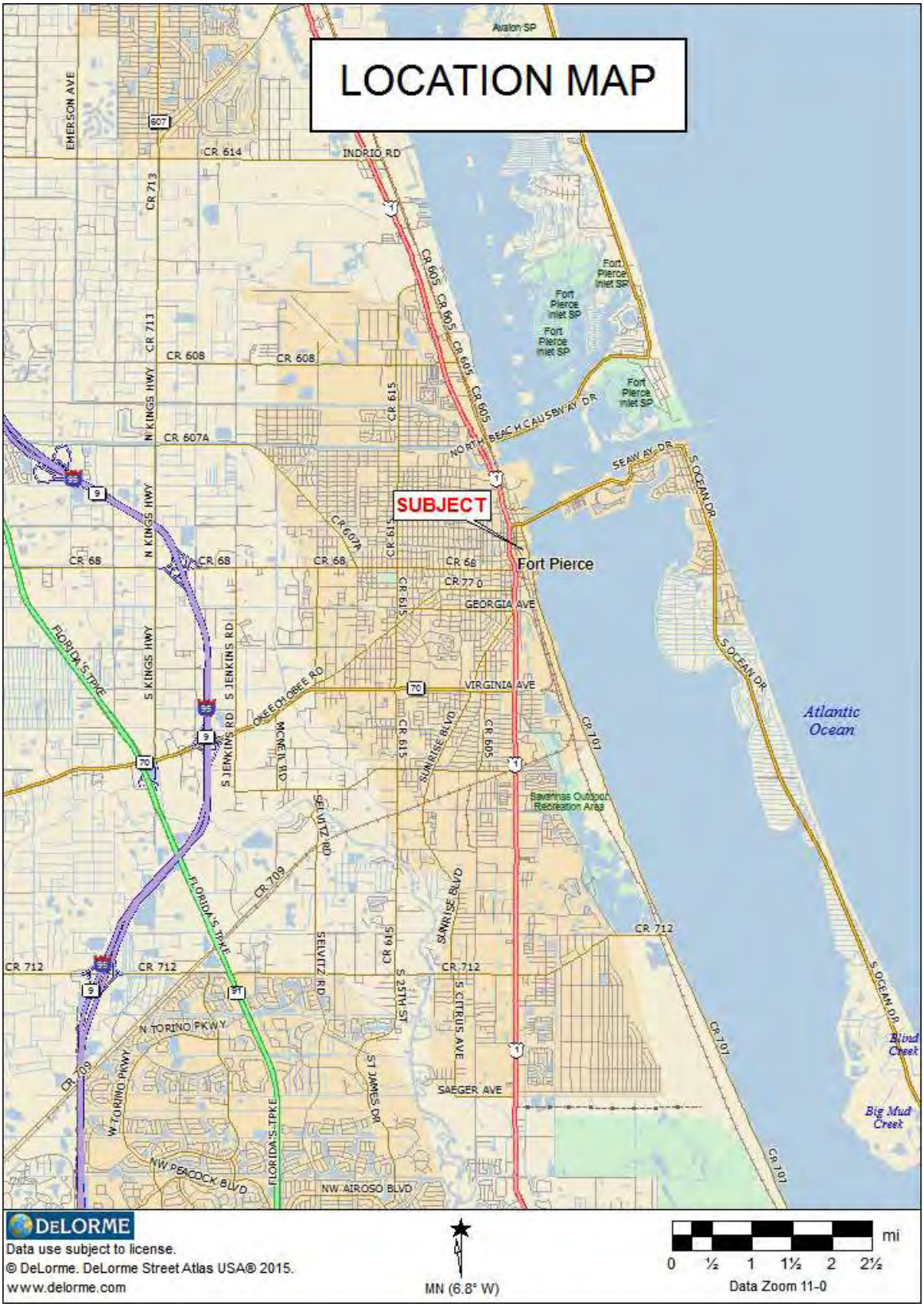
LEGAL DESCRIPTION

The following legal description was authored by the appraiser and is intended for only appraisal purposes.

Legal description – that part of Delaware Avenue right of way lying east of south of South Indian River Drive, south of Lot 4, Block D, Andrews and Richards subdivision east of S. Indian River Drive and north of Lot 1, Andrews and Richards subdivision lying east of S. Indian River Drive.

Easements
I am unaware of easements which may encumber the subject, but because easements may not be recorded or may exist by long term use or agreements, your attention is directed to Ordinary Limiting Conditions #5.

A map locating the subject and photographs of the subject comprise the following Exhibits.


LOCATION MAP
SUBJECT
Fort Pierce
Atlantic Ocean
Avalon SP
Fort Pierce Inlet SP
INDRIO RD
CR 614
CR 713
CR 608
CR 607A
CR 68
CR 770
GEORGIA AVE
VIRGINIA AVE
OKEECHOBEE RD
SUNRISE BLVD
SAVANNAS OUTPOST RECREATION AREA
SELVITZ RD
CR 709
CR 712
N TORINO PKWY
W TORINO PKWY
NW PEACOCK BLVD
NW AIROSO BLVD
SAEGER AVE
ST JAMES DR
S 25TH ST
S CITRUS AVE
N KINGS HWY
S KINGS HWY
S JENKINS RD
MCNEIL RD
FLORIDA'S TPKE
NORTH BEACH CAUSEWAY DR
SEAWAY DR
S OCEAN DR
CR 605
CR 615
CR 607
CR 707
Blind Creek
Big Mud Creek
DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
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Data Zoom 11-0

Subject Photographed 5/25/18



Subject



View of subject's easterly slope area

AREA DATA

A summary of City of Ft. Pierce and St. Lucie County Area Data is found in Addendum A of this report.

- The subject is located within the southerly environs of the Fort Pierce CBD.
- There are three incorporated cities within St. Lucie County, Fort Pierce, Port St. Lucie and St. Lucie Village.
- Fort Pierce is the oldest city with a 2010 census population of 38,683 and the 2015 US Census Bureau estimate of total population is 44,484, an increase of approximately 14.9% for the fifteen-year period (1.0%/year).
- Port St. Lucie was incorporated in the early 1960's with population in 2000 of 85,751, and per census data the 2015 population is estimated to total 179,413, an increase of approximately 109% for the fifteen-year period (7.2% per year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- The 2000 census placed the County's total population at 190,677 with the US census bureau reporting in 2015 an estimated total population of 298,563, an increase of approximately 57% for the fifteen-year period (3.8% per year).
- Over the past fifteen years, population growth within the City of Fort Pierce has been relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near-term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the City of Ft. Pierce has little vacant land for new growth vs. the platted areas of the City of Port St. Lucie approximately 70% developed, plus large acreage tracts in the southwest environs of the City remain available for development.
- Demand in most market segments collapsed between late 2005 and early 2007 and demand remains inadequate to support new project development although within the City of Port St. Lucie housing construction is returning in developed residential projects, and uncertainty remains when adequate demand will return to support financially feasible new projects. As demand returns a majority of the County's near term growth is expected to return in and around the City of Port St. Lucie with near term growth in the City of Ft. Pierce and northerly St. Lucie County is expected to continue growth at its slow pace until strong demand is recognized regionally.

NEIGHBORHOOD DATA

Neighborhoods are defined as – "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises" - Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

Neighborhood Boundaries

- North: Fisherman's Wharf, 11± blocks north of the subject.
- South: Easter Avenue, 1± block south of subject.
- East: Indian River, subject's east property line.
- West: 7th Street, 5± blocks west.

A Neighborhood Map depicting approximate neighborhood boundaries comprises the following Exhibit.

Neighborhood Access

- North - South: U.S. 1, Second Street, Indian River Drive and Seventh Street.
- East – West: In the center of the CBD, Orange Avenue and Avenue A. At the north end of the neighborhood, Seaway Drive, and at the south end of the neighborhood, Citrus Avenue east of U.S. 1, and southerly east of the FEC railroad Easter Avenue, and Georgia Avenue west of the FEC railroad tracks, with Delaware Avenue in the middle of the south ½ of the neighborhood.

U.S. 1 is a primary high volume highway which in the past was the prominent north-south route along Florida's east coast and U.S. 1 remains a heavily traveled route for inter and intra county and Treasure Coast connections.

The primary east – west route through the CBD is Orange Avenue (S.R. 68).

Delaware Avenue, west of the FEC right of way extends west to 17th Street, 13 blocks west. East of the FEC right of way Delaware Avenue extends east two block, then crossing Indian River Drive the right of way (subject) connects to the Indian River.

Second Street is the center north-south street through the central CBD. Throughout its length Second Street is accessed by the primary and secondary east-west routes such as Orange Avenue, Avenue "A", Citrus Avenue, Delaware Avenue and Easter Avenue. Second Street remains the primary street through the CBD and provides direct access to the County Courthouse and access from the CBD to Seaway Drive and the Ft. Pierce Beach neighborhood. Within the area of the subject Second Street is secondary, primarily servicing immediate neighborhood development.


NEIGHBORHOOD MAP
SUBJECT
Fort Pierce
Coon Island
Fort Pierce Inlet SP
N&CO RD
NORTH BEACH CAUSEWAY DR
SEAWAY DR
SAN DIEGO AVE
VALLEY LN
SUNNY LN
AVENUE O
AVENUE M
AVENUE J
AVENUE I
AVENUE H
AVENUE G
AVENUE F
AVENUE E
CEDAR PL
CANAL TER
ATLANTIC AVE
BOSTON AVE
CITRUS AVE
EASTER AVE
FLORIDA AVE
GEORGIA AVE
HIBISCUS AVE
KENTUCKY AVE
SOUTHERN AVE
TENNESSEE AVE
PARKWAY
SUNRISE BLVD
COLONIAL RD
MAYFLOWER RD
CR 68
CR 770
CR 605
CR 707
CR 611A
CR 609
CR 607
CR 712
CR 713
DELORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
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Data Zoom 13-0

NEIGHBORHOOD DATA (continued)

Indian River Drive is also a primary north-south street running through the east portion of the neighborhood, accessing CBD properties, and providing inter and intra county access to south St. Lucie County and Martin County to the south. Indian River Drive lies one block east of the subject. The subject fronts the east side of Indian River Drive.

Streets such as Avenue “A”, Citrus Avenue and Backus Avenue support Orange Avenue and Indian River Drive provided access from U.S. 1 to north and south portions of the neighborhood.

Seventh Street forms the approximate westerly CBD neighborhood boundary and provides a secondary north-south route from just north of the CBD neighborhood to residential neighborhoods lying south of the CBD.

Overall, access to the subject and all portions of the neighborhood is adequate and typical for a CBD neighborhood.

Percent Developed and Property Uses

The neighborhood is approximately 90% developed. While very limited new development has occurred in the neighborhood in recent years, in approximately 2006 an office project was constructed on a site on Citrus Avenue and South 7th Street, and a federal courthouse was completed in December 2012 on a site forming the southwest corner of US 1 and Orange Avenue. Plus, during the past high demand period of 2004 – 2007, The Renaissance, a relatively large mixed-use project was constructed within the CBD. Since construction of the mentioned projects, no new development has occurred within the CBD.

There are a limited number of developable vacant sites within the neighborhood, and most remaining vacant sites are larger, capable of supporting mixed-use projects, thus development interest has been tempered. Redevelopment via razing older improvements is not expected to occur until demand strengthens, but even in a high demand market because of historic designations of older improvements, legally some improvements may not be legally razed.

The neighborhood consists of a mix of commercial properties including retail, office, restaurants, plus the neighborhood is heavily weighted with governmental properties including the St. Lucie County and Federal court facilities, plus social services agencies and with residential properties located north, south and west of the neighborhood, plus as mentioned, The Renaissance mixed residential / commercial property was constructed in recent years, although there are a modest number of residential units in the project.

NEIGHBORHOOD DATA (continued)

The subject's neighborhood is the historical Central Business District (CBD) of the City of Ft. Pierce. Like most CBDs in older Florida cities the neighborhood flourished until the 1960's when modern suburban retail centers became vogue and the CBD could not compete with new modern large retail facilities with adequate convenient parking.

The subject's neighborhood experienced its economic bottom approximately thirty-five years ago and since then economic and property conditions have gradually improved. The City has invested heavily in refurbishing infrastructure within the CBD, the Main Street organization, and Community Redevelopment Agency (CRA) have also invested in the neighborhood, plus until about 2007 individual investor interest increased.

By early 2007 almost all of the properties in the core of the CBD, Avenue "A" to Citrus Avenue and U.S. 1 to the Indian River were restored. Some restorations were total and some to a much lesser degree but in most instances property conditions were vastly improved. Also, as mentioned, one or two new properties were developed. However, beginning in early 2007 the economy moved into a recession with demand in the real estate markets all but totally disappearing. While in recent years' demand in the City's residential markets has significantly strengthened, demand in the commercial markets has only slowly absorbed space with rental rates and sales prices slowly increasing. Within the CBD owners are again refurbishing properties, although a neighborhood 7-11 developed in 2014 closed in early 2018, but there remains a relatively new Subway sandwich shop and local tenants now occupy a once long term vacant building located on the NE corner of Orange Avenue and 2nd Street, and a former bank property at the SE corner of Orange Avenue and 2nd Street has been totally remodeled to a mixed use retail center with two restaurants as anchor tenants, one open in June 2018 the second restaurant is scheduled to open near term. The former "JC Penny" building at the SE corner of 2nd Street and Avenue "A" has been remodeled to accommodate a local brewery tenant. Plus, a local owner of a many commercial properties within the CBD is in the planning and pre-leasing stage of a proposed mixed-use improvement to be located on a one-acre site fronting North Indian River Drive and Avenue A. Also, city officials are working on attracting a developer for the former HD King power plant site. The site in total encompasses 7.2-acres fronting North Indian River Drive, North Second Street, and Backus Avenue. Because of the property's size, and potential magnitude of the development, interest in the project from private developers has been limited, perhaps requiring further market strengthening before a project on the property is financially feasible.

