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

CITY COMMISSION AGENDA

Regular Meeting - Monday, September 16, 2019 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Brian Jemison, Common Vineyard Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the August 19, 2019 regular meeting.

6. **PROCLAMATIONS**

   a. Constitution Week Proclamation being received by Linda Gallup of Cora Stickney Harper Chapter National Society Daughters of the American Revolution.

   b. Suicide Prevention Awareness Month Proclamation being received by Deb Dreher of New Horizons of the Treasure Coast.

   c. Hunger Action Month Proclamation being received by Tammey Pierce and Kenneth Randolfi of the Treausure Coast Food Bank.

7. **LETTERS TO COMMISSION**

   a. Compilation of thank you notes from residents and media in appreciation of Shyanne Helms, Communications + Economic Development Manager's daily hurricane advisories.

   b. Letter from Hazel Hoylman, In the Image of Christ, thanking Sheila Wise, Reporting and Grant Specialist for her assistance, which greatly improved their intake and distribution documentation.

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of SHI for Microsoft Enterprise Renewal in the amount of $62,902.84.

b. Request to reduce code enforcement lien in the amount of $236,440.00 against 1611 N 13th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-512-0072-000-3, previously owned by Idella B. Forbes (EST), P. O. Box 1284, Fort Pierce, FL 34954 and currently owned by Michael & Anthony Siena, East Coast Property Associates LLC, 17893 N 88th Road, Loxahatchee, FL 33470 to $1,800.00 payable in 30 days from date of City Commission meeting and approval.

c. Approve grant award for Tiffanie Grant, owner of Kingdom Kreations by Tiffanie LLC, in the amount of $9337.64, as an eligible recipient under the City of Fort Pierce Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

d. Approve the Memorandum of Understanding between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office for a Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds to divide the 2019 funds in the total amount of $41,135 to be shared equally between the City of Fort Pierce and St. Lucie County Sheriff's office ($20,567.50 for each agency) for agency technology improvements.

e. Approve award of the City Hall Parking Garage Restoration construction contract to the low bidder, Matcon Construction Services, Inc., in an amount not to exceed $383,821.00.

f. Approval of a Site Plan extension with Development Review & Design Review for the Fresh Wind Fresh Fire Church located at 400 North 26th Street. The new expiration date would be June 4, 2020.

12. **PUBLIC HEARINGS**

a. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

b. Public Hearing on the proposed increase of $15.00 to the Stormwater Utility Assessment Fee.

c. Ordinance 19-038 Levying and collecting taxes for Fiscal Year beginning October 1, 2019 and Ending September 30, 2020, adopting Final Millage Rate. FIRST READING

d. Ordinance 19-039 Adopting a Final Budget for Fiscal Year 2020, beginning October 1, 2019 and ending September 30, 2020. FIRST READING

e. Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance for Beer and Wine Consumption, submitted by Robert Musser, to open a new restaurant with 2COP Alcoholic Beverages License at 1126 Colonnades Drive, Fort Pierce, Florida. The property is zoned Tourist Commercial (C-5), Parcel ID: 2401-501-0331-220-2.

f. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Commonwealth Multi-Properties USA Inc. and Applicant, Architectonic Inc. - Mike Menard, to operate an Arcade Amusement Center with 65 machines at 3220 S. US Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3) and has a Parcel ID of 2427-123-0013-040-1.

g. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Premier Hospitality, Inc, & applicant/representative Richard Laventure of Laventure & Associates, Inc to subdivide 5.79 acres of land into three parcels at or near 6505 Metal Drive in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2324-341-0002-000-3.

h. Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, Premier Hospitality, Inc, and the applicant/representative, Richard Laventure, of Laventure & Associates, Inc to construct a 58,083 square foot, four-story, 95 room Hotel at 6505 Metal Drive, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2402-501-0001-010-8.

i. Quasi-Judicial Hearing - Ordinance 19-040 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Rezoning eight properties generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from General Commercial (C-3) and Medium Density Residential (R-4) to Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date (First Reading).

j. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Preliminary Plat), submitted by property owner, Neill Farms FP, LLC and the applicant/representative, Brian Nolan, of Lucido & Associates, to subdivide 74.19 acres of land (eight parcels) into one parcel at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The properties are zoned General Commercial(C-3) (two parcels) and Medium Density Residential (R-4) (six parcels). Parcel ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

k. Quasi-Judicial Hearing - Ordinance 19-041 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; Rezoning property generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road from St. Lucie County Industrial Heavy (IH) to City of Fort Pierce Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date.

l. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, D.S.E. Holdings, Inc, & applicant/representative Emily O'Mahoney of 2GHO, Inc to subdivide 52.00 acres of land between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road in Fort Pierce, FL. The property is zoned St. Lucie County IH, Industrial Heavy. Parcel ID: 2432-123-0001-000-8.

13. **CITY COMMISSION**

a. Submittal of applications to serve on the Fort Pierce Utilities Authority.

b. Submittal of applications to serve on the Parks Advisory Committee

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

Meeting Date: 09/16/2019

Re:

SUBJECT:

Approval of the minutes from the August 19, 2019 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 08/28/2019 04:39 PM

Final Approval Date: 09/09/2019

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON **MONDAY, AUGUST 19, 2019.**

1. CALL TO ORDER

Mayor Hudson called the August 19, 2019 meeting to order at 6:30 pm.

2. OPENING PRAYER - Reverend Canon Christopher Brathwaite, St. Andrews Episcopal Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

5. APPROVAL OF MINUTES

a. Approval of minutes from the August 5, 2019 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the August 05, 2019 regular meeting.

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

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

a. Letter from Annie Huff-Hoskins and Gary Hoskins commending Detective Jesse Streeter for his compassion, empathy and extreme diligence while conducting the investigation of their granddaughter's injury.

b. Letter from Dan Bradley commending Officer Brandon Adkins for going over and beyond the call of duty and for his patience, demeanor and care shown for the elderly neighbors while handling a situation.

c. Letter from Rhea-Lyn Gerstenkorn, President, Florida Crime and Intelligence Analyst Association, Inc., in appreciation of Crime Analyst April Lee's hard work as a volunteer member of the Conference Committee.

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

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to set the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. World Changers Presentation

Ms. Caleta Scott, Grants Administration Manager, provided an overview of World Changer's Week which was held June 24 – June 28, 2019. The City of Fort Pierce has had a 20-year partnership with the World Changers Organization. This program is made possible through the Community Development Block Grant for Neighborhood Stabilization. The grant provided for paint, paint supplies, repair materials, food and supplies for the World Changer's volunteers and lodging at the City of Fort Pierce Rec Center. The World Changer's organization provided high school and college students who have volunteered their time and efforts to paint, clean and repair nine homes in our community as well as delivering, stocking and sorting groceries for United Against Poverty. Each of these student volunteers connected with the homeowners and our community. Ms. Scott introduced Joel and Dawn Dramis who are the local World Changers Directors. Mr. Joel Dramis expressed his gratitude to the City of Fort Pierce and the Fort Pierce Community for its continued support of this wonderful organization. Mr. Dramis gave an overview of the program and its history with the City of Fort Pierce.

b. Third Quarter Financial Report

Johnna Morris, Director of Finance, provided an update on the General Fund third quarter.

11. CONSENT AGENDA

a. Approval of Loan Agreement with the Fort Pierce Women's Club to house original A.E. Backus paintings in City Hall and at the Fort Pierce Police Department.

b. Approve the award of Sunrise Theatre Catering Services RFP 2019-017 to Annie's Mobile Catering; contract is valid from October 1, 2019 to September 30, 2020, with two additional optional years.

c. Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County for the installation of bus stop stations at various transit stops throughout the City of Fort Pierce.

Mayor Hudson pulled item 11b for discussion.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve items 11a and 11c.

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

Passed

Regarding item 11b., Mayor Hudson has received inquiries regarding the ranking system for the Sunrise Theatre Catering Services RFP 2019-017 award and would like clarification. Sharon Engle, Executive Director of the Sunrise Theatre, stated for each proposal, the committee assigned a point value for the specific evaluation criteria. Price was the primary factor as well as the caterer's time availability and being on-site. One submitter did not provide mandatory requirements for the RFP, the application was incomplete, and they were not considered.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 11b.

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

Passed

12. PUBLIC HEARINGS

a. Public Hearing and Resolution 19-R39 - TEFRA Hearing for St. James Christian Academy request to issue tax exempt private activity bonds to be used to acquire the Virginia College Campus in Fort Pierce, FL as required under the Internal Revenue Code.

This Public Hearing is required for the issuance of bonds. City Clerk Linda Cox introduced the resolution, read by title only into the record

RESOLUTION NO. 19- R39
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING THE ISSUANCE OF NOT EXCEEDING $8,500,000 PUBLIC FINANCE AUTHORITY EDUCATIONAL FACILITIES REVENUE BONDS (ST. JAMES CHRISTIAN ACADEMY, INC. PROJECT) WITHIN THE MEANING OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND SECTION 66.0304(11)(a) OF THE WISCONSIN STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Jason Mitner of St. James Christian Academy, Inc. discussed the plans and vision for St. James Christian Academy which is a fully accredited pre-school through 12th grade school with a current enrollment of 800 students. They offer a traditional education with modern techniques. Their mission is to raise up young people to become future leaders of our community, state and nation. St. James Academy offers classes designed to help children intellectually, socially and spiritually. Mr. Mitner gave a history of the Academy, explained the partnership with Indian River State College and Synergy. St. James Academy is requesting the City Commission's approval to issue tax exempt private activity bonds for use to acquire the Virginia College Campus in Fort Pierce. The bonds will be issued to pay for the purchase cost of the facility and are not a financial obligation of the City of Fort Pierce, St. Lucie County or the State of Florida. Repayment is based solely on the financial resources and pledge of payments by St. James Christian Academy.

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

City Attorney Peter Sweeney clarified that after reviewing this request with outside bond counsel, this request for a public hearing is requirement for St. James Academy's application for these bonds. The local municipality where the school is located is required to provide a public forum for discussion. There is no financial obligation on the part of the City of Fort Pierce.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution 19-R39.

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

Passed

b. Legislative Hearing - Ordinance 19-033 - An Ordinance amending the City's Comprehensive Plan pursuant to the Evaluation and Appraisal Review based amendments. FIRST READING

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

ORDINANCE 19-033
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW BASED AMENDMENTS; TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT INCLUDING A COASTAL HIGH HAZARD AREA MAP, HOUSING ELEMENT, RECREATIONAL AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, PUBLIC FACILITIES MANAGEMENT ELEMENT, AND THE PUBLIC SCHOOLS FACILITIES ELEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mr. Chris Dougherty, AICP Planner/GIS Specialist of S&ME, Inc., provided an overview for the required transmittal hearing for the evaluation and appraisal review of the City of Fort Pierce's Comprehensive Plan. Mr. Dougherty discussed the purpose of the Comprehensive Plan and provided a matrix of the proposed changes. Mr. Dougherty went on to explain legislation and legislative changes. Mr. Dougherty highlighted some of the proposed changes which include general changes, the future land use, transportation infrastructure, conservation, and coastal management elements. Other areas discussed were the housing, recreation and open space elements, intergovernmental coordination, capital improvements, public facilities, and public school elements. Mr. Dougherty discussed coastal mapping, the updated CHHA, outlined existing land use within the coastal area, FEMA flood zones, surge zones and future land use within the coastal area. There is no proposal for land use changes or land use designation. They have made only the minimum statutory changes required to

the existing Comprehensive Plan for compliance.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance 19-033.

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

Passed

c. Legislative Hearing - Ordinance 19-034 Text Amendment 22-22 - An ordinance amending the code of ordinances of the City of Fort Pierce, Florida Chapter 22, Article III, Section 22-22, amending the use table to allow limited vehicle repair and general vehicle repair uses to be allowed by right in lieu of requiring a conditional use approval; amending the use table by creating a new use category “marine-related repair” and providing for its allowance in certain zoning districts.

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

ORDINANCE NO. 19-034
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 22, ARTICLE III, SECTION 22-22, AMENDING THE USE TABLE TO ALLOW LIMITED VEHICLE REPAIR AND GENERAL VEHICLE REPAIR USES TO BE ALLOWED BY RIGHT IN LIEU OF REQUIRING A CONDITIONAL USE APPROVAL; AMENDING THE USE TABLE BY CREATING A NEW USE CATEGORY “MARINE-RELATED REPAIR” AND PROVIDING FOR ITS ALLOWANCE IN CERTAIN ZONING DISTRICTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mr. Vennis Gilmore, Planning Analyst, provided an overview for this text amendment. Staff recommends that the City Commission approve the proposed Amendment to Section 22-22, Allowed Uses.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Ordinance 19-034 text amendment as presented.

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

Passed

d. Legislative Hearing - Ordinance 19-035 FLUMA - an application submitted by the property owner, Yo No Se LLC, and representative, Darren Guettler, P.E of Velcon Engineering & Surveying, LLC for a Future Land Use Map Amendment for one (1) parcel of land, 1.19 acres in total, to change the Future Land Use Designation, within the Comprehensive Plan, from RM, Medium Density Residential to GC, General Commercial. Said Parcel is generally located south of Ohio Avenue & 417 ft. west of South US Highway 1, Ft. Pierce, FL. 34950. FIRST READING

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

ORDINANCE NO. 19-035
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT PARCEL ID: 2415-312-0001-010-8, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mr. Vennis Gilmore, Planning Analyst, provided an overview of the proposed Ordinance 19-035 future land use amendment. Staff recommends approval of the land use change from RM, medium density residential to GC, general commercial. This proposed change is consistent with Section 22-131 of the City Code and the Comprehensive Plan. This proposed change does not adversely affect the public health, safety, convenience and

general welfare of the public.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance 19-035 text amendment as presented.

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

Passed

e. Quasi-Judicial Hearing - Ordinance 19-036 Rezoning the property generally located at PARCEL ID: 2415-312-0001-010-8, from R-4, Medium Density Residential Zone, TO C-3, General Commercial Zone. FIRST READING

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

ORDINANCE NO. 19-036
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY LOCATED AT PARCEL ID: 2415-312-0001-010-8, FROM R-4, MEDIUM DENSITY RESIDENTIAL ZONE, TO C-3, GENERAL COMMERCIAL ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Mayor Linda Hudson asked all present to listen carefully to what City Attorney, Peter Sweeney, would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve as both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies, and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.

Mayor Linda Hudson opened the public hearing.

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

Staff presentation: Mr. Vennis Gilmore, Planning Analyst, provided an overview of the proposed Ordinance 19-036 rezoning of the property from R-4 Medium Density Residential, to C-3 General Commercial. Mr. Gilmore provided a map of the subject location and surrounding parcels. Commercial developments are more suited for a commercial zoning district than a residential zoning district. The proposal is consistent with the City Code and Comprehensive Plan. This proposal does not adversely affect the public health, safety, convenience and general welfare of the public. Staff recommends approval of the request.

Commission questions for Staff: None

Applicant presentation: None

Public comment: None

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 19-036.

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

Passed

f. Quasi-Judicial Hearing - Ordinance 19-037 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales on property generally located at 835 Seaway Drive; providing for a severability clause; repealing all Ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

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

ORDINANCE NO. 19-037
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Hudson asked City Attorney, Peter Sweeney, to read Quasi-Judicial Hearing procedures as they apply to this hearing tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the Commission that the City Commission serves both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies, and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll.

Commissioner Alexander – Yes, with owner and representatives of adjacent residents.
Commissioner Johnson – Yes, with owner, applicant, developer and adjacent residents.
Commissioner Perona – Yes, with residents, past commissioners, as well as many others
Commissioner Sessions – Yes, with developer and residents, and has viewed property personally.
Mayor Hudson – Yes, met with and phone conversations with constituents, emails, watched planning board meeting.

Mayor Hudson opened the public hearing.

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

forward to testify.

Staff presentation: Mr. Brandon Creagan, Planner, provided an overview of Ordinance 19-037, modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales generally located at 835 Seaway Drive. Staff recommends approval of the major amendment to PD with design review approval to construct at 5,625 square foot fueling station and a major amendment to PD to add a fueling station as permitted use with four conditions for the following two reasons: The area where the fueling station will be located is designated as commercial space and the proposed development is a commercial use; and, the project is consistent with the City of Fort Pierce's Land Development Code and Comprehensive Plan.

Mr. Creagan presented the proposed site plan with a shared full access driveway to be shared between Cumberland Farms and Harbour Cay Shops that was recently approved. A four-fifths vote is required by the City Commission because more than 20% of property owners within 500 feet were in opposition. The Planning Board at their July meeting voted to recommend approval of this request.
Staff recommends that the City Commission approve the plan as presented with the four (4) conditions:

1) Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180;
2) A revised Landscape Plan shall be submitted which addresses all inconsistencies. Provide additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen;
3) A revised Photometric Survey shall be submitted which addresses the inconsistencies with the Calculation Summary table;
4) Prior to the issuance of a site work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17 access easement.

Commissioners had questions for staff and requested clarification regarding square footage; landscape requirements on the frontage; storm water drainage system; motor vehicle turn access; and pedestrian access.

Applicant had no questions for staff.

Intervenor, Mr. Keith Madsen, sworn, asked staff about traffic analysis for weekend peak periods; and, in the event of an environmental incident would a claim be made against a foreign corporation and require international legal expertise.

No follow-up questions by Commissioners of Staff. Staff was excused.