Finally, with the center of the CBD the City Commissioners recent approved redevelopment and release of a restaurant located on the City Marina property.

NEIGHBORHOOD DATA (continued)

There is a vacant site adjacent to the south of the subject with owners in development planning process, plus there are two vacant lots north of the subject permitted for development with a mid-rise condominium and a mixed-use improvement, although listing Realtors report interest in the properties has been nominal

Future Economic Conditions

The City Commission has spent a significant amount of monies and effort upgrading the CBD infrastructure, including rebuilding the City Marina, upgrade most waterfront areas, recently redeveloping Veteran's Park at the north end of the broad CBD neighborhood, development of round-a-bouts to improve traffic flow, and numerous other improvements, all positive to attract neighborhood development and business to the CBD, and attracting owners to follow with property refurbishments and upgrades. However, economic strengthening has followed very slowly. Real estate rental units have leased but rental rates remain modest and small businesses tend to financially struggle, especially during the summer season, absent winter tourism which is a historical trend that is not expected to change.

Certainly, the City government is attempting to attract new development and activity within the CBD, but there are other issues within the city which likely slow economic development, and at the current pace adequate demand to increase real estate values may not occur for an extended period.

Additionally, although the County and the region is generally experiencing an economic boom, the current strong economic pace needs to continue for several years to further strengthen the financial feasibility of remodeling existing properties and support financial feasibility of developing new projects with the City.

Within other City neighborhoods, several new "dollar stores" have opened, catering to the city's economic base, and in most instances throughout the Treasure Coast the "dollar stores" appear to be successful. Also, within other city neighborhoods niche market users are in the planning, approval or construction stage i.e. a "Chick Fil a" restaurant is under construction within the State Road 70/I-95/Florida Turnpike interchange neighborhood, as well as a Wawa store in the same neighborhood, and an Aldi Grocery store opened on a S. U.S. 1 site, south of the CBD neighborhood, however, new development remains soft with only the occasional new project which is a negative to absorbing vacant sites within the CBD.

Conclusion

For many years' the CBD neighborhood experienced relatively drastic swings in demand. In recent years' demand has moved in a positive direction but the economic recovery has been slow in all Fort Pierce commercial real estate markets, generally

NEIGHBORHOOD DATA (continued)

well behind the recovery curve as experienced within the City of Port St. Lucie and southerly coastal communities.

A currently unidentified niche market user may be found to absorb a vacant property within the CBD, but in the near-term demand is not expected to fully absorb a large size class vacant site and while it is unknown when economic strengthening will support the cost of all new construction, when strengthening occurs the subject's immediate neighborhood is expected to experience positive demand.

CENSUS TRACT
A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity. (U.S. Census Bureau) Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).
Per St. Lucie County Census Map, subject is located within Census Tract 3801

ZONING/LAND USE CLASSIFICATIONS

Authority - Fort Pierce City Commission

Administration - Ft. Pierce City Planning and Zoning Department.

Zoning Classification – Sec. 22-29. - Office Commercial Zone (C-1).

Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Basic use standards. Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

Lot size. The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be seventy (70) feet. The minimum lot depth shall be ninety (90) feet.

Yards. The minimum depth of the front yard will be twenty-five (25) feet. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

Building height. No building shall exceed a height of sixty-five (65) feet above grade.

Other applicable use standards. Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area. Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter. Every lot shall abut a street other than an alley for at least fifty (50) feet. Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

Conditional uses will meet the requirements in sections 22-74 through 22-86.

Signs will comply with standards referred to in section 22-55.

All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-29, 6-15-81; Ord. No. H-207, § 1, 5-3-82; Ord. No. I-147, § 3, 2-3-86; Ord. No. I-148, § 1, 2-3-86; Ord. No. I-308, § 1, 2-6-89; Ord. No. K-24, § 8, 8-21-00; Ord. No. K-122, § 1, 12-1701; Ord. No. L-295, § 11, 11-4-13)

ZONING AND LAND USE CLASSIFICATIONS (continued)

Land Use Classification –

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

The subject's C-1 zoning classification allows commercial development but with limits, generally low intensity, with the classification acting as a buffer between commercial and residential neighborhoods.

However, the subject's land use classification of CBD, allows a wide variety of commercial property types, including mixed use properties and residential density up to 30 units per acre. The land use classification essentially allows high density and high intensity land use types, primarily promoting mixed use projects. The zoning and land use classifications are appropriate for the subject's location, acting as a buffer between primarily high intense development commercial development within the center of the CBDF and low intensity development south along Indian River Drive.

CONCURRENCY
Concurrency is the comparison of any proposed development's impact on public facilities and the capacity of the public facilities that are, or will be, available to serve the proposed development. Compliance with Concurrency is required of all proposed new development in St. Lucie County. Concurrency is determined when a site plan is submitted to the County Commission for approvals.
The subject is vacant thus Concurrency review and approval will be addressed when a site plan is submitted for approval.

ASSESSED VALUE and TAXES

The primarily taxing authorities for the subject are the City of Fort Pierce and St. Lucie County governmental entities, plus the St. Lucie County School Board. Taxes are based on Just Values estimated by the St. Lucie County Property Appraiser and millage rates set by the Tax Collector using various taxing districts' approved budgets. Taxes are assessed in arrears based on valuations as of January 1st of the tax year. Tax bills are delivered in November and become payable in total March 31st of the following year.

Florida's Constitution requires all property to be appraised as "Just Value", a concept which is not adequately defined by the Florida statutes. While it is generally taken to mean "Full Value", in practice, assessments vary widely and do not provide a reliable indication of Market Value as defined herein.

- The subject is not titled on the County Property Appraiser's Assessment Roll thus taxes are not assessed on the subject.
- Since subject is considered a street right of way thus city property, the subject is not taxed.

Under private ownership the assessed value is expected to equate to an assessment ratio to market value in the range of 70% to 95%.

UTILITIES	
SERVICE	**PROVIDER**
Electric	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Sewer	Fort Pierce Utilities Authority
Gas	Fort Pierce Utilities Authority
Trash	City of Fort Pierce
Utilities are typical for the subject's market segment.	

FLOOD ZONE DESIGNATION		
FEMA MAP #	**MAP DATE**	**FLOOD ZONE**
12111 C 0179J Community Panel # 12111 0179 J	February 2, 2012	X & AE (el 5' at Indian River shoreline)
Flood Zone X – Areas determined to be outside the 2% annual chance floodplain. Along subject's Indian River Shoreline, the flood zone designation is AE with elevation of 5 feet.		

PROPERTY DESCRIPTION

Land:	Area:	*0.08035 acres (3,500 square feet)
	Frontage:	25± feet (S. Indian River Dr. & west bank of Indian River)
	Depth:	140± feet (average depth)

The subject is a unique property being 25 feet wide x an average 140 feet of deep, plus as will be further discussed, the subject's topography consists of a steep downward slope from S. Indian River Drive to the Indian River shoreline. Thus, the subject has limited functional utility as an independent physical unit.

*Note –your attention is directed to Extraordinary Assumptions and the Property Description sections of this report concerning subject's size and property dimensions.

Also see the following Site Map Exhibit.

Improvements: None.

Topography - Drainage

- Topography: The subject begins at the street level of Indian River Drive with a gradual slope then approximately 50% east into the property the slope changes to a steep drop to the Indian River shoreline.
- Drainage: Drainage should good via natural easterly sheet flow.

Ingress/Egress – Exposure / Views

- Ingress / Egress: Average from east right of way of Indian River Drive.
- Exposure: The subject has average exposure from Indian River Drive.
- Views – Subject enjoys good view of the Indian River.

Overall Utility of the Site

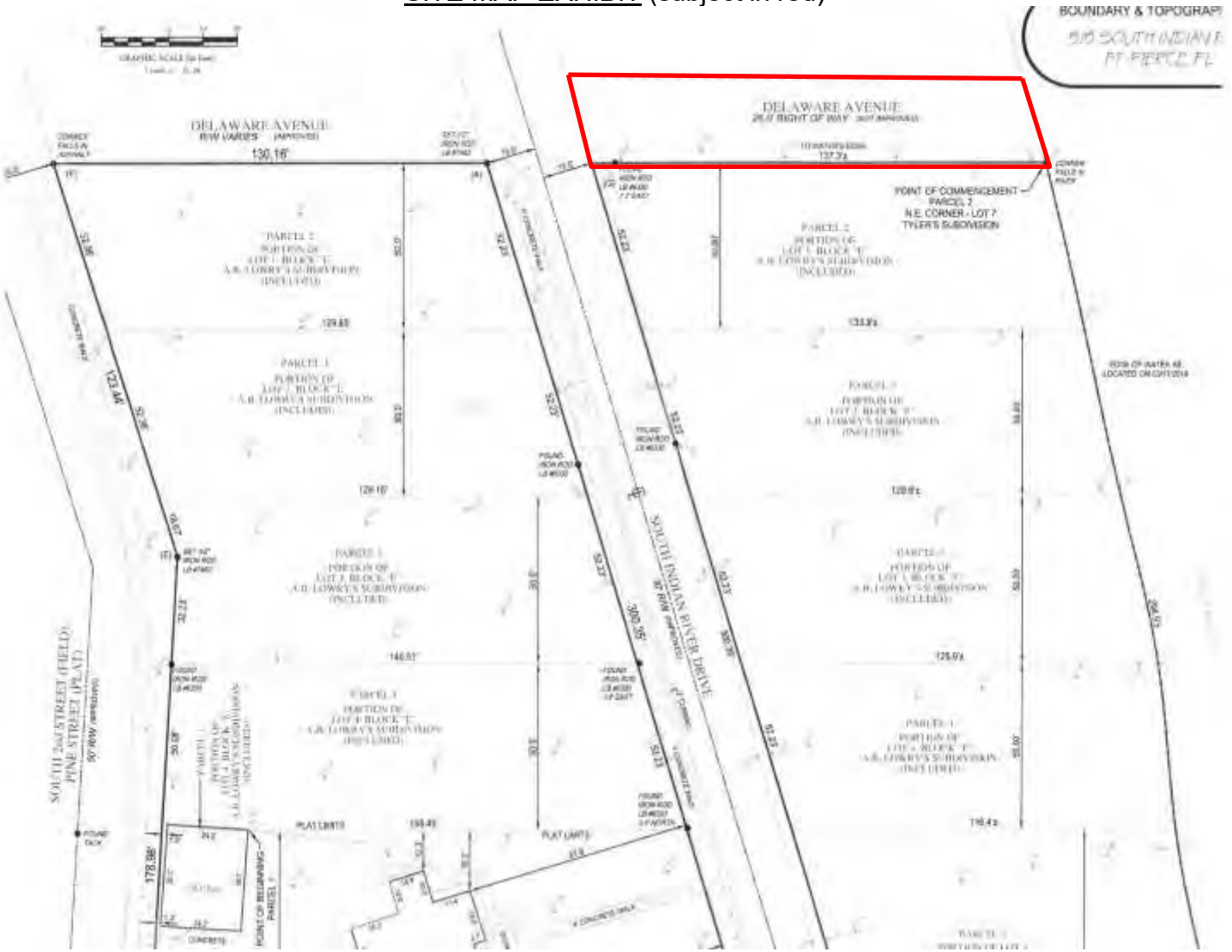
- The site's overall utility is rated fair, as an independent physical unit.

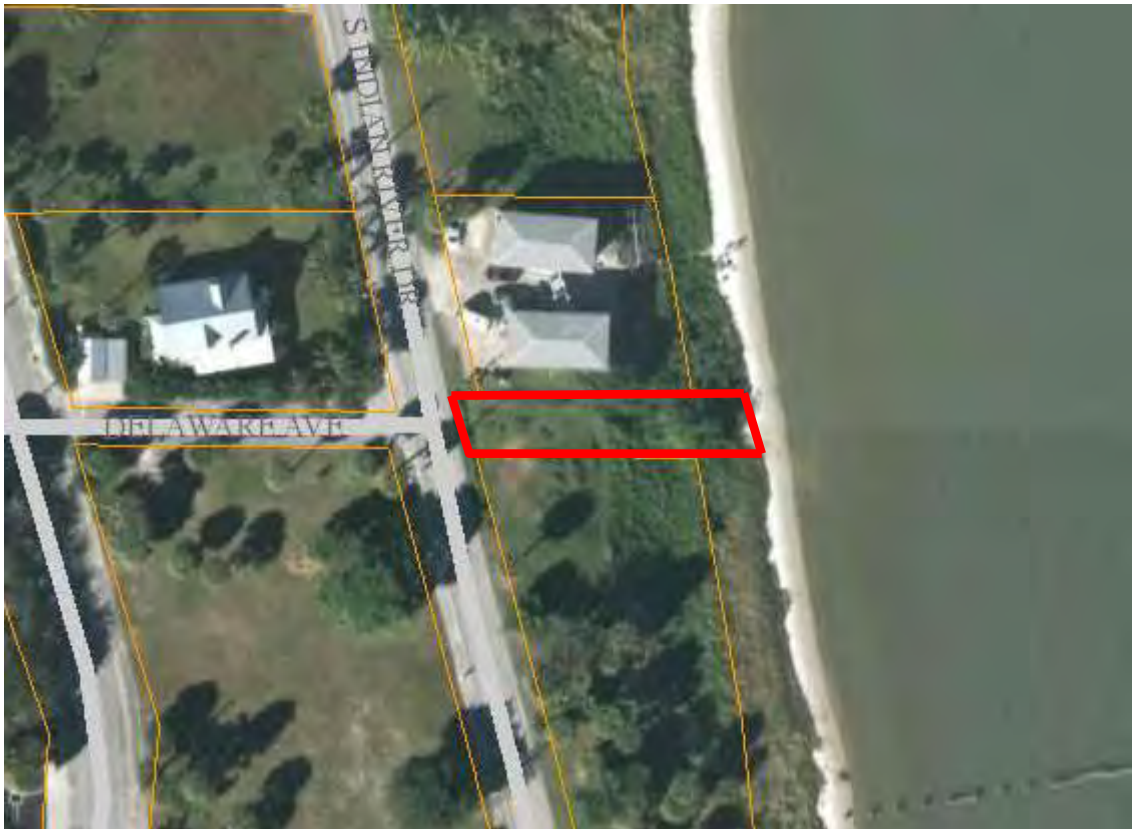
Adjacent Land Uses

- North: Modest size apartment project.
- South: Vacant land.
- East: Indian River.
- West: West of Indian River Drive, vacant land and one site improved with an older residential structure.