Applicant Presentation: Applicant representative, Mr. Mel Scott, sworn, provided testimony on land use compatibility and code compliance/consistency. Applicant is seeking approval for a state-of-the-art convenience store with an additional 1,675 square feet and fueling island. Mr. Scott provide a brief history of Harbour Isle at Hutchinson Island. Mr. Scott provided testimony regarding the site design how underground storage tanks were shifted away from adjacent residential homes; deliveries will occur in front, never from the rear; increased landscaping along existing privacy wall to achieve the 100% opaque condition; color schemes and architecture to be consistent with Harbour Cay shops and Harbour Isle. Mr. Scott further stated that additional security cameras around the perimeter would be installed; three stormceptor devices to capture runoff particulates and advanced site lighting which achieves 0 foot-candles at property line.

Applicant representative, Mr. Shaun MacKenzie, sworn, provided testimony regarding detailed traffic flow in and out of the site; safety and FDOT compliance; Seaway Drive level of service (LOS) standards acceptability; and the traffic flow and design per FDOT standards.

Applicant representative, Robert Coluccio, sworn, provided testimony regarding "stormceptor" innovations as well as environmental protections meeting or exceeding State and Federal standards for underground petroleum storage; but specifically the storm water interceptors or "stormceptors" at each catch basin; and design of the underground storage tank system.

Applicant representative, Jeff Lucas, sworn, provided testimony regarding engineering and design of the stormceptors, site layout and location.

Commissioners had questions for the Applicants and requested clarification regarding the drainage, storm water system, stormceptors, routine maintenance of the storm water systems, locations chosen for the stormceptors, status of the current proposed location of stormceptors, traffic flow clarification, the traffic data and location, landscape buffer maintenance.

Staff had no questions for the Applicant.

Intervenor, Keith Madsen, sworn, asked the Applicant if they have been taken over by a company from Great Britain, Euro Garages Limited. Applicant, Rick Lauder, sworn, Cumberland Farms Regional Manager for the State of Florida responded that Cumberland Farms is currently a family owned business. Cumberland Farms has sought a majority owner and is entering into an agreement with a corporate parent but it has not been finalized. As of today, Cumberland Farms is still a family-owned business. Mr. Madsen also asked the Applicant if the traffic analysis was done during true peak times, weekends and seasonal for this site. Applicant, Mr. Shaun MacKenzie, sworn responded that they followed the City's code which requires analysis during peak hours during AM and PM but does not include the weekends. Mr. Madsen inquired as to why certain intersections were not included in the study. Mr. MacKenzie responded that the intersection of Seaway and the entrance to Harbour Isle is not considered a major intersection, that it is a driveway into a large development, nor is the intersection of Seaway with Binney Drive a major intersection, neither are signalized. The code only calls for analysis of major intersections. Mr. Madsen asked for clarification on the driveways and Mr. MacKenzie responded that there is one outbound-only driveway and one full access in/out driveway.

Commissioners had no questions for the Applicant and Applicant was excused.

Intervenor Presentation: Intervenor, Robert Malatesto, sworn, stated that the approval of the proposed Ordinance will be deemed a hazard by the Federal Government. According to the HUD handbook if the subject property line is located within 300 feet of a subsurface storage tank with a capacity of 1,000 gallons or more of flammable material, then the property is ineligible for FHA Insurance. Mr. Malatesto stated that no FHA mortgages or FHA insurance will be allowed and feels that property values will decline.

Intervenor, Keith Madsen, sworn, briefly provided his background. Mr. Madsen provided a comparison between the existing location and proposed new location regarding driveways, square footage and products to be sold. Mr. Madsen provided a comparison between the proposed new location and various current existing locations in Florida for ingress/egress driveway access.

Intervenor representative, Mr. Mohsen Salehi, sworn, briefly provided his background. Mr. Salehi discussed traffic implications for pedestrian, bicycle, auto and truck. Mr. Salehi provided some traffic statistics. He also discussed driveway conflicts for the proposed location as well as unapproved shortcuts by vehicles. Mr. Salehi offered statistics on traffic for a medical office location. Mr. Salehi feels there are inconsistencies with the Comprehensive Plan, Transportation and the Land Development Code that should be considered with this proposal against the traffic analysis.

Commissioners had no questions for the Interveners.
Staff had no questions for the Interveners.

Applicant asked the Intervenor if they were aware there is no proposal for a medical office; that the City nor County have not adapted the TPO methodology for traffic counts. The Applicant pointed out that the traffic count statistic was taken at the end of the South Bridge, prior to the park entrance and prior to where vehicles turn into the marina.

Commissioner had no questions for the Interveners. Interveners were excused.

Mayor Hudson opened the hearing for public comment.

Jules Steinor, sworn – opposed
Ann Marie Bode, sworn – opposed
Rob Robertson, sworn – opposed
Tracy Newman, sworn – opposed

Seeing no one else, Mayor Hudson closed the hearing for public comments.

Applicant Mel Scott, sworn, gave a closing statement. Mr. Scott thanked the City of Fort Pierce for its thoroughness and citizens of Fort Pierce for civility and sincerity of this process. Mr. Scott expressed that this commercial designated parcel development will bring goods and services not otherwise available within a reasonable distance. Mr. Scott reiterated that this proposal brings a brand new, state-of-the-art development with advanced safety features, enhanced environmental protections and replacing a 24-year-old aging establishment.

Intervenor, Keith Madsen, sworn, gave a closing statement. Mr. Madsen stated there is a single left westbound exit-only driveway. He is concerned with trucks, trailers, RV's, and

boats on trailers trapping westbound customers in the site. He is afraid the drivers will get frustrated and that will cause them to make bad driving decisions. Mr. Madsen said the FDOT rating for this road is F for failure. Mr. Madsen said the existing location is fine.

Staff, Rebeca Guerra, Interim Planning Director said staff recommends approval of the proposed PD Amendment subject to the four conditions of approval as outlined earlier.

Applicant Mel Scott, sworn, the vehicles described, the cars, the trucks, the trailers, boats on trailers are already in this community. They will be better served by a state-of-the-art facility.

Mayor Hudson announced that public participation is closed and now is the time for Commission deliberation.

Commissioner Alexander stated he was part of the process to approve the Harbour Isle Development despite the outpouring of objections by residents. Commissioner Alexander will not stand in the way of progress. Commissioner Alexander stated the round-about does have a speed issue. This proposed location has been vacant for too many years.

Mayor Hudson has concerns with the traffic configuration for the egress and the sharing of the driveway with the shops causing a traffic jam inside the parking lot. Other concerns have been answered well. Mayor Hudson feels the current location is more favorable and would have preferred the proposed site improvements been done to the current location.

Commissioner Perona said environmental issues were addressed appropriately. The site has a history of being commercial even before the Harbour Isle development. The site could have been a grocery store, bar or nightclub, etc., all having the same traffic and noise concerns. Cumberland Farms addressed all areas of concern well especially the safety and environmental issues. Commissioner Perona is also concerned with traffic flow and traffic with Harbour Cay shops. Commissioner Perona prefers a rear access be added into Harbour Isle as originally approved.

Commissioner Johnson said many environmental, flood, site and safety concerns have been addressed by the Applicant. Commissioner Johnson is also concerned with the traffic, and concerned with the increased square footage.

Commissioner Sessions remembers when Harbour Isle was approved. It was standing room only in opposition for the same reasons being stated tonight. Growth will dictate upgrading for growth and accommodating that growth. From a safety and environmental standpoint the new Cumberland Farms is superior to the existing location. Commissioner Sessions has concerns about the traffic flow, but he had the same concerns back when Harbour Isle was approved. Progress is growth and growth is progress. This proposal is an upgrade to what we currently have.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance No. 19-037 with Staff recommendations.

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

Commissioner Sessions wanted to reiterate that the current location is ultra hazardous. The proposal puts the island in a much safer position. Commissioner Johnson said there are still what-if scenarios that are the unknown.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 19-037 with Staff recommendations, with the added condition of an ingress/egress to Harbour Isle Drive as it appeared on the original application.

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

Failed.

Motion was made by Commissioner Jeremiah Johnson, to disapprove the application as submitted. Being no Second, Mayor Linda Hudson passed the gavel to Commissioner Alexander and seconded the motion.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson

NAY: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions

Failed

Commission resumed discussion regarding traffic flow and safety, as well as the master drainage issue.
Mayor Hudson re-opened the hearing for questions by the Commission.

Commissioner Johnson had questions regarding drainage elements and the site plan. Mr. Craig Mason, sworn, Developer for Harbour Cay and on behalf of the Applicant addressed the Commission. Mr. Mason supports the idea for a rear entrance and exit to Harbour Cay Drive. Mr. Mel Scott, sworn, stated that they are willing to continue to proceed and refine and improve advanced innovative storm water design. Mr. Scott also offered to remove outside seating from the plan or add more pervious material. Mr. Craig Mason also stated that the parcel designated for the medical office only has access to Harbour Isle Drive. There is no access to Seaway Drive. FDOT will not allow because it is too close to the rotary. Mr. Mason suggested tying the three parcels together via easements to allow the plan to work. Harbour Cay has already planned for an internal connection to the Cumberland Farms parcel.