Surrounding uses are typical to the neighborhood and do not adversely affect the subject.

SITE MAP EXHIBIT (subject in red)





Aerial Photo (subject in red)

HIGHEST AND BEST USE

The value of real property is directly related to the use to which it can be put. It follows that a particular parcel may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use, which is defined as:

> "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financially feasible, and maximum profitability".
>
> "Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value."

In each appraisal of improved property there are two considerations of Highest and Best Use: one for the land considered as though vacant and one for the property as improved.

Highest and Best Use of Land or a Site as though Vacant is:

> "Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements".

Highest and Best Use of the property As Improved:

> "The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (2010)

The subject is a vacant site thus only Highest and Best Use analysis "as vacant" or "as is" is required.

HIGHEST AND BEST USE (continued)

Site "as is"

Physically Possible Use
Physically, the subject is narrow, 25 feet wide x some 140 feet from Indian River Drive to the mean high-water line of the Indian River, calculating to approximately 3,500 square feet or 0.08 acres of area. Plus, the subject's topography slope downward relatively significantly from Indian River Drive to the shoreline of the Indian River.

The subject's shape, size and topography severely limit subject's development potential.

The subject can be assembled with adjacent properties to improve subject's functional utility, otherwise physically subject has very few development options other than possibly one residential unit.

Legally Permissible Use
The property's use is affected by zoning and land use regulations. "As is" the subject's zoning and land use classifications promote mixed use development including residential development to a density of 30 units per acre.

At 30 units per acre density, the subject can legally support 2 residential units, however, subject does not meet minimum site width and size for development within the current zoning and land use classifications. Thus, as an independent property, physically the subject has very limited development potential unless improvement is allowed under a conditional use, say one residential unit or a duplex residential structure, although subject's size and legal requirements may result in a somewhat unusual shape residential building.

Financially Feasible / Maximally Productive Use
Financially Feasible and Maximally Productive development typically produces a positive net income and the highest return to the investment. A new financially feasible use typically is not negatively affected by obsolescence, in other words the cost of construction and a profit is earned through the income the property generates.

Quite often financially feasible uses are found in new construction occurring within a neighborhood. Within the subject's neighborhood, no mixed-use construction in the subject's potential size class has occurred since 2005. There is a current proposal to develop a retail/office improvement on a site within the central CBD neighborhood, but the ultimate financial feasibility of the project is unknown as of the date of this appraisal. Also, no new construction has occurred on sites in the subject's size range and because of the subject's size limits, a very modest size improvement on the subject may prove financially unfeasible, i.e. assuming permitted, a small residence

HIGHEST AND BEST USE (continued)

could be constructed on subject, but increased development costs caused by the subject's topography and adjacent river exposure will likely not be recovered in the residential market. Additionally, demand for a residential site in the subject's size range and within the location is expected to be very nominal.

However, subject can be assembled with adjacent properties providing adjacent properties land area for increased density or ancillary use within a development on an adjacent larger property, possibly providing higher contributory value to an adjacent site vs. development as an independent property.

Therefore, as of the date of appraisal it is my opinion the financially feasible and maximally productive use of the subject is to assemble subject with adjacent ownership(s).

Conclusion of Highest and Best Use "as is"
Physically, subject's very modest size width and topography severely limits subject's development potential Legally the subject will require additional approvals such as a conditional use approval to develop the subject as an independent property. The financially feasible and maximally use is not expected to be development as an independent parcel, but assemblage with an adjacent property.

Therefore, it is my opinion, the highest and best use of the subject is assemblage with adjacent properties.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH – *Source, Appraisal Inst., Dictionary of Real Estate Appraisal*, 5th *ed*.
The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

ARM'S LENGTH TRANSACTION – *Source, Appraisal Institute,* Dictionary of Real Estate Appraisal*, 5th ed*.
A transaction between unrelated parties who are each acting in his or her own best interest.

The Sales Comparison Approach is a form of comparison shopping. In the Sales Comparison Approach (often called the "Market Approach") the subject is compared to recently sold or listed properties most similar too subject in physical characteristics and with highest and best use similar to the subject.

Sales and listings of properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the sales or listed properties and the subject. With a sufficient number of comparable sales and listings the approach often proves to be the best indication of value as market participant's tendencies can be readily measured and applied to the subject of the appraisal.

Comparable Selection

Research was conducted for sales and listings of functional/developable properties similar too functional/developable properties within the subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce, thus the data analyzed is limited to properties located within or immediately adjacent to the Fort Pierce CBD.

Unit of Comparison

Sales are compared to the subject on sales price per square foot of land area.

Adjustments

As previously mentioned, sales and listed properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the properties analyzed. Ideally, adjustments will be market derived but at times when data is minimal or erratic then adjustments can be based on an appraiser's knowledge and experience in the subject's market segment or as in this case of the following analysis, a qualitative analysis is performed where properties are compared to the subject utilizing Superior, Inferior or Similar comparisons based on observations of various physical features.

SALES COMPARISON APPROACH (continued)

The adjustment process begins with analysis of transaction conditions and/or physical differences. Transaction conditions analysis includes verification of cash equivalent financing, verification of conditions of sale (arm's length transactions, etc.), and addressing changing market conditions (time of sale), followed by required adjustments for physical differences

The first adjustments considered are for transaction conditions as follows:

Financing
Only sale 1, the December 2016 sale of the property adjacent to the subject closed within conventional lender financing, determined to equate to cash equivalent financing. The other closed sales analyzed were cash transactions. Thus, adjustments for non-cash equivalent financing were not required.

Conditions of Sale
Each sale was an arm's length transaction, closing with typical market conditions.

However, sale 5 was a lender sale, with market participants generally of the opinion lender sales close at under market prices. While this has been observed in the market, an adjustment applicable to sale 5 for potential below market sales prices is not obvious, plus the buyers were of the opinion the sales price represented market price levels. Thus, an adjustment is not applied for a potential below market sales price, but the lender as the seller is considered when weighting the sale as an indication of the subject's value.

Also, two listed properties are analyzed, and typically final sales prices are somewhat lower than asking prices, but the data provides erratic closed sales prices to listing price ratios, thus adjustments are not applied but when weighing each sale as an indication of value it is recognized listing prices have been analyzed, weakening the reliability of the data as a value indication for the subject.

Market Condition (Time)
At times adjustments are required to account for changes in market conditions in the period between the date a sale occurred and the date of the appraisal.

The sales closed in September 2017, May 2017, December 2015, and April 2014, with a sale of the adjacent 1.05 acres closing in December 2016.

While generally market conditions have strengthened over the period of the closed sales, within Fort Pierce demand for vacant tracts of land generally remains soft to stable with no significant value changes over the 2014 to 2017 time. Realtors

SALES COMPARISON APPROACH (continued)

report very soft interest in listed acreage tracts and when sales have occurred at times reductions from asking prices are relatively significant.

In part this occurs in properties within the CBD were the cost of development of mixed use properties remains is relatively high, resulting in exerting downward pressure on land prices otherwise profit levels are inadequate to attract an investor/developer.

Therefore, adjustments for changing market conditions are not applied, but the date the sales closed is considered when weighing each sale as an indication of the value of vacant land within the subject's immediate neighborhood.

Adjustments for Physical Differences

Observed physical differences between the properties analyzed and the subject include neighborhood location within the neighborhood and exposure, street access, size, shape, topography, including waterfront access, zoning etc., and approvals/permitting.

Because there are several physical differences between the properties analyzed and the subject, adjustments may be required to sales and listing prices for the differences. However, with the limited data, extracting adjustments from the data for specific physical characteristics is greatly weakened, therefore, as previously discussed a qualitative analysis is performed.

Sales Analysis

The following Exhibits consists of the Summary of properties analyzed, and analysis of the properties. followed by a map locating the properties. Following the Exhibits there is a reconciliation and conclusion of the value of adjacent vacant acreage properties derived via the Sales Comparison Approach.

SALES SUMMARY

TRANSACTION DETAILS	Subject	Sale 1 - Adjacent to Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
Location	East side S. Indian River Dr & end of Delaware Avenue Fort Pierce, FL	S. Indian River Dr / S. 2nd St-south of Delaware Avenue Fort Pierce, FL	N. IRD, Backus Ave, N.2nd St, & Ave "D" Fort Pierce, FL	N Indian River Dr. & Ave "A" Fort Pierce, FL	635 N. 2nd Street Fort Pierce, FL	S. Indian River Drive, north & south sides of Boston Ave. Fort Pierce, FL	Melody Lane south of Atlantic Ave. Fort Pierce, FL	800 Blk Seaway Drive Fort Pierce, FL
Grantor	OWNER: City of Ft. Pierce	Kraaz & Kraaz Finance, LLC	FP 2nd, C3, C4, D1, DW, & DX, LLC's	FP-100 LLC	635 N. 2nd Street	SB Florida CRE Holdings, LLC	Melody Place, LLC	Harbour Isle Development Co.
Grantee	n/a	Crownman FL, LLC	Fort Pierce Resorts, LLC	Kraaz & Kraaz Finance, LLC	AABAA International, Inc.	St. Andrew's Episcopal Academy, Inc.	n/a	n/a
	Date of Appraisal: May 25, 2018							
Date of Sale		12/16	9/17	5/17	12/15	4/14	Listed 15+ months	Listing
Recorded (O.R. Book/Page)	n/a	3943/2583	4050/103	4003/2123	3818/1826	3626/2190		
Months Since Sale	n/a	17	8	12	29	49	0	0
Financing	Cash Equivalent	Conv. Lender - 62.5% loan to PP Cash equivalent financing	Cash	Cash	Cash	Cash	Expected cash equivalent	Expected cash equivalent
Previous Sales	N/A	Adjacent 1.05 ac vacant sale 1/15 @ $400K. 12/16 @ $800K includes two remodeled office blds. Office portion of property 9/14 @ $320K, plus $100K cost to complete remodeling for $420K investment. Office portion of property 7/13 @ $200K -	No recent previous arm's length sales. Listed 23+ months.	No recent previous arm's length sales. Listed 19+ months. Previously approved site plans for 41 residential units plus 1st floor retail space. Buyer proposing retail / office development.	No recent previous arm's length sales. Very extended listing period.	No recent previous arm's length sales.	No recent previous arm's length sales. Initial asking price $2.2M, with total 39% reduction to $1.35M. Listing Realtor reports nominal interest in property.	No recent previous arm's length sales. Very extended listing period with initial higher asking prices. Price of $1.0M as of 2/17. Property under contract w/ contract price confidential.
Verification		Listing / selling Realtor / owner	Listing / selling Realtor	Listing / selling Realtor	Listing Realtor data / Public records	Buyer representative	Listing Realtor	Listing Realtor / Owner
LEGAL / PHYSL CHARACTERISTICS								
Zoning	C1, Office Commercial	C1, Office Commercial	R5, Residential High Density	PUR, Planned Unit Redev.	PUR, Planned Unit Redev.	C4, Cent Comm & C1 - Off. Comm.	C4, Central Commercial	PD, Planned Development
Land Use Classification	CBD, Central Business District	CBD, Central Business District	RH, Residential High Density	CBD, Central Business District	GC, General Commercial	CBD, Central Business District	CBD, Central Business District	HIMU, Hut. Isl. Mixed Use
Urban Services Area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Site Area (SF)	3,500	45,738	118,483	45,302	86,684	77,101	38,768	134,600
(acres)	0.08	1.05	2.72	1.04	1.99	1.77	0.89	3.09
Comments:	Site fronts east side of Indian River Dr. being the easterly extension of Delaware Avenue, between Indian River Drive & mean high water line of the Indian River. The right of way is unopened & from the Indian River Drive the right of way begins a gradual downward slope then approximately 50% of the distance from Indian River Drive the slope steepens to the shoreline of the Indian River. The area is overgrown with ground cover and brush along the shoreline.	Site fronts Indian River Dr., S. 2nd St. forming rear property line, & Delaware Ave. along north prop. line. Across IRD ownership extends to Indian River with riparian rights & dock permitted. Indian River frontage comprised of steep bank to river, likely severely limits development potential. But good river views from site. Property includes two older buildings providing lease income. Listing Realtor reported 30 residential units can be developed on site, allowed per CBD land use classification.	Site fronts west side N. IRD, between Backus Ave. (Ave "C") & Ave "D", with driveway frontage on N 2nd St. Site irregular shape but functional. Located NW of city marina, across from Manatee Observation Center, Backus Art Museum & C of C Welcome House. North of delineated CBD. Site is cleared & level. City leases portion of site for parking. Good exposure & access. Distant city marina & Indian River views but no water access.	Site fronts west side N. IRD, 100+ ft north of Ave "A" & west of city Marina. Site is "L" shape w/ 50 ft leg fronting Ave "A". 110+ ft fronting N IRD. Site has frontage on Ave "B". Site slopes up from IRD, mostly cleared. Average exposure & access. Across street views of city marina & distant Indian River. No water access.	Site fronts SW corner of Seaway Dr. & N. 2nd St. Rear line along FEC Rail R/W could be a negative to some potential improvement types. There is a narrow window south to neighborhood Ave. E. Property includes two older buildings providing lease income. Exposure to Seaway Drive is good. Access is average with only N. 2nd St. access. No waterfrontage.	Lender sale, post mortgage foreclosure. Site fronts Indian River, split by Boston Ave. R/W, abandoned subsequent to sale allowing purchaser to assemble sites & gain land area. Purchased by church operated school.	Site fronts west side Melody Lane, and south side of Atlantic Avenue, across from Indian River but site has riparian rights. Functional rectangle shape. Site is cleared & level. Previously approved for 27 unit res. condo, plus retail 1st floor. Deed requires developing 30 parking spaces in project's garage for west bld. at 200 S IRD which somewhat limits site's development potential. Good exposure & access. Good Indian River views.	Site fronts Seaway Dr., Ft. Pierce Beach neighborhood, within one mile of CBD. Approved within Harbour Isle PUD for 15,000 SF commercial improvement. Site includes drainage, filled.