Intervenor, Mr. Keith Madsen, sworn said all of the technology and advanced safety features have been available to Cumberland Farms to improve their existing site. Mr. Madsen does not understand the size of the canopy. Mr. Madsen also dislikes the idea of using pavers. Mr. Malatesta stated there are 912 units accessing Harbour Isle Drive every day and has concerns about left turning vehicles. Harbour Isle Drive was not designed for the kind of traffic this will generate.

Mr. Jack Andrews, City Engineer, addressed the question regarding onsite storage capacity for the drainage system.

Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 19-037 with the following four Staff Recommendations:
1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180;
2. A revised Landscape Plan shall be submitted which addresses all inconsistencies. Provide additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen;
3. A revised Photometric Survey shall be submitted which addresses the inconsistencies with the Calculation Summary table;
4. Prior to the issuance of a site work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17 access easement.

Additionally, the City Commission requires the following conditions must be met:
1. Turning movements from Seaway Drive shall be right in and right out only;
2. To reinstate the rear driveway connection to Harbour Isle Drive incorporating a shared access agreement with all three parcel owners;
3. Increasing onsite storage to capacity to double the industry standard to 1” as approved by the City Engineer during the permit application;
4. The addition of pervious pavers on site utilized in the areas advantageous for storage but also by count, 13 parking spaces adjacent to Harbour Isle on the south, and the spaces adjacent to the store on the east;

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

NAY: Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 19-R37 establishing the City of Fort Pierce Parks Advisory Committee.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.
RESOLUTION NO. 19-R37 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE CITY OF FORT PIERCE PARKS ADVISORY COMMITTEE; RESPONSIBILITIES OF THE COMMITTEE, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 19-R37.

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

Passed

b. Resolution 19-R38 Appointing a member to the Planning Board following a vote.

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

RESOLUTION NO. 19-R38
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.
City Clerk Linda Hudson distributed ballots to the Commissioners. Ballots were counted and the results of the vote are as follows:

Commissioner Alexander:	Marcia Baker
Commissioner Johnson:	Patricia Diaz
Commissioner Sessions:	Marcia Baker
Commissioner Perona:	Patricia Diaz
Mayor Hudson:	Patricia Diaz

Patricia Diaz will be the new appointee to the City Planning Board.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution 19-R38, appointing Patricia Diaz to the City Planning Board.

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

Passed

c. Resolution 19-R40, a resolution of the City Commission of the City of Fort Pierce, Florida, extending the boundaries of the Peacock Arts District, providing for an effective date.

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

RESOLUTION NO. 19-R40
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXTENDING THE PEACOCK ARTS DISTRICT BOUNDARIES, PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms gave an overview of the expansion of the Peacock Arts District. They are in the midst of doing several improvements, working with property owners as well as moving forward with the finalization of the lease for the former St. Anastasia building.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 19-R40, extending the Peacock Arts District.

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

Passed

14. COMMENTS FROM THE PUBLIC

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

None.

15. COMMENTS FROM THE CITY MANAGER

Mr. Mimms, City Manager is proud to say that staff is continuing to engage in community improvement and engagement. On August 31, 2019 there will be an annual awards show called Impact at the Sunrise Theatre.

16. COMMENTS FROM THE COMMISSION

There were no comments.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 11:54 PM.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 09/16/2019

Re: Constitution Week Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Constitution Week Proclamation being received by Linda Gallup of Cora Stickney Harper Chapter National Society Daughters of the American Revolution.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Constitution Week

Form Review

Form Started By: Miriam Garcia Started On: 09/10/2019 03:32 PM

Final Approval Date: 09/10/2019

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

WHEREAS, September 17, 2019, marks the 232nd anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

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

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 15th – 21st as Constitution Week.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of September 15 through September 21st, 2019 as:

"Constitution Week"

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of September 2019.

_____

MAYOR

City Commission Regular Meeting **6. b.**

Meeting Date: 09/16/2019

Re: Suicide Prevention Awareness Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Suicide Prevention Awareness Month Proclamation being received by Deb Dreher of New Horizons of the Treasure Coast.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Suicide Prevention Awareness Month

Form Review

Form Started By: Miriam Garcia Started On: 09/10/2019 03:14 PM

Final Approval Date: 09/10/2019

WHEREAS, September is National Suicide Prevention Awareness Month, which directs the public's attention to this public health epidemic that is destroying lives, families and even whole communities; and

WHEREAS, suicide is the second leading cause of death in the U.S. among individuals age 10 to 34 years old; and

WHEREAS, suicide is the fourth leading cause of death among individuals between the ages of 35 and 54; and

WHEREAS, suicide is the tenth leading cause of death overall in the U.S., claiming the lives of over 47,000 people; and

WHEREAS, suicide is an epidemic that may co-occur with depression; and depressions is being linked in more than 50 percent of suicides; and

WHEREAS, on average, there are 129 suicides a day or 1 every 11.11 minutes. In St. Lucie County, there were 55 suicides in 2018; and

WHEREAS, suicide is the only death that is 100% preventable. By offering the public education, data, support, and services that are available 24 hours a day, 7 days a week, we as a community have taken a step toward preventing another suicide by our residents; and therefore, we as a community are honored to be part of the healing process and we support services addressing mental illness and drug and alcohol addiction.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim September 2019 as:

"Suicide Prevention Awareness Month"

in the City of Fort Pierce and urge our residents to learn how they may help because Suicide Prevention is everyone's business.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of September 2019.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **6. c.**

Meeting Date: 09/16/2019

Re: Hunger Action Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Hunger Action Month Proclamation being received by Tammey Pierce and Kenneth Randolfi of the Treausure Coast Food Bank.

Attachments

Hunger Action Month

Form Review

Form Started By: Miriam Garcia Started On: 09/10/2019 03:46 PM

Final Approval Date: 09/10/2019

WHEREAS, hunger and poverty remain issues of grave concern in the United States, the State of Florida, the Treasure Coast, and the City of Fort Pierce, with 57,299 children and adults in St. Lucie County now categorized as food insecure; and

WHEREAS, the City of Fort Pierce is committed to taking steps to raise awareness about the need to combat hunger in every part of our City and to provide additional resources that the citizens of Fort Pierce need; and

WHEREAS, the City of Fort Pierce is committed to working with the Treasure Coast Food Bank in mobilizing people about the role and importance of food banks and other hunger relief organizations in addressing hunger and bringing attention to the need to devote more resources and attention to hunger issues; and

WHEREAS, food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 12, 2019 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim September 2019 as:

"Hunger Action Month"

in the City of Fort Pierce and call this observance to the attention of our citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of September, 2019.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 09/16/2019

Re: Hurricane Advisories

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Compilation of thank you notes from residents and media in appreciation of Shyanne Helms, Communications + Economic Development Manager's daily hurricane advisories.

Attachments

Thank You Notes Compilation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:20 AM

Form Started By: Jennifer Robinson Started On: 09/05/2019 11:20 AM

Final Approval Date: 09/10/2019

From: Barbara Amberg <barbara_amberg@yahoo.com>
Sent: Wednesday, September 4, 2019 6:29 PM
To: Shyanne Helms
Subject: Dorian Updates

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Just a quick note to thank you for the wonderful job you did on the Dorian updates. I own a condo in the Renaissance Bldg but live six months in NJ in the summer.
I felt like I was there -- you kept me (and plenty of others) informed about the status of my favorite town.
Thank you very much!

Barbara Amberg

Sent from Yahoo Mail on Android

From: DONALD RODRIGUE <rodriguedonald@comcast.net>
Sent: Wednesday, September 4, 2019 12:03 PM
To: Shyanne Helms
Subject: Hometown News needs post Dorian info Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.

Hi Ms. Helms: First of all, I wanted to thank you for all of your Hurricane Dorian advisories! It looked like #11 was sent before 3 a.m. one morning, so obviously you may have been burning the midnight oil.

I would like to write a post-Hurricane Dorian story and need to know if you and someone else in the city can provide me some stats.

First, I'd like to know how many hurricane shelters were open in the city and how many residents in total took refuge.

I'd also like to know if any of those were pet-friendly shelters, and if so, how many mascots took refuge with their owners.

As of this advisory, you stated that FPUA reported no outages. is this still accurate?

Since the city parking garage was at capacity due to evacuees, how many spaces in total were filled there?

Did the city pick up residents there and transport them to the shelters?

Do you know if anybody had to be rescued during the storm or could you direct me to who might have that info?

Was there any localized flooding in Fort Pierce or on Hutchinson Island?

Was the south bridge ever closed permanently or just to non-residents? (I know it apparently reopened to non-residents at 6 a.m. this morning)

Were there any damages to city facilities?

Thanks. My deadline is this coming weekend and I may have a couple more questions as they come to mind.

Donald Rodrigue

On September 4, 2019 at 10:49 AM Shyanne Helms <shelms@cityoffortpierce.com> wrote:

Post Dorian Advisory #1

City of Fort Pierce

September 4, 2019, 10:45 AM

Contact:

Shyanne Helms, shelms@cityoffortpierce.com

772.467.3034

Preliminary reports show that the City of Fort Pierce has fared exceptionally well in the wake of Hurricane Dorian. Our community has once again showed great resiliency in the face of uncertainty. We are Fort Pierce strong!