	Subject	Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
SALES / LISTINGS PRICE ANALYSIS							(listing price)	(listing price)
Recorded Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Price per SF		$8.75	$5.49	$8.83	$5.48	$11.67	$34.82	$6.69
Financing Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Conditions of Sale Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Adjusted Sale Price per SF		**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**

SALES ANALYSIS

	Subject	Subject	Sale 2	Sale 3	Sale 4	Sale 5	Listing 1	Listing 2
SALES / LISTINGS PRICE ANALYSIS							(listing price)	(listing price)
Recorded Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Price per SF		$8.75	$5.49	$8.83	$5.48	$11.67	$34.82	$6.69
Financing Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Conditions of Sale Adjustment		$0	$0	$0	$0	$0	$0	$0
Adjusted Sale Price		$400,000	$650,000	$400,000	$475,000	$900,000	$1,350,000	$900,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		**$400,000**	**$650,000**	**$400,000**	**$475,000**	**$900,000**	**$1,350,000**	**$900,000**
Adjusted Sale Price per SF		**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**
COMPARABILITY TO SUBJECT								
Location/Exposure	Two blks. south of CBD, although included in CBD land use class. / Average exposure.	South of & adjacent to the subject. two blks. south of CBD, although included in CBD land use class. / Good exposure.	North of but adjacent to delineated Ft. Pierce CBD. No waterfront / Good exposure.	Good Ft. Pierce CBD location, no water access. Average exposure	Three blks. north of CBD. Good commercial exposure property, but development potential likely inferior with lower density & adjacent railroad potentially a negative feature, plus no waterfront.	Within the Ft. Pierce CBD, but one+ blocks distant from mainstream traffic & commercial activity. Good accessable waterfront w/ riparian rights. / Average exposure - Overall superior	With Ft. Pierce CBD, but distant from mainstream traffic & commercial activity but superior to location within subject's immediate neighborhood. Across street waterfront w/ good water views & w/ riparian rights. / Good exposure. Overall somewhat superior	One mile east of CBD with beach commercial neighborhood. Extensive street frontage/exposure.
Access	Average	Good	Good	Average	Average	Average	Good	Good
Size - Acres	0.08	1.05	2.72	1.04	1.99	1.77	0.89	3.09
Shape	Rectangle but narrow and nominal size restricts functional utility.	Somewhat irregular rectangle with good functional utility.	Very irregular, but functional	"L" shape	One parcel, positive functional utility	Two parcels, similar functional utility	One parcel, positive functional utility	One parcel, positive functional utility
Topography	Overgrown with steep slope to shoreline	Main property cleared. - waterfront across Indian River Drive overgrown & w/ steep slope to shoreline	Superior topography, cleared, but no waterfront	Superior topography, cleared, but no waterfront	Superior topography, cleared, but no waterfront	Superior topography, cleared, plus superior waterfront	Cleared with superior waterfront	Superior built-up ready for vertical development - but no waterfront.
Zoning & Other Restrictions	C-1 zoning & CBD land use classification.	C-1 zoning & CBD land use classification.	High density residential, generally inferior to immediate neighborhood property's legal development potential	PUR zoning & CBS land use classification	Physically similar to adjacent property's within subject's immediate neighborhood, but located out of CBD which will limit density.	Similar to development potential of adjacent immediate neighborhood properties.	Similar to development potential within subject's immediate neighborhood.	Lower permitted density, inferior to development potential within subject's neighborhood.
Approvals Permitting	None	None	None, past approvals expired	None, past approvals expired	None, past approvals expired	None - Similar	None, past approvals expired	Approvals w/ PUD in-place 15K SF of comm. imp. -Superior
NET DIFFERENCE	Subject - adjacent properties appraised utilizing an "across the fence" analysis.	Property adjacent to subject.	Sale is inferior to properties wihtin subject's immediate neighborhood.	Sale CBD location is superior to location of properties within subject's immediate neighborhood, but offset by no waterfront.	Sale is inferior to property adjacent to subject.	Property has somewhat superior location within edge of CBD, plus superior waterfront, but similar development potential.	Property has somewhat superior location within edge of CBD, superior waterfront, similar development potential. Appears asking price is above market.	Property's location features about offsetting compared to acreage properties within subject's immediate neighborhood. Approvals in-place for 15K SF comm. imp., but lower density than expected for sub. List price analyzed w/ negotiated sales price expected to provide lower value indication.
	Adjusted Sales Price / Square Foot	**$8.75**	**$5.49**	**$8.83**	**$5.48**	**$11.67**	**$34.82**	**$6.69**


COMPARABLE DATA
LISTING TWO
SALE FOUR
SALE THREE
SALE TWO
LISTING ONE
SALE FIVE
SALE ONE
SUBJECT
Fort Pierce
Coon Island
SEAWAY DR
ATLANTIC AVE
BOSTON AVE
CITRUS AVE
CR 770
FLORIDA AVE
GEORGIA AVE
EASTER AVE
CR 68
CR 707
SUNRISE BLVD
PARKWAY
COLONIAL RD
MAYFLOWER RD
SOUTHERN AVE
TENNESSEE AVE
VIRGINIA AVE
YORK AVE
ANTIGUA AVE
GARDEN AVE
OSCEOLA AVE
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SALES COMPARISON APPROACH (continued)

Reconciliation and Conclusion of Value

As per the previous data summary comparisons, the properties analyzed are rated as follows as value indications for vacant acreage properties adjacent to the subject.

Sale / Listing	Price per Sq. Ft.	Comparability
Sale 1 Adjacent 1.05 acres	$8.75	Reasonable example of the value of vacant acreage property adjacent to the subject.
Sale 2	$5.49	Inferior property.
Sale 3	$8.83	With offsetting features, rated as similar.
Sale 4	$5.48	Inferior property.
Sale 5	$11.67	Superior property including superior waterfront, plus although this was a lender sale, the buyer was motivated to assemble ownerships for a church school which likely exerted upward pressure on the sales price, thus the sale is cautiously weighted as a value indication for acreage properties within the subject's neighborhood.
Listing 1	$34.82	Superior property with analysis of an apparent above market asking price, thus the asking price as a value indication is given nominal weight as a value indication for the subject but included because of its proximity to the subject.
Listing 2	$6.69	Larger site, located adjacent to the CBD, and poised for retail development vs. the expected primary mixed-use development within subject's immediate location, thus listing 2 is primarily included for additional support of the concentrated range of value indications.

In summary, the closed sales provide a relatively close range of value indicators for acreage properties located within the CBD, from $5.48 to $8.83 per square foot with sale 4 closing at $11.67 per square foot somewhat of an outlier with buyer motivation likely upwardly influencing the sales price. Listing 1 is also located within the CBD but the asking price analyzed is indicated to be above market and for this reason listing 1 is provided only for information purposes. Listing 2 is located adjacent to but the CBD, thus the property's development density is lower than

SALES COMPARISON APPROACH (continued)

expected for properties within the CBD, plus because a listing price is analyzed thus listing 2 is primarily weighted for support of the concentrated range of value indicators.

Finally, I am aware of two properties listed within the subject's immediate neighborhood, but the listings include approved site plans with asking prices of $66.96 and $159.65 per square foot of land area with Realtors reporting very nominal interest in the properties and for this reason the listing prices are not considered applicable indicators of value thus not weighted when forming my opinion of subject's value.

Therefore, based on the available data and my analysis of the data, it is my opinion the most probable market value for acreage properties adjacent to the subject is within the range of say $8.75 per square foot as indicated by the sale of the 1.05 acres tract of land adjacent to the subject's south property line.

Conclusion of Subject's Value

The subject is an estimated 3,500 square feet of area and applying $8.75 per square foot to the subject's size calculates to a value indication of $30,625, assuming the subject contributes full value to an adjacent property.

The subject's width is expected to add minimally to an adjacent property's street or river frontage, plus because of subject's topography conditions, primarily assembling the subject with adjacent properties will provide properties an increase in the number of units allowed to develop an adjacent property or alternatively provide additional ancillary land area.

The adjacent property to the north of the subject is improved and the addition of the subject will only provide a larger buffer along the property's south line.

The adjacent property to the south of the subject, some 1.05 total acres remains vacant, but topography for that part of the southerly adjacent 1.05 acres fronting the east side of Indian River Drives resembles the subject's topography with a steep downward slope to the river and thus financially impossible to develop in most markets as sales prices as of the date of appraisal are not expected to support the cost of developing the property. Therefore, assembling the subject with the adjacent property, again, primarily provides the adjacent property with 2 additional legal units development potential.

SALES COMPARISON APPROACH (continued)

However, it is noted that the adjacent 1.05 acres is about even split on each side of South Indian River Drive, thus with the east approximately 0.525 acres financially unbuildable, all development will need to occur on the property west of South Indian River Drive.

A 1.05-acres site x 30-units per acre can be developed with 31 residential units, and legal units on the east side generally can be transferred to the buildable area of a site, thus there is potential to develop the west side of the adjacent property with 31+ units, that is before assemblage with the subject. It is also noted that properties within the CBD previously permitted for residential developed were permitted in the 30 units per acre range and it appears from plans because of other physical constraints, i.e. height, required on-site parking, the maximum physical density for the adjacent property is approximate 31 units. Thus, addition of the subject, or assemblage of the subject with the southerly adjacent vacant acreage tract likely will not increase the development potential of the adjacent property, other than provide a larger buffer or increased green area, etc.

In other words, the subject does not significantly increase the functional utility of either adjacent property which is expected to have a negative effect on subject's value.

Therefore, for the reasons mentioned, it is my opinion an adjacent owner will not pay full value for the subject.

As previously analyzed, unpermitted vacant acreage properties with development potential within the subject's neighborhood are expected to command value levels in the range of $8.75 per square foot and applying $8.75 per square foot to subject's estimated 3,500 square feet of area calculates to a total value indication of $30,625 but that would assume the subject contributes full functional utility to an adjacent property. However, as per previous analysis, it is my opinion the subject does not provide full functional utility to either of the adjacent ownerships but there is no direct market evidence of the contribution. It is noted, however, that historically properties with limited functional utility contribute lower value levels, as an example, properties accessed via easements sell for lower value levels than properties with public road frontage, and in a worst-case scenario, land locked properties can sell at extreme low-price levels with properties with negative functional utility, as mentioned, noted experiencing 25% to 75% reductions from price levels of similar properties with full functional utility. Therefore, it is my opinion the subject's value contribution under assemblage scenario with adjacent properties or as an independent economic unit is say 50% of full value as if the subject contributed full functional utility, for a value indication of say $15,000 ($30,625 at full value x 50%, rounded).

SALES COMPARISON APPROACH (continued)

In summary, based on the available data and my analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, “as is” as of May 25, 2018 is:

FIFTEEN THOUSAND DOLLARS -$15,000-

QUALIFICATIONS OF THE APPRAISER

DANIEL D. FULLER, MAI

Education

Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships

Member Appraisal Institute (MAI)#7876 - Appraisal Institute
Senior Real Property Appraiser (SRPA) - Appraisal Institute
Senior Residential Appraiser (SRA) - Appraisal Institute
Florida - State Certified General Real Estate Appraiser RZ567
Registered Florida Real Estate Broker

Work Experience

1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL
1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL
1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL
1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:

Accountants
Attorneys
Dept. of Natural Resources
Federal Deposit Ins. Corp.
Federal Home Loan Bank Board
Federal National Mortgage Corp.
Florida Community Bank
Fort Pierce, City of
Gulfstream Business Bank
Harbor Community Bank
IBERIA Bank
Indian River County
Martin County
PNC Bank
Port St. Lucie, City of
Regions Bank
Resolution Trust Corporation
Seacoast Bank
St. Lucie County
South Florida Water Management District
SunTrust Banks
TD Bank
TITF
Vero Beach, City of
Wells Fargo

Types of Appraisals Completed

Airplane Hangars
Automobile Dealerships
Car Washes
Commercial
Groves
Industrial
Insurable Value
Land Locked Parcels
Mini-Warehouses
Motels
Multi-Family
Offices
Packing Houses
Ranches
Recreational Vehicle Parks
Residential
Restaurants
Retail Shopping Centers
Service Stations
Subdivision
Warehouses
Wetlands
Vacant Lands

Qualified as Expert Witness

Circuit Court -
- St. Lucie County
- Martin County
- Indian River County
- Okeechobee County
- Palm Beach County

U.S. Bankruptcy Court -
- West Palm Beach District

Accomplishments

Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)
Past Instructor - Indian River Community College - Appraising Income Producing Real Estate
Past Board Member - East Florida Chapter of Appraisal Institute

ADDENDUM – ST. LUCIE COUNTY AREA DATA

St. Lucie County is located on the east coast of Florida some 120 miles north of the City of Miami and 220 miles south of the City of Jacksonville. St. Lucie County lies in the center of the region known as the Treasure Coast, with Indian River County to the north, Martin County to the south, Okeechobee County to the west, and the Atlantic Ocean to the east. St. Lucie County encompasses a land area of approximately 581 square miles.

St. Lucie County ranks 21st in the state in population. St. Lucie County, combined with Martin County is an U.S. Census Bureau Metropolitan Statistical Area (MSA).

With nearly 88% of the state's population within a 150 mile radius of St. Lucie County, Fort Pierce maintains a position as the transportation hub of the area with its easy accessibility to I-95, Florida's Turnpike, U.S. 1 and the St. Lucie County International Airport. Distance from Fort Pierce to other Florida cities are as follows:

Distance to Florida Cities

NORTH		*SOUTH*	
Vero Beach	15 miles	Port St. Lucie	6 miles
Melbourne	50 miles	Stuart	17 miles
Orlando	120 miles	West Palm Beach	55 miles
Daytona Beach	140 miles	Miami	123 miles
Jacksonville	220 miles	Key West	250 miles

St. Lucie County enjoys a central Florida east coast location which can be a long term positive for regional development as Martin County to the south has limited westward expansion as Lake Okeechobee forms the county's west boundary, and to the north, Indian River County's westerly expansion is blocked by the headwaters of the St. John's River. St. Lucie County, however, has the ability of almost unrestricted physical expansion to the west to Okeechobee County in Central Florida.

Fort Pierce, the oldest city in the county, is located on the eastern edge of the county adjacent to the Indian River - Intercoastal Waterway and the Atlantic Ocean. In addition to Fort Pierce there are two other incorporated communities within St. Lucie County; Port St. Lucie and St. Lucie Village. In addition to the cities, the county government oversees a large portion of unincorporated area, also providing support to the cities in the area court systems, criminal detention facilities, fire protection, etc., and along with the Treasure Coast Regional Planning Council, providing input on large scale growth / planning issues.

Population statistic is as follows:

County and City Populations

	*1970**	*1980**	*1990**	*2000*	*2010**
**St. Lucie County ** **	50,836	87,182	150,171	190,677	277,789
Fort Pierce	29,721	33,802	36,830	38,683	41,590
Port St. Lucie	330	14,690	55,866	85,751	164,603
St. Lucie Village		593	584	638	527

* U.S. Census Bureau, 2010 census

**Total including all unincorporated areas.

ST. LUCIE COUNTY AREA DATA (continued)

The greatest population growth from 2000 census to 2010 estimates is in the City of Port St. Lucie with an average annual increase of some 15%. The City of Fort Pierce experienced little increase, an average annual increase of 0.7%, during the same period. The total average annual percentage population growth for the County for the same period was 4.5%. Per the U.S. Census Bureau the state's average annual growth for the same period was approximately 1.8%. Thus the County's overall growth has been well ahead of the state average.

A majority of the growth experienced between 2000 and 2010 occurred between 2003 and 2007. In 2008 growth slowed which is expected with softening demand in the real estate markets and a soft national economy.

However, the University of Florida Statistical Abstract for 2009 reports by 2015 St. Lucie County will have a population range from a low of 277,100 to a high of 352,700.

Long term growth is expected to follow past patterns with a majority of the County's growth occurring in the City of Port St. Lucie with the City of Fort Pierce and St. Lucie County overall achieving a lesser but steady growth. Limited growth can be predicted for the beachfront areas caused primarily by stringent development regulations imposed by county, state, and federal governments, plus environmental and concurrency regulations combining to create a general negative affect on development.

Population Age Groupings*

0-19	24.8%
20-34	16.0%
35-54	26.6%
55-64	12.7%
65 PLUS	20.0%

* U.S. Census Bureau, 2010 census

Population age distribution is about equal in all age groupings with a slightly higher level in the mid-year group. It is expected that these levels will remain relatively the same with a stronger increase in the over 65 group as people continue to move to the Sunbelt at retirement.

Along with the substantial population growth, St. Lucie County has experienced a rapid expansion in the number of households with a slight decline in the size of the households. The following summary indicates past trends.

Household Growth and Household Size*

YEAR	*NUMBER OF HOUSEHOLDS*	*HOUSEHOLD SIZE*
1980	32,506	2.65
1990	58,174	2.54
2000	76,933	2.47
2010	137,029	2.55

* U.S. Census Bureau, 2010 census

City of Fort Pierce

Fort Pierce, incorporated in 1901, is the oldest city in the County and covers approximately 19 square miles. Because the city is approximately 80%+ developed, new growth is expected to be minimal unless annexation and/or gentrification occurs. The City Commission is on an annexation track to bring developments adjacent to the city limits and serviced by city utilities into the city for an expanded tax base. Also, because of the age of the city, the City's Redevelopment Agency has been in a redevelopment phase including infrastructure and community service facilities such as restoration of

ST. LUCIE COUNTY AREA DATA (continued)

the historic Sunrise Theatre. However, recent 2008 budget constraints have curbed projects, but plans are proceeding for further redevelopment from the governmental sector. In the mid 2000 period private investment in refurbishing properties as well as developing new structures was very evident, but in the 2008 economic environment private investment has all but ceased. The effect of the government's rebuilding of infrastructure in the near term uncertain, but over the long term the rebuilt infrastructure should result in attracting new private investment.

Additionally, during the building boom of the mid 2000's several residential projects were proposed, permitted, and/or started development on tracts lying immediately west of the Ft. Pierce city limits. When complete, these projects will be annexed in to the City. However, with the slowdown in demand in the real estate markets in most instances project planning and development has ceased, thus annexation has not occurred. If in the future these projects are annexed the project's should improve average housing prices along with adding a more affluent population which should be a positive to the entire city.

Although the City of Ft. Pierce is the oldest community in the County, the City has many advantages such as one of the best Florida east coast inlets to the Atlantic Ocean providing access to some of the best boating waters along Florida's east coast.

The City of Fort Pierce also reigns as the area's commercial center with its transportation network including central access to Interstate 95, the Florida Turnpike, State Road 70, and the St. Lucie County International Airport and the Port of Fort Pierce.

However, because the city is older, the City of Ft. Pierce also has a large inventory of older residential and commercial properties and a lower income base, thus attracting name brand retailers, chain restaurants, etc. has proven unsuccessful. But as discussed, if the new residential and commercial projects located adjacent to the city are developed and annexed, then in the future the city's economy should improve, potentially attracting the name brand retailers, etc. not now represented.

City of Port St. Lucie

The City of Port St. Lucie, located at the southern end of St. Lucie County six miles south of Fort Pierce, has in the last several years surpassed Fort Pierce in population and is now the largest city in the county.

Port St. Lucie was incorporated in 1960, originally developed by Mackell Brothers and continued by General Development Corporation (now Atlantic Gulf Communities). Port St. Lucie encompasses approximately 114 square miles with development predominately in single family residences of moderate price ranges with areas of high priced homes concentrated around the community's golf courses and the North Fork of the St. Lucie River.

Within the original General Development plats of Port St. Lucie approximately 50% of the lots remain to be improved.

Although housing in the cities of Fort Pierce and Port St. Lucie, as well as St. Lucie County overall is generally considered to be very affordable compared to neighboring counties to the north and south, the south county area has attracted large upscale developments such as St. Lucie West, Tradition (Core Communities developer) and the Reserve (Kolter Homes).

The St. Lucie West development is a mixed-use community opening for sales in 1988 with another developer creating and permitting the overall plan. The St. Lucie West development lies west of the Florida State Turnpike, east of Interstate 95, and north and south of the original city limits of Port St. Lucie. The location, because of the major road boundaries, provides defined boundaries that maintain the integrity of the project.

ST. LUCIE COUNTY AREA DATA (continued)

The project is an approved Development of Regional Impact (DRI). Current development projections indicate at buildout, the community will include a residential population of 25,000 with a permanent job base of 35,000 workers. The community was proposed to include 500 acres of industrial development, 426 acres of commercial/retail/office development, along with 90 acres of college campuses and over 100 acres of public parks and recreational facilities including the Digital Domain Park (fka Tradition Stadium), the spring training facilities for the New York Mets. The development, however, has absorbed a majority of its DRI allotted retail space, but owners/developers have updated the DRI to achieve an increase in retail space.

Within the St. Lucie West development is a Jim Fazio-designed championship 18-hole golf course. The golf course was purchased in 1995 by the Professional Golfers Association (PGA).

West of Interstate 95 is a smaller luxury residential community, The Reserve. The Reserve is an upper price range; golf course oriented community on 2,700 acres of land approved for 4,100 residences. The central amenity of the development was originally a private 18-hole George Fazio designed championship golf course.

The PGA of America owns two Tom Fazio designed 18-hole PGA golf courses and a nine hole course designed by Pete Dye within the Reserve. The PGA courses are supported by a 12,000 square foot clubhouse with pro-shop, etc. Also a PGA complex includes a “Learning Center”. The PGA’s winter headquarters is presently in Palm Beach County, but in the future the Reserve facility may become the PGA’s winter home.

In addition to the existing Reserve PUD, the Reserve developers completed permitting for a DRI covering a 3,000 acre tract of land lying immediately south of the existing Reserve. The DRI is permitted for 6,000 residential units, plus 50K square feet of specialty retail and a total of three golf courses to be developed by PGA, 100K square feet of golf course maintenance, etc. facilities, and 250K square feet of non-residential space associated with the golf courses, i.e. clubhouse. Also, located on the north parcel in the area of its southeast corner, the DRI will be permitted for 200K square feet of commercial use, plus a 350 room hotel.

Core Communities also developed another community lying west of Interstate 95, at the I-95 / Gatlin Boulevard interchange, Tradition. Tradition is a community created under a DRI process with plan approval in September 2003. Tradition covers some 3,000 acres, projected to be developed in four phases with a total 7,245 residential units with a projected build-out date of 2022.

Completed commercial development within Tradition includes the Town Square consisting of some 125,000 square feet of commercial space anchored by a Publix grocery store. Additional commercial space is located in the Landings at Tradition; a 500,000 square foot retail center anchored by a Target store, and including out parcel development, the center could total 600,000 square feet. At the Tradition Center for Innovation Research Park, the headquarters of the Torrey Pines Institute of Molecular Studies was completed in early 2009; this facility was the first of several similar research bio-medical facilities. At present there is also the Vaccine and Gene Therapy Institute of Florida (VGTI) research facility completed in 2012 plus the Mann Research Center, master planned for 410,000 SF mixed use project to contain research space, office, and retail areas. The first 44,000 SF building was completed in 2013 and is fully leased as primarily medical office.

In addition to Tradition, there are four other DRIs proposed to be located west of the subject’s neighborhood, thus on a long term basis the area west of I-95 is poised for dramatic development over the next couple of decades. The proposed DRIs compass thousands of acres – Tradition is only the beginning of the growth. One of these, Verano DRI, has commenced by Kolter Homes, but is located further north and is somewhat outside of the subject neighborhood’s influence.

ST LUCIE COUNTY AREA DATA (continued)

Long term, the eventual impact of St. Lucie West / Tradition and The Reserve on Port St. Lucie and St. Lucie County is expected to be substantial. The St. Lucie West / Tradition and The Reserve developments also spawned several smaller developments within the City of Port St. Lucie. These new

PUD's either feature golf course amenities or nature preserve amenities. New or proposed developments include River Place on the St. Lucie, St. James Golf Club, Waterville Golf and Country Club, and Sawgrass Lakes.

Within southeastern Port St. Lucie the Ginn Company purchased a 1,200± acre tract of land developed under the Tesoro PUD. Tesoro is an upscale golf course community home to a grand Italianate Clubhouse, and Arnold Palmer and Tom Watson signature golf courses for Tesoro owners. Tesoro initially experienced strong demand, even at its price levels, but since about 2005 demand significantly retracted following general real estate trends and in 2009 the project mortgage was foreclosed with assets purchased by a Palm Beach County developer, with future plans unknown.

Also, southeast of Tesoro another large tract of land is in the early planning stages with total project statistics unknown at this time but a development order exists allowing some 3,800 residential units plus support commercial development.

There are also several other properties located within the county with DRI approvals and or Planned Unit Developments (PUD) development orders in place, but in most instances as of 2008 development has been halted until economic conditions improve.

In recent years the Port St. Lucie City Commission recognized the need for industrial/commercial growth to prop up its tax base, thus the Commission is attempting to attract new corporate or industrial development. One of the first countywide successes was the location of home shopping giant QVC, locating in the St. Lucie West development of Port St. Lucie. While all of the governmental agencies within the county, along with private business leaders, shared in the success of locating QVC to St. Lucie County, the City of Port St. Lucie received the most benefit with QVC constructing their facility in St. Lucie West. The very recent success of recruiting Torrey Pines Institute for Molecular Studies to locate its headquarters in Port St. Lucie indicates that as the City continues its growth, it can be expected other similar corporate / industrial companies will locate in the City of Port St. Lucie, as well as throughout St. Lucie County.

St. Lucie Village

Adjacent to the northerly city limits of Fort Pierce is St. Lucie Village, the third incorporated community within St. Lucie County. St. Lucie Village has city officials with a mayor, etc., but maintains a steady population base in the range of 600 people and imposes only a minimal tax, offering minimal services to its residences. St. Lucie Village is primarily a residential community with residents having deep St. Lucie County roots, and the population does not desire further expansion of its community, thus St. Lucie Village is not expected to change, at least for the near term years.

St. Lucie County

St. Lucie County ranks in the mid to upper range of Florida counties in the State of Florida Office of Planning and Budgeting 2008 Florida Price Level Index. The local index is at 98.14 with the state average at 100. This index is computed from the price of an identical market basket of goods and services across the state. Most counties with higher indexes (higher costs of goods) are heavily populated metro areas.

The areas economic base has, in the past, been dominated by agriculture, primarily citrus and cattle production. While the agri-business still is the largest in terms of dollar business, the construction industry has gained as a steady economic mainstay.

ST LUCIE COUNTY AREA DATA (continued)

Tourism is also considered in the top three as a very important part of the local economy. Trends indicate that winter residents occupying long term rental or retirement homes eventually become full-time residents. This trend helps build a strong economic base, indicating that tourism is no longer only a transient, seasonal business.