As Dorian journeys away from us, our thoughts turn to those most severely impacted.

Warnings/Watches

All warnings and watches for our area have been lifted as of 6:00 AM today.

Bridges

North and South Bridges are open to the public.

City Facilities

We are looking forward to welcoming the public back to City Hall and City facilities on Thursday, September 5.

Indian Hills Golf Course

Staff will be cleaning up debris today, followed by a complete mow of the course. Indian Hills will reopen to the public tomorrow, September 5 with normal business hours.

Fort Pierce City Marina

Fort Pierce City Marina fared extremely well and will reopen to the public on Thursday, September 5.

Public Works

Public Works crews are out today cleaning storm debris from city streets, right of ways, pedestrian accesses, parks and city facilities.

Solid Waste

Trash collection will resume normal service on Thursday, September 5. Normal household garbage and recycling collection will take place on the resident's next scheduled day. Residents with yard waste and storm debris should separate material in two piles along the right of way, not in the road.

Jetty Park

Jetty Park did not sustain major damage and is open to the public.

Parking Garage

The city's downtown parking garage is still at capacity; however, the garage is open for residents to remove their vehicles.

Power Outages

Fort Pierce Utilities Authority: At this moment, there are no reported power outages. If you experience an outage, please contact FPUA at 772-466-1600. Use the outage map at the following link to check your address and the status of an outage: www.fpua.com
On Wednesday, September 4, as FPUA works to resume normal operations, customers can contact FPUA Customer Service at 772-466-1600.

Florida Power & Light: According to the FPL Power Tracker, there are 11 FPL customers in St. Lucie County currently without power. To report an outage, visit: https://www.fpl.com/my-account/web-outage.html

USPS

Effective September 4, 2019, all post offices in the following 3-digit ZIP Codes are expected to resume normal operations: 334, 338, 339 and 349.

Schools

St. Lucie Public Schools and Indian River State College are expected to reopen on Thursday, September 5.

Shyanne Helms, MBA | Communications + Economic Development Manager

City Manager's Office | City of Fort Pierce

Phone: 772.467.3034 • Email: shelms@cityoffortpierce.com • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: McRoberts, Meghan <meghan.mcroberts@wptv.com>
Sent: Tuesday, September 3, 2019 9:24 AM
To: Shyanne Helms
Subject: Re: Hurricane Dorian Advisory 11

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Thank you for all of these updates- they've been super helpful!

Hope you're staying dry! 😬

Sent from my iPhone

On Sep 3, 2019, at 9:20 AM, Shyanne Helms <shelms@cityoffortpierce.com> wrote:

> **[EXTERNAL SENDER]**
> <Image-8.png>
> **Hurricane Dorian Advisory #11**
> Tuesday, September 3, 2019
> 8:30 AM
>
> Website: www.cityoffortpierce.com
> Facebook: http://www.facebook.com/ftpierce
> Public Information: (772) 460-HELP
>
> As of Tuesday at 8:30 AM, here is the latest information:
>
> Although we are out of the cone of uncertainty, St. Lucie County remains under Hurricane and Storm Surge Warnings. Slow-moving Dorian is beginning to move northwestward at about 1 mph, and a slightly faster motion toward the northwest or north-northwest is expected later today and tonight. Tropical storm force winds may be experienced throughout the day today.
>
> Emergency officials are urging residents to be patient. For your safety and the safety of first responders, please stay off the roads until after the storm passes. Avoid sightseeing**.**
>
> **Postal Service**
> US Postal Service has been suspended in the zip codes that start with these three digits: 321, 327, 328, 329, 334, 347 and 349.
>
> **Uber/Free Rides**
> Uber has suspended operations for for the Treasure Coast and Palm Beach County due to weather conditions. The decision also means the company will no longer offer free rides to emergency shelters.
>
> **Press Briefings**

The next St. Lucie County EOC press briefings will be at 12pm and 5pm today. Residents can view the briefings on the county's facebook page: https://facebook.com/StLucieGOV/

Evacuations
The mandatory evacuation for residents on North and South Hutchinson Island, those living in low-lying coastal areas, and manufactured homes is still in effect.

Law Enforcement checkpoints will be at both North and South Bridges are also still in effect. Law enforcement is there to verify anyone going onto Hutchinson Island is either a resident or business owner. FPPD has also activated a Alpha/Bravo shift system which will provide double the normal manpower to increase citywide patrols for our community's safety.

South Bridge
South Bridge will remain open only to Hutchinson Island residents and business-owners with proof of residency or ownership. While residents and business owners with identification may be allowed on to the Island at this time, South Bridge could be closed if conditions are deemed too dangerous to safely cross.

Barrier Island Reentry Program
Effective with the 2019 Hurricane Season, residents and property owners of both North and South Hutchinson Island will no longer need a Barrier Island Re-Entry Placard following evacuation for a hurricane. Once a storm has passed and county officials determine it is safe to access the barrier islands, residents and/or homeowners will be required to stop at the check-point and present two documents to justify their access. These documents include a utility bill, insurance declaration or property tax statement along with a government-issued photo identification. Visit the Sheriff's Office webpage for more information: https://www.stluciesheriff.com/197/Barrier-Island-Re-Entry-Program.

Fort Pierce Utilities Authority
FPUA is committed to restoring power to our customers quickly. Mutual aid crews have arrived and are staged to begin assisting FPUA crews with power restoration as soon as safely possible after the storm passes through our area. As we continue to experience intermittent effects from the outer bands of Hurricane Dorian, FPUA urges customers to remain vigilant and focus on safety before, during and after the storm. FPUA offers the following information and safety tips: https://www.fpua.com/Home/Communications/News.aspx?NewsId=154

Shelters
The following shelters remain open —
Special Needs Shelter:
Havert L. Fenn, 2000 Virginia Ave, Fort Pierce

Pet-Friendly Shelter:
Fort Pierce Westwood High School, 1801 Panther Lane, Fort Pierce

General Population Shelters:
Fort Pierce Central High School, 4104 S. 25th St., Fort Pierce
Lakewood Park Elementary, 7800 Indrio Rd., Fort Pierce
Treasure Coast High School, 1000 SW Darwin Blvd., Port St Lucie

For details on shelters, visit St. Lucie County's website:
https://www.stlucieco.gov/departments-services/a-z/public-safety/hurricane-dorian

As of 10 a.m. Monday, Sept. 2, St. Lucie County will no longer be able to provide transportation to shelters.

Public Information Helpline
Public Information Lines are open 24 hours per day until further notice at 772-460-HELP (4357). Please reserve 911 for emergency calls.

— Previous updates —

City Closures
City Hall and all city facilities will be closed to the public until further notice.

Meeting Cancellations
The following meetings have been cancelled:
September 3, 2019 City Commission Budget Hearing - CANCELLED
September 3, 2019 City Commission Regular Meeting - CANCELLED
September 3, 2019 FPRA Special Meeting - CANCELLED
September 6, 2019 Lincoln Park Business Expo - POSTPONED to September 27, 2019

Solid Waste
Residents are reminded to secure their trash and recycling carts before the storm. They can become projectiles. Sanitation services including debris removal and garbage pickup have been suspended. Please do not leave out any trash, garbage, and debris at the curb, it will not be picked up before the storm.

Parking Garage
The city's downtown parking garage is now closed. Please do not enter the garage, it is full.

Public Schools
All County public schools will be closed until further notice, this includes Tuesday and Wednesday.

Fort Pierce City Marina
Water and power has been shut off at Fort Pierce City Marina as a safety precaution.

Communications
We are committed to keeping our residents safe and informed - all public notices will be provided on the city's website at www.cityoffortpierce.com, social media channels and Fort Pierce TV Channel 27. Residents are also urged to sign up for St. Lucie County's Alert St. Lucie program to get emergency notifications sent directly to their phone, email or text:
www.stlucieco.gov/Alert
Residents can subscribe to receive updates through the "Weather Alert" feed dedicated to sharing information regarding Hurricane Dorian on the city's website:

https://cityoffortpierce.com/AlertCenter.aspx?CID=Hurricane-Dorian-11. The City of Fort Pierce will send an AM and PM notices each day.

Shyanne Helms
Communications and Economic Development Manager
The Beautiful City of Fort Pierce
772.467.3034
Shelms@cityoffortpierce.com

Scripps Media, Inc., certifies that its advertising sales agreements do not discriminate on the basis of race or ethnicity. All advertising sales agreements contain nondiscrimination clauses.

From: Chris Morhardt <chris@pharusgroup.com>
Sent: Wednesday, September 4, 2019 8:39 AM
To: Shyanne Helms
Subject: Re: Hurricane Dorian Advisory 12

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Good Morning Shyanne,

Great job keeping everyone informed and updated during the storm!!

Chris

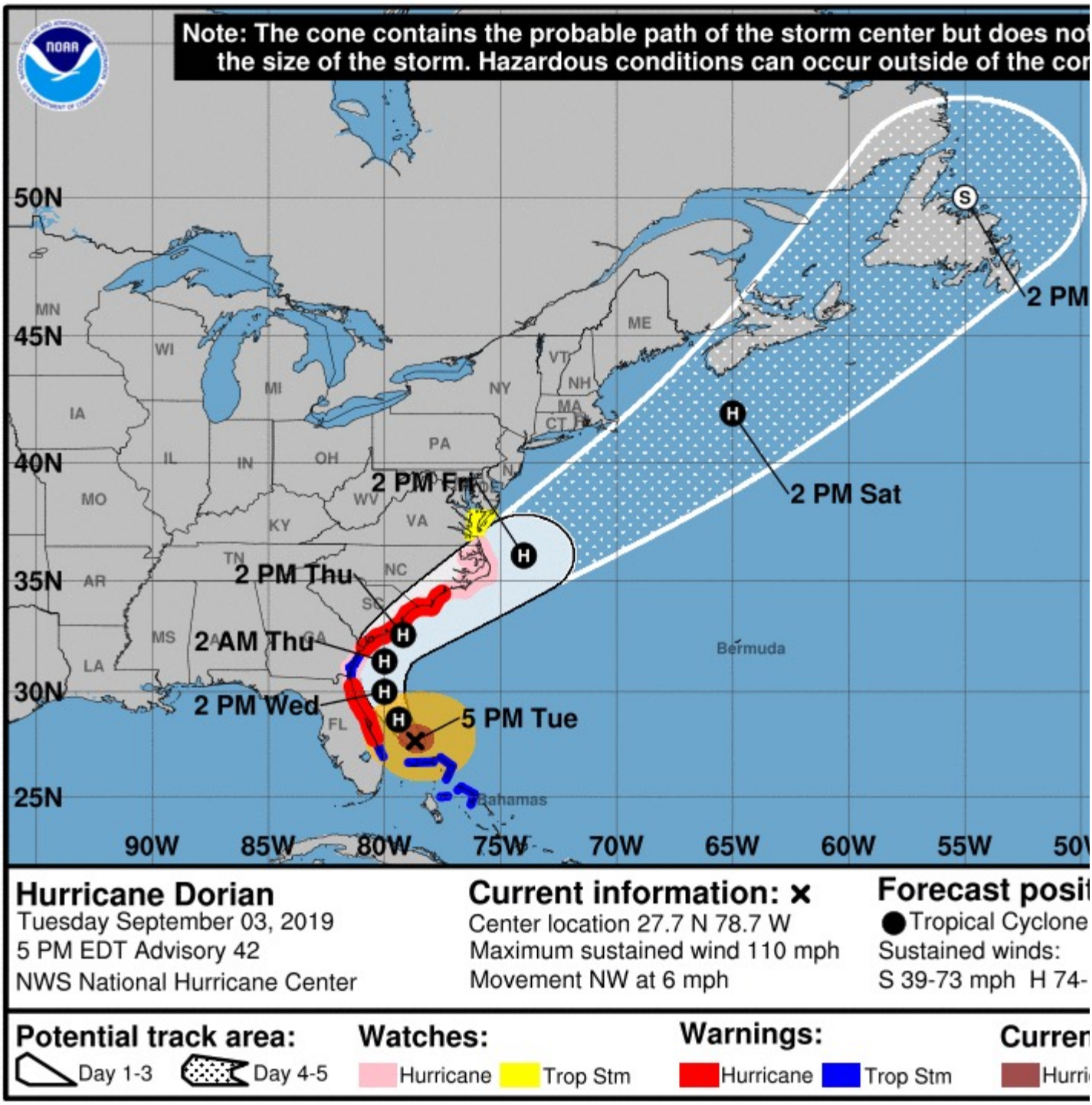
Sincerely,
Christopher Morhardt
President

Pharus Group, LLC
240 NW Peacock Blvd. , Suite 302
Port St. Lucie, FL 34986

Main Office Tel. (772) 223-3344 x 101
Palm Beaches: (561) 228-5621
Orlando: (407) 608-5323
Sarasota / Bradenton: (941) 893-1255
Hayesville, North Carolina: (828) 415-3344
Fax: (772) 607-6644
Email: chris@pharusgroup.com

www.PharusGroup.com

From: Shyanne Helms <shelms@cityoffortpierce.com>
Sent: Tuesday, September 3, 2019 5:58 PM
Subject: Hurricane Dorian Advisory 12



Hurricane Dorian Advisory #12
Tuesday, September 3, 2019
5:30 PM

Website: www.cityoffortpierce.com
Facebook: www.facebook.com/ftpierce
Public Information: (772) 460-HELP (open until 8PM tonight)

As of Tuesday at 5:30 PM, here is the latest information:

The Hurricane Warning for St. Lucie County has been lifted as of 5:00 PM. St. Lucie County remains under a Tropical Storm Warning until 5:00 AM tomorrow.

Bridges
North and South Bridge will remain closed to the public until 6:00 AM Wednesday, September 4; however, the bridges are open to residents and business owners of North and South Hutchinson Island with proof of residency.

Shelters
St. Lucie County shelters began deactivation Tuesday afternoon, but will remain open until Wednesday, September 4.

Solid Waste
City of Fort Pierce solid waste services will resume as normal on Thursday, September 5. Be sure to take your garbage/recycling to the curb on your regularly scheduled pick up day. Please separate your vegetative debris from your regular garbage.

Parking Garage
The city's downtown parking garage is still at capacity; however, the barricades have been removed for those who evacuated to retrieve their vehicles.

City Facilities Reopening
City Hall and city facilities are expected to reopen to the public on Thursday, September 5.

Schools
St. Lucie Public Schools and Indian River State College are expected to reopen on Thursday, September 5.

— Previous updates —

Postal Service
US Postal Service has been suspended in the zip codes that start with these three digits: 321, 327, 328, 329, 334, 347 and 349. Visit USPS website for updates: https://about.usps.com/newsroom/service-alerts/weather-updates-residential.htm

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772.467.3034
Shelms@cityoffortpierce.com

From: Marie Merullo <merullomt2@yahoo.com>
Sent: Wednesday, September 4, 2019 12:19 PM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Great job! The communications were outstanding!
We love Fort Pierce!
Marie Merullo

Sent from my iPad

On Sep 4, 2019, at 10:48 AM, Shyanne Helms <shelms@cityoffortpierce.com> wrote:

Post Dorian Advisory #1

City of Fort Pierce
September 4, 2019, 10:45 AM

Contact:
Shyanne Helms, shelms@cityoffortpierce.com
772.467.3034

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Warnings/Watches
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Public Works

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Power Outages
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Shyanne Helms, MBA | Communications + Economic Development Manager
City Manager's Office | City of Fort Pierce
Phone: 772.467.3034 • Email: shelms@cityoffortpierce.com • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey
<image001.png>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

<Post Dorian September 4 2019.JPG>

From: Judy S Keck <jsknana47@gmail.com>
Sent: Wednesday, September 4, 2019 11:30 AM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Very grateful for all the updates
Judy Keck

On Wed, Sep 4, 2019 at 10:48 AM Shyanne Helms <shelms@cityoffortpierce.com> wrote:

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City of Fort Pierce

September 4, 2019, 10:45 AM

Contact:

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Phone: 772.467.3034 • Email: shelms@cityoffortpierce.com • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: John Pumphrey <john.pumphrey1963@gmail.com>
Sent: Wednesday, September 4, 2019 10:57 AM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1
Attachments: image001.png

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Thank you! Nice sharing of information before and after Dorian JOB WELL DONE.

On Wed, Sep 4, 2019, 10:48 AM Shyanne Helms <shelms@cityoffortpierce.com> wrote:

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City of Fort Pierce

September 4, 2019, 10:45 AM

Contact:

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"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Linda Nelson <lindanel2001@yahoo.com>
Sent: Wednesday, September 4, 2019 10:53 AM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Great job of keeping everyone informed!!!

Linda Nelson

On Wednesday, September 4, 2019, 10:50:37 AM EDT, Shyanne Helms <shelms@cityoffortpierce.com> wrote:

Post Dorian Advisory #1

City of Fort Pierce

September 4, 2019, 10:45 AM

Contact:

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THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Gina Bexley <ginabexley1@gmail.com>
Sent: Wednesday, September 4, 2019 10:50 AM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Thanks so much for the update! It's tough to be of of town when these things hit and the not knowing.

Thanks!