A number of small to mid-size manufacturing businesses have been attracted to the area in the last ten years, ranging from boat builders to glass and mirror manufacturers, plastic water pipe production, metal parts production, and a Tropicana juice plant, etc. Additionally, in recent years the county has developed more aggressive recruitment methods in not only attracting the life sciences companies but all industries, in order to provide more stable employment for all county residents.

The County Commission also succeeded in receiving approval of the Central Florida Foreign-Trade Zone (CFFTZ) which exempts duties on some manufacturer's imports/exports, if the industry is located with the CFFTZ.

Fort Pierce/St. Lucie County has one of the few deep-water inlets on the east coast of Florida. The County Commission to some degree controls development of the port. The County Commission has made several attempts to purchase the lands which comprise the port, but at this point they have successfully purchased only 20 acres, approximately 67 acres of the prime deep water property remains in private ownership.

Also, the County Commission, in conjunction with the FAA, has been on track to expand the airport with visions the airport will be a regional facility of some significance. The first expansion was in the form of an extended runway, plus additional leasing of land within the airport to a variety of small fixed base operators. The longest runway is now 6,500 feet; however, there remains limitations on aircraft size as the runway surface does not have the capacity to carry the weight of large commercial carriers. In late 2008 a second runway is expected to be complete to support flight school and training traffic. The airport offers full time customs service, thus has international status. The customs service is heavily used by small planes traveling to the Caribbean region. Several commuter services have attempted operations from the airport but none have been financially successful because of being somewhat ahead of the demand curve. Expansion plans, however, have been controversial and as Commissioners change expansion plans also change, thus airport's ultimate development is uncertain at this time.

Service and professional fields also compose a large part of the area's economic base. Among the professional fields, real estate has played an important part in the area's growth with some 240 brokers in the county and over 900 MLS members.

Although the local economy is extensively supported by agriculture, construction, and tourism, other employment centers include manufacturing, retail trade, finance, insurance, real estate, services and governmental jobs. Total percentages listed below are based on the total non-agricultural labor force*.

Other Employment - Non-agricultural*

CONSTRUCTION	8.3%
MANUFACTURING	3.7%
TRADE,TRANSPORTATION AND PUBLIC UTILITIES	23.7%
FINANCE, REAL ESTATE AND INSURANCE	14.2%
SERVICES	23.5%
GOVERNMENT JOBS	19.4%

*Estimated by the Enterprise Florida/Florida County Profile (2011)

ST. LUCIE COUNTY AREA DATA (continued)

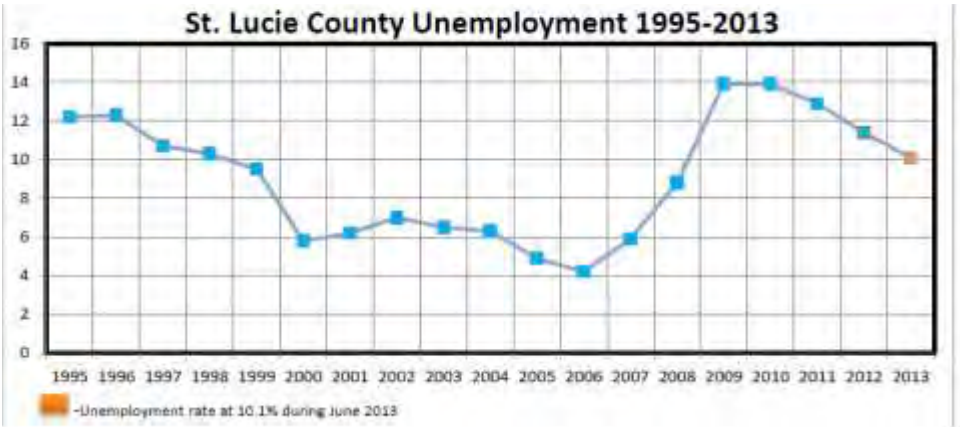
Largest Employers

LIBERTY MEDICAL	1,852
WAL-MART RETAIL STORES	1,720
INDIAN RIVER STATE COLLEGE	1,547
LAWNWOOD REGIONAL MEDICAL CENTER	1,082
PUBLIX SUPERMARKETS	1,163
QVC	1,137
WAL-MART DISTRIBUTION CENTER	1,070
ST. LUCIE COUNTY MEDICAL CENTER	747

*Estimated by the Enterprise Florida/Florida County Profile (2011)

Unemployment is generally higher in St. Lucie County than in neighboring counties and although St. Lucie County continues to rank in the top counties within the state for unemployment. Historically the main contributor to high employment was the large number of seasonal workers in agriculture, and seasonally oriented tourist businesses.

Below is a summary of unemployment rates for recent years.



In addition to the St. Lucie County International Airport and Port facilities, previously discussed, St. Lucie County is served by several other major forms of transportation.

St. Lucie County is served by Federal Highway U.S. 1, which is a four lane median divided highway that serves as a major inter and intra-county route. The area is also served by five primary state highways including the Florida Turnpike, plus Interstate 95. St. Lucie County has the distinction of being the only area where the Florida Turnpike and Interstate 95 have closely located interchanges, thus, the interchange neighborhood has been developing over the past ten year period.

Fort Pierce is also served by Florida East Coast Railway, (freight only) and is the terminal point for the railroad cut-off to the Lake Okeechobee area. Community delivery service is by Airborne Express, Federal Express, United Parcel Service, Greyhound, and several common carriers. There are several trucking terminals in St. Lucie County including AAA Cooper, Gator Freightways, and Yellow

Freight Systems. There are also several locally owned taxicab companies and Community Transit, a division of Council on Aging of St. Lucie, Inc., is the public transit provider for St. Lucie County through a contract with the Board of County Commissioners of St. Lucie County.

ST LUCIE COUNTY AREA DATA (continued)

St. Lucie County government operates as a five member commission with a professional county administrator as mandated by the state. The City of Fort Pierce operates as a five member commission and a city manager. Port St. Lucie operates as a five member commission presided over by a mayor/councilman. St. Lucie Village has a five member board of aldermen and a mayor, however, generally only limited city business is transacted by the group.

Each city provides its own law enforcement department along with a county Sheriff's Department for the unincorporated areas. Fire protection is provided by a county wide district.

The school system is operated under one county wide five member board. The system has twenty elementary schools (grades K-6), five elementary schools grades K-8, four middle schools, six high schools, and one exceptional student education center. Also, there are several private schools including the elementary St. Anastasia and John Carroll High Schools. Higher education facilities consist of Indian River State College, plus Barry University, and Florida State University, offer courses at the Indian River State College campus in Fort Pierce and St. Lucie West, plus Florida Atlantic University has a campus in St. Lucie West. The University of Florida Institute of Food and Agriculture Science offers bachelor's and master's degree programs at its UF Indian River Research and Education Center local campus.

There are two hospitals within the county. Lawnwood Regional Medical Center, located in Fort Pierce, and St. Lucie Medical Center located within the City of Port St. Lucie. Plus, Martin Memorial Health system has developed a hospital adjacent to the Torrey Pines research center in the Tradition / Southern Grove development. Additionally, there are two in-patient psychiatric hospitals, Lawnwood Pavilion located in Fort Pierce, and Savannas Hospital located in Port St. Lucie, plus a regional publicly funded mental health facility, New Horizons of the Treasure Coast. There are also several privately operated walk-in medical clinics, plus assisted living facilities and nursing homes spread throughout the county.

Summary

In the short term the County's economic base is soft with the downturn in the real estate industry and overall soft national economic conditions negatively affecting the area. But, long term the overall economic outlook for St. Lucie County is good. Projections show the most rapid expansion will be in the City of Port St. Lucie. However, all of the incorporated or unincorporated areas should, by all forecasts, show a steady growth rate.

With governing and private forces vigorously working toward industrial expansions, unemployment should in the future decline. New stable industries should add a great deal to the overall employment picture. Along with new industrial employment, growth will create many new jobs in the service and professional fields again adding to the overall economic outlook for the area. Thus, the area should continue to be attractive to new residents as well as continuing to offer existing residents an attractive place in which to live and work.

Of course, much of the economic growth will depend upon national trends. As in the past, economic highs and lows brought about by national economic policies affect the local economy thus real estate values.



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Abandonment
Delaware Avenue R.O.W.
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9/20/18
Property Address: Delaware Ave. ROW
Property Name: Crownman, FL, LLC - Abandonment
Project Name:
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: 9/19/18

September 14th, 2018

Project: **Crownman Fl LLC - Susnar Realty**
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:

1) Please add to the notes. "The expected use of the survey and map is residential" and "All measurements are in accordance with the United States standard, in feet."
2) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
3) You need to set monumentation at the NE and SE corners of the property. If the corner is located in the river, please set the corners on an offset.
4) Please add to your notes the last date of field work.
5) Please add to your notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6) Per the Standards of Practice, All changes in direction, including curves, shall be shown on the survey map by angles, bearings or azimuths, and will be in the same form as the description or other recorded document referenced on the map. Please add bearings or angles to the survey.
7) Please indicate the acreage of the site.
8) The survey indicates you found a headwall on the site. Is there a pipe that goes to the west from the headwall? An easement will need to be provided if there is a pipe running west before abandonment is authorized.
9) If abandonment is authorized, half of the abandonment will go to the property to the north and the other half will go to the south property.

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

FPUA Comments

Abandonment – Crownman FL, LLC/ Susnar Realty – Delaware Ave ROW -

·W/WW Engineering: FPUA has existing 12 inch water main at the western end of this right of way. We have no objection to the abandonment of the Delaware Avenue ROW. However we would require a 15’ utility easement at the western end of the Right of Way for our water main. Attached is a copy of the markup survey drawing, showing required utility easement location for FPUA Water main.

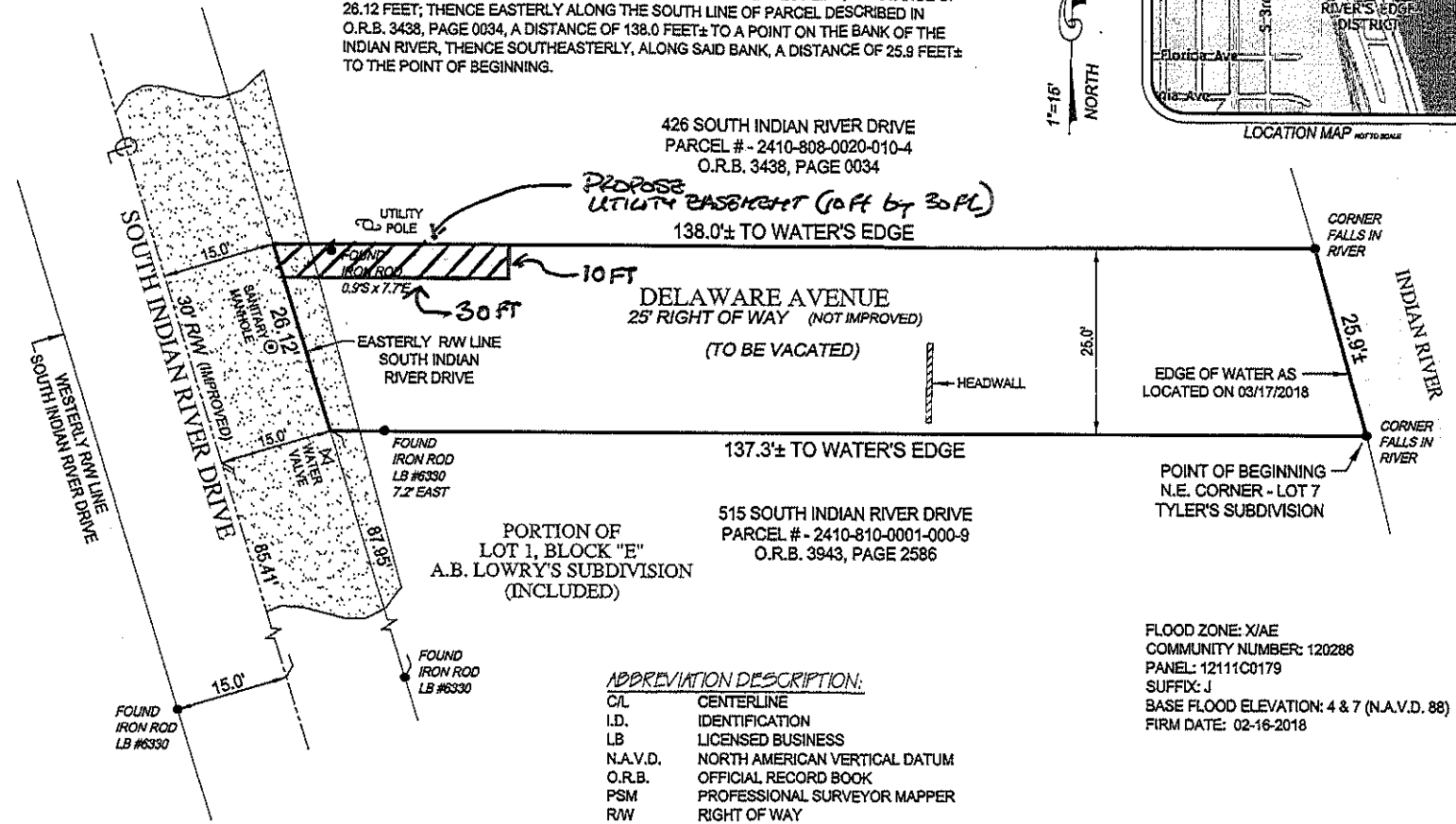
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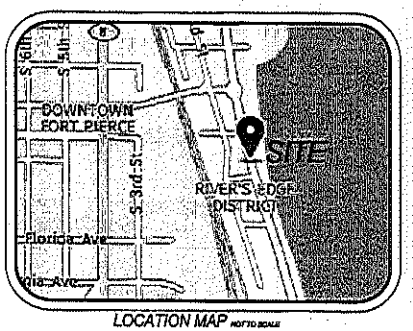
· Electric & Gas Engineering: FPUA have existing overhead electric distribution line along the west right of way line of S. Indian River Drive. We have no objection to the abandonment of the Delaware Avenue ROW. However, for future system development/improvement we would require a 10ft by 30ft utility easement at the NW section of the Delaware Avenue right of way. Attached is copy of the markup survey drawing, showing the propose utility easement location for future FPUA facilities.

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET±; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3438, PAGE 0034, A DISTANCE OF 138.0 FEET± TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET± TO THE POINT OF BEGINNING.





LOCATION MAP NOT TO SCALE

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project: C-15787 R/W
Date: 08-08-2018
Scale: 1" = 15'
1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

9/7/18

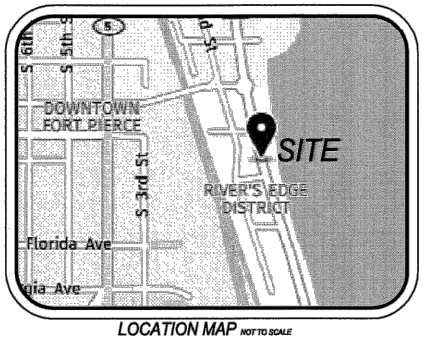
15' 0 7.5' 15'

GRAPHIC SCALE (In Feet)
1 inch = 15 ft.

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1"=15'
NORTH



LOCATION MAP NOT TO SCALE

426 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-808-0020-010-4
O.R.B. 3438, PAGE 0034

PROPOSED
15' WATERLINE
UTILITY EASEMENT
(26.12' X 15')

15' UTILITY POLE

138.0'± TO WATER'S EDGE

CORNER FALLS IN RIVER

FOUND IRON ROD 0.9S x 7.7E

DELAWARE AVENUE
25' RIGHT OF WAY (NOT IMPROVED)
(TO BE VACATED)

SOUTH INDIAN RIVER DRIVE
30' R/W (IMPROVED)

15.0'

SANITARY MANHOLE

26.12'

EASTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

HEADWALL

25.0'

EDGE OF WATER AS LOCATED ON 03/17/2018

25.9'±

INDIAN RIVER

WESTERLY R/W LINE SOUTH INDIAN RIVER DRIVE

15.0'

WATER VALVE

FOUND IRON ROD LB #6330 7.2' EAST

137.3'± TO WATER'S EDGE

CORNER FALLS IN RIVER

POINT OF BEGINNING
N.E. CORNER - LOT 7
TYLER'S SUBDIVISION

87.95'

85.41'

PORTION OF
LOT 1, BLOCK "E"
A.B. LOWRY'S SUBDIVISION
(INCLUDED)

515 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-810-0001-000-9
O.R.B. 3943, PAGE 2586

FOUND IRON ROD LB #6330

15.0'

FOUND IRON ROD LB #6330

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J
BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
FIRM DATE: 02-16-2018

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2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project	C-15787 R/W
Date	08-08-2018
Scale	1" = 15'
Sheet	1 OF 1

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Planning Board **6.i.**

Meeting Date: 10/09/2018

Information

REQUESTED ACTION

Waiver of Distance (2COP) - Alabon Haitian Restaurant - 1409 Delaware Avenue

LOCATION

1409 Delaware Avenue

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approve with Conditions:

1. Provide a lighting plan or photometric survey that demonstrates compliance with City Code 22-60(j)(1)(d) prior to the City Commission Meeting.
2. Provide a Landscape Plan that demonstrates compliance with City Code 22-187, General Landscaping Requirements prior to the City Commission Meeting
3. Provide a site plan that details where the parking will be located on site and show that the parking is compliant with City Code 22-60, Off Street Parking and Loading.

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/02/2018 04:43 PM

Final Approval Date: 10/03/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

RE: **Application for Waiver of Distance**
Alabon Haitian Restaurant - 1409 Delaware Avenue

DATE: October 1, 2018

STAFF REPORT

Property Owner: Xiang Lin
1850 US Hwy 1
Vero Beach, FL 32960

Applicant: Claufene Belizaire
1409 Delaware Avenue
Fort Pierce, FL 34950

Requested Action: Recommendation of Approval with conditions to the City Commission for a Waiver of Distance for an Alcohol Beverage License

Site Location: 1409 Delaware Avenue

Parcel ID: 2409-818-0003-000-3

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

Establishment Name: Alabon Haitian Restaurant

Current Zoning: C-3, General Commercial

Future Land-Use GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3/R-3	C-3

Staff Analysis:

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

The applicant is requesting the waiver based upon the presence of the Creative Arts Academy of St. Lucie (CAST). City Code Section 3-15 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

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

There are no nearby businesses that are licensed to sell intoxicating beverages for on premise consumption. There two businesses that are licensed to sell intoxicating beverages for off-premise consumption. Those two businesses are the Circle K gas station and the La Placita grocery store. Both of these businesses are with-in 1,600 feet of the Alabon Haitian Restaurant. The restaurant is also located within 1,600 feet of the Creative Arts Academy of St. Lucie (CAST).

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-60 (Off Street Parking and Loading) and 22-187 (General Landscaping Requirements);

The existing site will need landscaping and parking improvements. The applicant is aware of this and is in the process of obtaining both a landscape plan and a parking plan.

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

There are no residential zoning districts immediately around the site, however the R-3, Intermediate Density Residential zoning district is close to this site. Because there are commercial uses surrounding the site the area is considered to be well buffered from residential property.

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

The property is accessible from South 15th Street and Delaware Avenue. Also the areas that patrons and pickup/delivery vehicles will pass through are all mostly commercial in nature. The only way patrons will be passing through a primaraly residential area is if they are travaling north bound on South 15th Street. Very close to this site was another establishment (Guadalajara Mexican Restaurant) that had an alcohol license for on premise consumption located at 1702 Delaware. They ceased operation during the spring of 2018.

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

The proposed establishment is located approximately 1,200 ft. from the Creative Arts Academy of St. Lucie (CAST). Delaware Avenue is one of the main corridors in the City of Fort Pierce and sees a high level of traffic daily. The addition of this restaurant would not have an adverse effect on the level of service on this corridor nor will it have an adverse effect on the safety of students attending CAST. With-in 1,600 feet of CAST are also the Circle K gas station, McDonalds, and the La Placita grocery store.

Section 3-14 (1) of the City Code states that an applicant holding a 2COP license (Beer & Wine) must be engaged in conducting a bona fide restaurant establishment. To qualify as a bona fide restaurant an establishment must meet the following criteria:

1. Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

2. Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

3. Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

The application as submitted meets the necessary requirements for holding a 2COP license. The restaurant has seating for approximately 24 people. The hours of will be Monday-Sunday 8am- 10pm. It is understood by the applicant that they must follow all city and state regulations regarding the hours that alcoholic beverages are allowed to be served. It is also understood by the applicant that the lighting in the parking area must not be less than three (3) footcandles per square foot of parking lot area. They must also submit a landscape plan that is compliant with City Code 22-187, General Landscaping requirements as well as a site plan that details that their parking will be compliant with City Code 22-60, Off Street Parking and Loading.

Technical Review Committee

All affected departments have reviewed and given conditional approval to the proposed Waiver of Distance with regards to the requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for review

Staff Recommendation

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

1. Provide a lighting plan or photometric survey that demonstrates compliance with City Code 22-60(j)(1)(d) prior to the City Commission Meeting.

2. Provide a Landscape Plan that demonstrates compliance with City Code 22-187, General Landscaping Requirements prior to the City Commission Meeting

3. Provide a site plan that details where the parking will be located on site and show that the parking is compliant with City Code 22-60, Off Street Parking and Loading.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 1409 Delaware AVE Fort Pierce FL 34950

Parcel ID #(s)

Project description

Lin, Xiangyan	Claufene Belizaire owner
Property Owner(s)	**Applicant/Representative, Title, Company**
18 to U.S 1	1409 Delaware AVE
Street Address	Street Address
Vero Beach FL 32960	Fort Pierce FL 34950
City State Zip	City State Zip
772-696-3008	772 882 4983
Phone Number	Phone Number
	Claufene@Gmail.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.*

Lin

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 19 day of June, 2018, by

who is personally known to me or has produced

Florida Driver as identification.

Samantha Clarke

Signature of Notary (seal)

SAMANTHA CLARKE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires April 13, 2021 No. GG 94081

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date

Intake Planner

Planner Assigned

Approved By Date

Comments

Fees Control # B. Permit #

Intake Date Stamp

☐ WAIVER OF DISTANCE

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

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

Application Type:

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

Business Information:

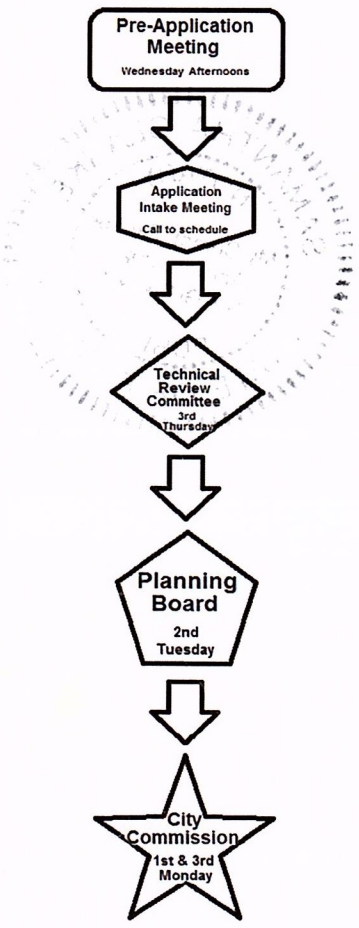
- ☑ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size _____ Maximum Occupancy_____ Total Seating_____ Parking Spaces_____

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
8 - 10Pm	8am-10Pm	8-10Pm	8-10Pm	8-10Pm	8-10Pm	8-10P.m

Application Outlook



Minimum requirements for on-premises consumption.

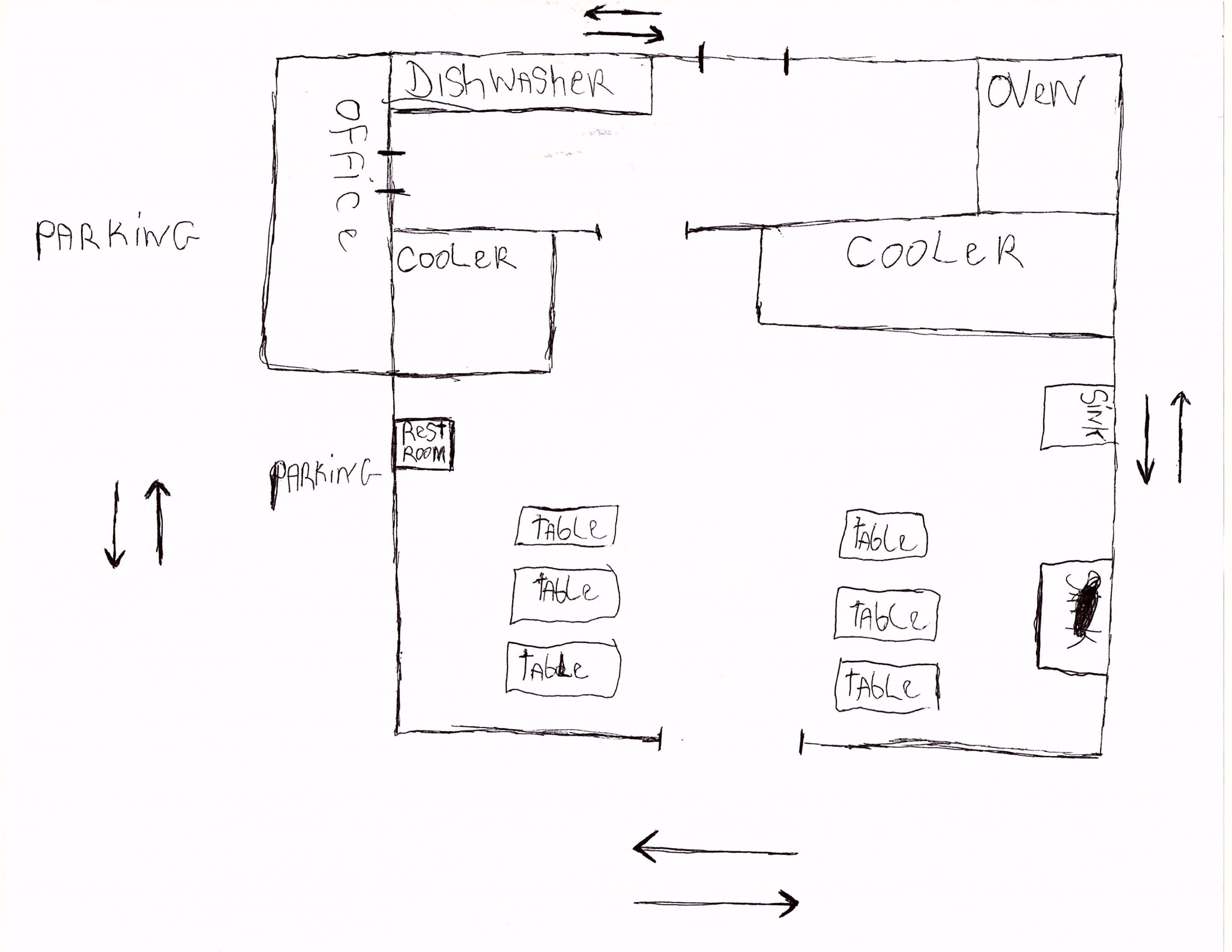
(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

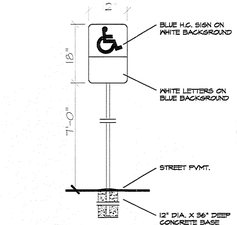
(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

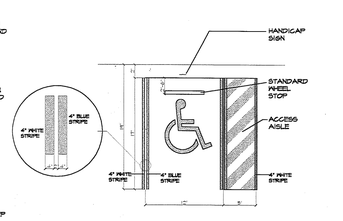
(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

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

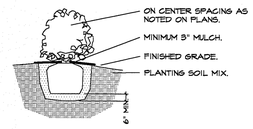

DISHWASHER
OVEN
OFFICE
PARKING
COOLER
COOLER
SINK
REST ROOM
PARKING
TABLE
TABLE
TABLE
TABLE
TABLE
TABLE



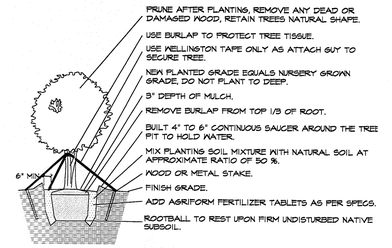
HANDICAP SIGN DETAIL
N.T.S.