Gina Bexley, Licensed Admin Asst - Realtor
The #1 Team In Highlands County
RE/MAX Realty Plus
809 US 27 South
Sebring, Fl 33870
Off: 863.385.0077 Ext 208
Fax: 863-385-5897
https://joinremax.com/cboring

"It Never Hurts To Know"



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City of Fort Pierce

September 4, 2019, 10:45 AM

Contact:

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THE SUNRISE CITY FORT PIERCE Florida

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From: Susan Bishop <hewlett.bishop@comcast.net>
Sent: Wednesday, September 4, 2019 1:05 PM
To: Shyanne Helms
Subject: Re: Post Dorian Advisory 1

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
Thank you for the great job you did in keeping all of the residents and property owners informed and updated. We love Ft. Pierce ! Susan Bishop

Sent from my iPad

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September 4, 2019, 10:45 AM

Contact:
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<image001.png>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

<Post Dorian September 4 2019.JPG>

From: Nancy Moore <moreplants@hotmail.com>
Sent: Wednesday, September 4, 2019 11:46 AM
To: Shyanne Helms
Subject: Thank you!

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.
These updates have been VERY helpful as I evacuated to Central Florida and the news media here stops coverage at about Sebastian to the south.

We were also pleased to hear Mayor Linda Hudson on NPR over the weekend, or was it this week?? Have kind of lost track of the days...

Thanks again for the information!

Nancy Moore
2003 Mimosa Ave
Ft Pierce, FL 34949
moreplants@hotmail.com
cell 407-497-5623

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

Meeting Date: 09/16/2019

Re: Letter from Hazel Hoylman

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Hazel Hoylman, In the Image of Christ, thanking Sheila Wise, Reporting and Grant Specialist for her assistance, which greatly improved their intake and distribution documentation.

Attachments

Letter from Hazel Hoylman

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:21 AM

Form Started By: Jennifer Robinson Started On: 09/06/2019 04:39 PM

Final Approval Date: 09/10/2019

In the Image of Christ, Inc. Food Pantry Report
September 4, 2019

With the wonderful support of the City of Fort Pierce Public Service Grant, and the guidance of Sheila Wise (Reporting and Grant Specialist), In the Image of Christ's Food Pantry was able to feed over 5000 residents (over 20,000 meals); including over 2000 youth, 750 seniors, and 200 military veterans during this four month (May, 2019 to August, 2019) funding period.

With Mrs. Wise's assistance, our intake and distribution documentation has greatly improved. We were able to expend all the grant funds (except for 84 cents). These funds greatly helped our food pantry remain stocked for the benefit of the entire community.

Hazel Hoylman
In the Image of Christ
hhoylman@intheimageofchrist.org
772-461-7788

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

Meeting Date: 09/16/2019

Re: SHI Microsoft Enterprise Renewal

Submitted For: Devoshay Johnson, IT Manager, Information Technology

---

SUBJECT:

Approval of SHI for Microsoft Enterprise Renewal in the amount of $62,902.84.

SUMMARY:

SHI is a Single Source Vendor that provides continuing service for the Information Technology department. Renewing a completed 3 year maintenance agreement. 1st year of new 3 year maintenance agreement.

RECOMMENDATION:

Approve the purchase from SHI for Microsoft Enterprise Renewal in the amount of $62,902.84

ALTERNATIVES:

Do not approve the purchase.

RESPONSIBLE STAFF:

IT Manager

COORDINATED WITH:

City Manager

Emergency purchase approved by City Manager on 8/27/19.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2019

Account: SPLIT TRANSACTIONS

Amount: Differs

OTHER INFORMATION:

Cost breakdown by GL Code:
420-2902-524-4675 = $6,124.20
401-4100-575-4675 = $4,478.40
405-4500-572-4675 = $2,174.28
001-4504-572-4675 = $700.56
406-4600-575-4675 = $1,029.72
001-4002-519-4675 = $7,770.00
402-4200-534-4675 = $1,186.80
103-9000-554-4675 = $1,029.72

001-2500-513-4675 = $38,409.16

Total: $62,902.84

Attachments

SHI MS Enterprise Renewal
Memo from IT Manager

Form Review

Inbox	Reviewed By	Date
Information Technology	Devoshay Johnson	08/28/2019 04:48 PM
City Manager	Linda Cox	09/09/2019 01:26 PM
Finance Department	Johnna Morris	09/09/2019 04:18 PM
City Manager	Nick Mimms	09/10/2019 09:13 AM
Form Started By: Alma Juarez		Started On: 08/28/2019 01:32 PM
Final Approval Date: 09/10/2019		

Pricing Proposal
Quotation #: 17196312
Created On: May-28-2019
Valid Until: Aug-30-2019

City of Fort Pierce

DeVoshay Johnson
Florida 34950
United States
Phone: 7724673000
Fax:
Email: DJohnson@City-FtPierce.Com

Inside Account Manager

Shaina Chinchilla
290 Davidson Avenue
Somerset, NJ 08873
Phone: 800-543-0432
Fax: 732-868-6055
Email: Shaina_Chinchilla@shi.com

Click here to order this quote

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	CISSteDCCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 9GS-00135 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	16	$163.60	$2,617.60
2	CISSteStdCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 9GA-00313 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	16	$33.54	$536.64
3	WinSvrSTDCore ALNG SA MVL 2Lic CoreLic Microsoft - Part#: 9EM-00270 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	160	$18.00	$2,880.00
4	EntMobandSecE3Full GCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAA-10732 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	175	$95.16	$16,653.00
5	O365GCCE3 ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: AAA-10842 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	175	$216.00	$37,800.00
6	AudioConfGCC ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: TJ7-00001 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02	20	$42.24	$844.80

7	MeetingRoom ShrdSvr ALNG SubsVL MVL PerDvc Microsoft - Part#: MQG-00002 Contract Name: Licensing Solutions Providers (LSP) of Microsoft Software and Services Contract #: 43230000-15-02 **Note:** Year 1 of 3	10	$157.08	$1,570.80
			Total	$62,902.84

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

THE SUNRISE CITY
FORT PIERCE
Florida
INFORMATION TECHNOLOGIES DEPARTMENT

TO : Nicholas Mimms, City Manager

FROM : DeVoshay Johnson, IT Manager

RE : Special Approval Request Microsoft Renewal: Additional Information

DATE : August 26, 2019

Please see below requested information.

1) Vendor Identification: Single Source Vendor
   a. Continuing service for the IT department
   b. Renewing a completed 3yr maintenance agreement
   c. 1st yr of new 3yr maintenance agreement

Cost breakdown by GL Code:
420-2902-524-4675 = $6,124.20
401-4100-575-4675 = $4,478.40
405-4500-572-4675 = $2,174.28
001-4504-572-4675 = $700.56
406-4600-575-4675 = $1,029.72
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402-4200-534-4675 = $1,186.80
103-9000-554-4675 = $1,029.72
001-2500-513-4675 = $38,409.16

Total: $62,902.84

2) As for the completion timeframe, please recall our network deficiencies and subsequent upgrade project. The deficiencies caused a delay in every project that was dependent upon network services. The email migration and the ability to properly scope it was one such project that was affected.

   Final resources, license counts and proper appropriation of Microsoft's licensing scheme regarding Exchange Online and its differences from Lotus Notes could not be determined until the network was stable and staffing resources were available for project allocation This ran in tandem with a security breach concerning our Click2Gov platform from CentralSquare. The first and second quarters of this calendar year saw staff stretched very thin with multiple critical priority one issues.

   The above combined with the fact that Microsoft Licensing is extremely complicated is what lead to this narrow window regarding our renewal and my subsequent request.

DJ/aj

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

Meeting Date: 09/16/2019

Re: Case #14-2084 - 1611 N 13th Street

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

SUBJECT:

Request to reduce code enforcement lien in the amount of $236,440.00 against 1611 N 13th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-512-0072-000-3, previously owned by Idella B. Forbes (EST), P. O. Box 1284, Fort Pierce, FL 34954 and currently owned by Michael & Anthony Siena, East Coast Property Associates LLC, 17893 N 88th Road, Loxahatchee, FL 33470 to $1,800.00 payable in 30 days from date of City Commission meeting and approval.

SUMMARY:

The original violation and subsequent lien was incurred by the previous owner, which was in an estate and no heir could be located. The request for reduction is made by the current owners East Coast Property Associate LLC. They brought the property into compliance within five (5) days of obtaining title to the property and have continued to keep the property maintained. The original settlement offer from East Coast Property Associate LLC was $1,000.00.

RECOMMENDATION:

The Special Magistrate, having heard the request of the current owner and testimony from Staff, recommends reducing the lien to $1,800.00 payable in 30 days. If not paid within the 30 day time period, the fines will revert to their original amount of $236,400.00.

Hard Costs (postage / filing fees / photos)	$60.68
Case Processing Fees (months open / inspections)	$839.32
Special Magistrate Hearing Costs	$650.00
City Commission Hearing	$250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2018
Amount: 1,800.00
OTHER INFORMATION:
$1,800.00 to the general fund.