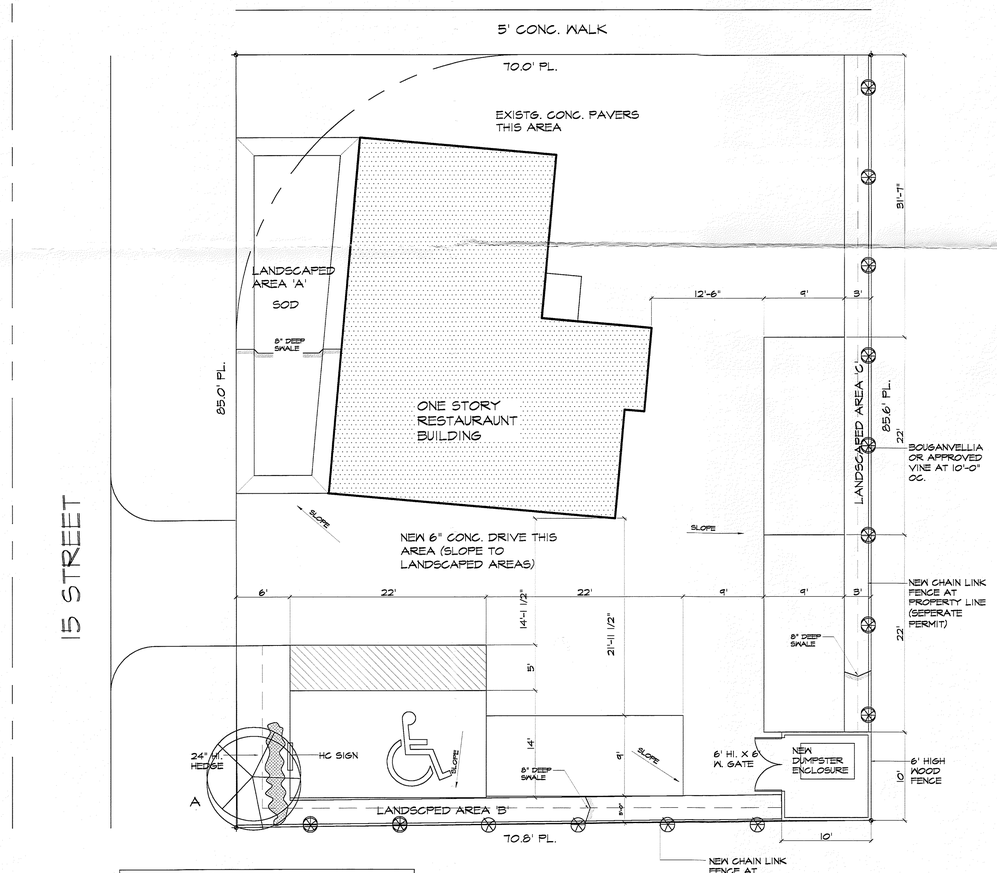
HANDICAP PARKING DETAIL
N.T.S.



HEDGE PLANTING DETAIL NTS.



TREE PLANTING DETAIL NTS.



LEGAL DESCRIPTION:

LOT 2, BLOCK 1, LAFOND SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 8, PAGE 12, PUBLIC RECORDS OF ST. LUCIE, COUNTY, FLORIDA.

N

SITE PLAN

SCALE: 1/8" = 1'-0"

PLANT MATERIAL:

TYPICAL TREES:

A — LIVE OAK MIN. 2 1/2"" CALIPER AT 4 1/2 FT. HI. MIN. 10'-0" HIGH AT PLANTING

BOUGANVELLIA OR VINE AT 10'-0" OC.

TYPICAL HEDGE:

VIBURNAM OR EQUAL 24" HI. AT 24" OC.

SITE DATA:

TOTAL SITE:	6095.64 SF.	100
EXISTS. BUILDING	1121.61 SF.	18.4 %
PAVEMENT / DRIVES /WALKS:	3978.76 SF.	65.27 %
LANDSCAPING:	995.27 SF.	16.32 %
PERVIOUS:	995.27 SF.	16.32 %
IMPERVIOUS:	5100.13 SF.	83.66 %

DRAINAGE CALCULATIONS:

TOTAL IMPERVIOUS AREA. 5155.71 SF.

PROVIDE 1" OVER TOTAL SITE RETENTION AREA
5155.71 SF. X .083 = 427.92 CF. REQUIRED

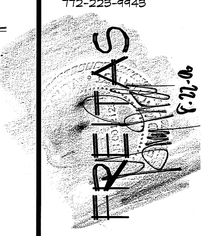
LANDSCAPED AREA 'A' 474.64 SF.
141.56 SF. SLOPED AREA 141.56 SF. / 2 X .66 FT.= 65.78 CF.
288.14 SF. FLAT AREA 288.14 SF. X .66 FT.= 190.17 CF.

LANDSCAPED AREA 'B' 226.74 SF.
242.37 SF./2 X .66 FT. = 46.48 CF.

LANDSCAPED AREA 'C' 293.21 SF.
293.21 SF./2 X .66 FT. = 76.93 CF.

TOTAL RETENTION AREA REQUIRED 427.92 CF.
TOTAL WATER RETAINED 427.56 CF.

GARY POWELL
ARCHITECTURE AND PLANNING
16 SOUTH RIVER ROAD
SEWALLS POINT, FLORIDA 34996
OFF. 772-223-1755
FAX. 772-223-9943



PARKING LAYOUT FOR:
MR. AND MRS. JAMES M. FREITAS
1409 DELAWARE AVE.
FT. PIERCE, FLORIDA

DRAWN BY
NGP
CHECKED BY
NGP
DATE
AUG. 22, 2006
SCALE
AS NOTED
JOB NO.
06

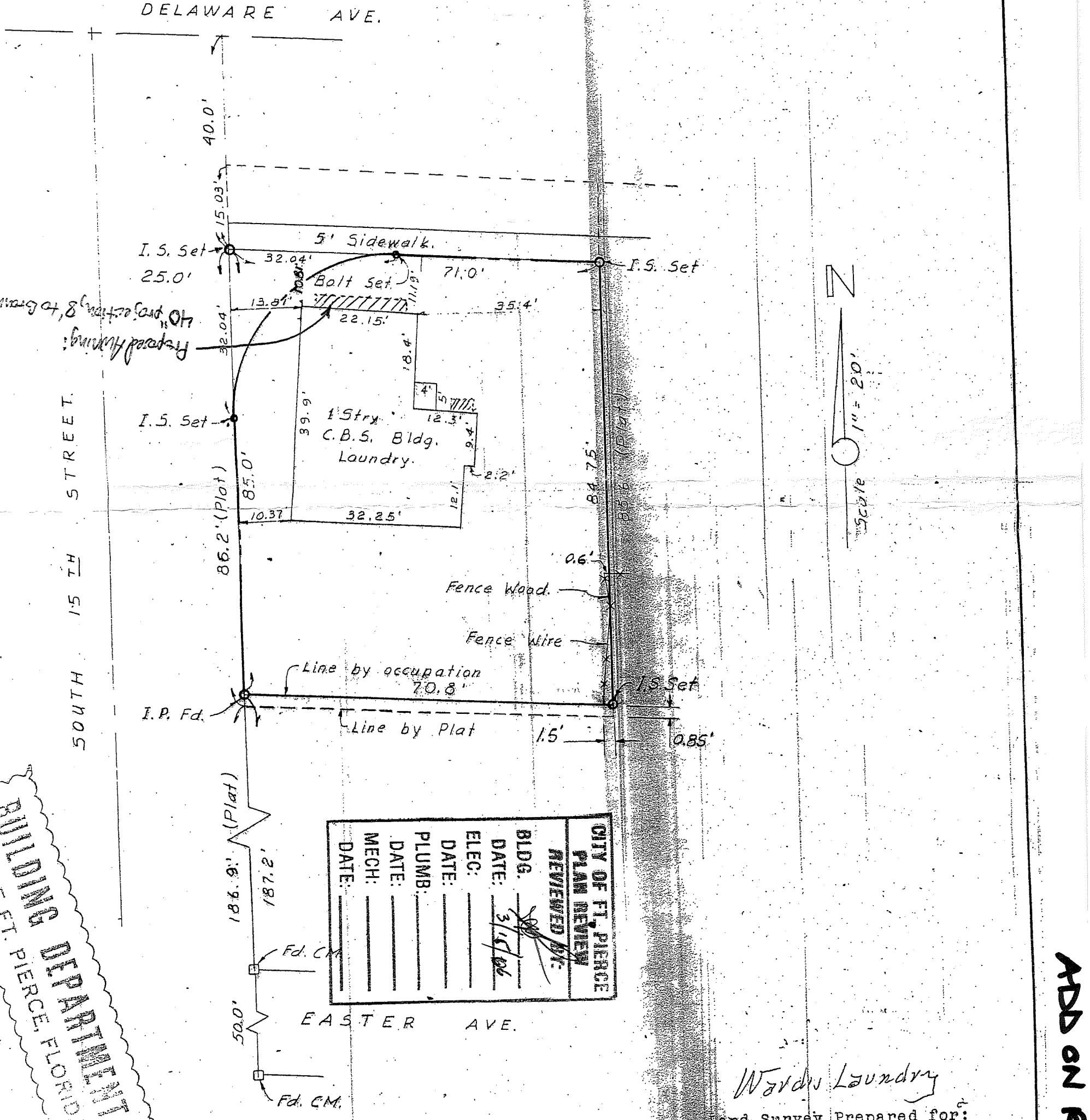
REVISIONS:

A-1

1 OF 1

DESCRIPTION:
Lot 2, Block 1, LaFond Subdivision, as per plat thereof on file in Plat Book 8, page 12, public records of St. Lucie County, Florida.

EXCEPTING the following; The North 15 feet of Lot 2, Block 1, of LaFond Subdivision as per plat thereof recorded in Plat Book 8, page 12, of the public records of St. Lucie County, Florida, being that part of said lot lying Southerly of and within 40 feet of the survey line of State Road 70, Section 9403.
ALSO,A parcel of land in aforesaid Lot 2, in Block 1, LaFond Subdivision described as follows; Commence at the Northwest corner of said Lot 2 and run Southerly 15.03 feet along the West line of said Lot to the Point of Beginning; thence continue Southerly along said West line a distance of 32.04 feet to the beginning of a curve, concave to the Southeasterly having a radius of 30.0 feet; thence run Northerly and Easterly 49.10 feet along the arc of said curve through a central angle of 93°46'00" to the end of said curve; Thence run North 87°54'34" West 32.04 feet to the Point of Beginning.



BUILDING DEPARTMENT
CITY OF FT. PIERCE, FLORIDA

CITY OF FT. PIERCE
PLAN REVIEW
REVIEWED BY:
BLDG. _____
DATE: 3/1/06
ELEC: _____
DATE: _____
PLUMB: _____
DATE: _____
MECH: _____
DATE: _____

I hereby certify that this map and the survey on which it is based were made under my direction and are true and correct to the best of my knowledge.

Land Surveyor, Florida Registration No. 1873.

RECEIVED
MAR 01 2006
BLDG. ENFORCEMENT DEPT.

Wendy's Laundry

Land Survey Prepared for:

A.E. & T.A. Hofferberth

FREEMAN H. HORTON & ASSOC.
ENGINEERS.

Fort Pierce, Florida

September 30, 1965.

ADD ON REVISION 3/1/06



THE SUNRISE CITY FORT PIERCE Florida

Application for Rezoning
2201 S. 25th Street
Aerial Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

September 19, 2018

Claufene Belizaire
1409 Delaware Avenue
Fort Pierce, FL 34950

SUBJECT: **2COP Alcohol License – 1409 Delaware Avenue**
TECHNICAL REVIEW PROJECT: # 18-08000002
WAIVER OF DISTANCE

Comments:

1. Provide a site plan that details where the parking will be located on site and show that the parking is compliant with City Code 22-60, Off Street Parking and Loading.

2. A Landscape Plan will be required that demonstrates compliance with City Code 22-187, General Landscaping Requirements.

3. A Lighting Plan will be required that demonstrates compliance with City Code 22-60(j)(1)(d).

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by September 28, 2018 to advance to the September Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Restaurant (2COP) – 1409 Delaware Avenue
Waiver of Distance - TRC No. 18-08000002

RECEIVED
SEP 18 2018
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : September 11, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 6, 2018:

- [x] Waiver of Distance Application
- [ ] Conceptual Engineering Plans
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Waiver of Distance
- [ ] Building Permit
- [ ] C/O

NOTE: This approval does not include any approvals for parking lot modifications nor does it include the review of potential roadway impacts. Any changes to the existing parking lot or an increase in traffic volume to the adjacent roadways existing will require a separate approval complete with a plan depicting the proposed modifications and a traffic study.

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.

JRA/TST/dhr
Q:\ENGINEERING\Site Development Projects\Addresses\1409 Delaware Ave\Waiver of Distance Approval - 091118.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: September 20, 2018
Property Address: 1409 Delaware Ave. – Waiver of Distance – 2 COP License
Property Name:
Project Name:
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: 9/19/18

September 14th, 2018

Project: **Waiver of Distance 1409 Delaware Avenue**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

1) 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