Attachments

Request
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/28/2019 09:12 AM

Form Started By: Colleen Greer
Started On: 08/12/2019 11:57 AM
Final Approval Date: 09/05/2019

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	7/17/19				
Property address:	1611 N 13 Th St Fort Pierce FL 34950				
Owner(s) of record:	East Coast Property Associates LLC				
Mailing address:	17893 88 Th Rd N Loxahatchee FL 33470				
Property tax ID #:	2404-512-0072-000-3				
Original purchase date:	7/12/19	Original purchase price:		21,500	
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Michael Siena Anthony Siena	Relationship to owner(s)		Owner	
Telephone #:	561 248 1618	Mobile phone #:		561 248 1618	
E-mail:	mortgage1@live.com	Preferred contact method:		Phone	
What are owner(s) intentions for property:	Rental				
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 236,440

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 235,440

DOLLAR AMOUNT I AGREE TO PAY $ $1000

Signature of Owner or Representative — 7/17/19 Date — Anthony Siena Printed Name

* Michael Siena Authorised Representative - Co owner *

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1611 N 13 Th St Fort Pierce FL 34950

Property Owner: East Coast Property Associates LLC

Mailing Address: 17893 88 Th Rd N Loxahatchee FL 33470

Telephone #: 5612481618 Cell Phone #: 5612481618

E-Mail Address: Mortgage1@live.com

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Anthony Sicra, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Property was purchased on 7/12/2019 and immediately brought into compliance. All violations were rectified; the lawn was mowed, weeds on fence were trimmed and debris in yard was picked up and removed.

Due to the previous owner's neglect of the property being out of my control, I am requesting a reduction of the penalty to a more reasonable amount.

I am an owner of other properties in the city of Fort Pierce and take pride in maintaining my properties and would like to continue to reinvest into the community.

Respectfully,

Date: 7/17/19

Signed: [signature]

Print Name: Anthony Sicra

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Anthony Sicra who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DL as identification.

SWORN TO AND SUBSCRIBED before me this 17 day of July, 2019.

VICTORIA BERNICK
MY COMMISSION # FF 976459
EXPIRES: March 29, 2020
Bonded Thru Notary Public Underwriters

[signature]

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1611 N 13 Th St Fort Pierce FL 34950

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

☑ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

[signature] 7/17/19 Anthony Sicra

Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

[signature] 7/18/19 Margaret M. Arias

City Representative Date Printed Name

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

Property Identification

Site Address: 1611 N 13th ST	Parcel ID: 2404-512-0072-000-3	Account #: 16456	Sec/Town/Range: 04/35S/40E
Map ID: 24/04N	Zoning: R3	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

East Coast Property Associates LLC
17893 N 88th RD
Loxahatchee, FL 33470

Legal Description

IRENE PLAZA BLK 4 LOT 17

Current Values

Just/Market:	$5,900	Assessed:	$5,900
Exemptions:	$0	Taxable:	$5,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$5,900	$5,900	$0	$5,900
2017	$10,400	$10,400	$0	$10,400
2016	$11,000	$11,000	$0	$11,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-15-2019	4296 / 2072	0001	WD	PBG Property Services LLC (TR)	$21,500
04-30-2019	4264 / 1437	0111	OA	Forbes (EST) Idella B	$0
03-22-2019	4277 / 0445	0001	WD	Hunt Pleasant Rose	$1,500

Primary Building Information

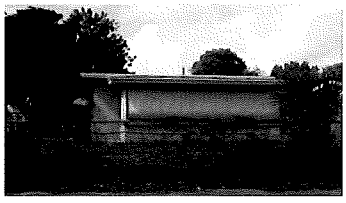
Finished Area of this building: 818 SF
Gross Sketched Area: 930 SF

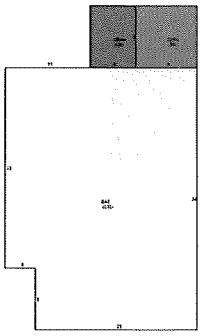
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Flat/Shed	Building Type: HD
Year Built: 1952	Frame:	Grade: D	Effective Year: 1952
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 1	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Double Pine





Total Areas

Finished/Under Air (SF):	818
Gross Sketched Area (SF):	930
Land Size (acres):	0.15
Land Size (SF):	6,325
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1611 N 13th Street

DATE: September 3, 2019

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 14-2084	$236,400.00	$.00	$40.00
TOTAL	$236,400.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $236,440.00

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

Meeting Date: 09/16/2019

Re: Way to Grow Lincoln Park Grant Award

SUBJECT:

Approve grant award for Tiffanie Grant, owner of Kingdom Kreations by Tiffanie LLC, in the amount of $9337.64, as an eligible recipient under the City of Fort Pierce Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

SUMMARY:

2017-18 CDBG allocates funds for small businesses of up to $3000. The partnership with Allegany Franciscan Ministries presented grant funding of up to $7000 for each small business in this program. Tiffanie Grant requested rental deposit, monthly rent for 6 months, utilities deposit, new flooring and flooring installation. Ms. Grant's application included business plan, estimates for work completed and receipts for rental and utilites deposit as verification for startup expenses.

RECOMMENDATION:

Approve grant award for Kingdom Kreations by Tiffanie LLC to cover small business startup expenses.

ALTERNATIVES:

Do not approve this grant award.

RESPONSIBLE STAFF:

Caleta Scott, Grants Administration Manager

COORDINATED WITH:

Sheila Wise, Reporting and Grants Specialist

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017
Account:	10390025548410
Amount:	2337.64

OTHER INFORMATION:

This expenditure will be reimbursed to the City via 2017-18 CDBG funds.

Attachments

Grant Application and Supporting Documents

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/28/2019 09:16 AM
Form Started By: Caleta Scott		Started On: 08/21/2019 12:38 PM
Final Approval Date: 09/05/2019		

Date application received (to be filled out by City): Received May 21, 2019

MAY 21 2019

Grants Administration

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

Application

1. Name of Business: Kingdom Kreation by Tiffanie
2. Type of Business: Braiding Salon
3. Business Owner:
   Name: Tiffanie Grant
   Address: 1323 Avenue D Ft. Pierce Fl 34950
   Phone (Best Contact #): 772-626-2993
4. Business Relocation Information (for **EXISTING** businesses **RELOCATING** to Target Area)
   Business Previous Address: _____
   How Long Have You Been in Business? _____
   Identify all anticipated relocation expenses:
   - Rent Differential: $ _____
   - Moving Cost: $ _____
   - Initiation & Hook-up of Utilities: $ _____
   - Equipment Setup Costs: $ _____
   - Interior Remodeling: $ _____
   - Signage: $ _____
   - Fees (permits, deposits, etc.): $ _____
   - Other (list at right): $ _____
   - Total Anticipated Expenses: $ _____

   Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

5. Business Startup Information (for **NEW** businesses **OPENING** in Target Area)
   Identify all anticipated expenses:
   - Rent: $ 1,000.00
   - Initiation & Hook-up of Utilities: $ 360.00
   - Equipment Setup Costs: $ 650.00
   - Interior Remodeling: $ 5,325.00
   - Signage: $ _____
   - Fees (permits, deposits, etc.): $ _____
   - Other (list at right): $ _____
   - Total Anticipated Expenses: $ 7,335.00

   Note: Provide written estimates (with contact info for each estimate) for each expense listed above)

City of Fort Pierce
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

6. Business Plan prepared by:
   Name: Score
   Address: 3220 South US Hwy One Suite 2
   Phone (Best Contact #): 772-489-0548

Statement of Understanding

The applicant (undersigned) agrees to comply with the guidelines of the Historic Avenue D Business District Business Startup/Relocation Grant Program.

Approved recipients of this grant award may opt to have invoices paid directly from the Grants Administration Division to the grant recipient's selected vendors or to receive the grant funds as a reimbursement when approved invoices and proofs of purchase are provided for reimbursement.

The applicant further understands that the applicant must submit detailed cost documentation to be considered for this grant award.

Business Owner Signature: Tiffanie Grant Date: 5-7-19
Business Owner Name (Print) Tiffanie Grant
Property Owner Signature: Eugene A Williams Date: 5/7/19
Property Owner Name (Print) Eugene A Williams

Return this application with proper signatures and all required attachments to:

City of Fort Pierce Grants Administration Division / Attn: Historic Avenue D Business District Business Startup/Relocation Grant Program / Fort Pierce City Hall / 100 North U.S. Hwy. 1 / Fort Pierce, Florida 34950.

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
KINGDOM KREATIONS BY TIFFANIE, LLC 1323 AVENUE D FT PIERCE FL 34950	KINGDOM KREATIONS BY TIFFANIE

Business Location*: 1323 AVENUE D

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
July 23, 2019	September 30, 2019	0047753

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
19-00030538	BEAUTY SHOPS	STATE LICENSE #CE10014779

Tax Amount	$25.07
New/Renewal Fee	$15.00
Penalty	$0.00
Total	$40.07

Linda W. Cox

Linda W. Cox, City Clerk (SEAL)

CITY OF FORT PIERCE CORPORATE SEAL ST. LUCIE COUNTY, FLORIDA

THIS IS A RECEIPT FOR TAX PAID AND IS NOT REGULATORY IN NATURE. This receipt does not warrant that the receipt holder is competent to perform in the business, but that the hold has paid the required tax and provided the necessary documentation (if required) for this business. Valid only when all state and local regulated trade licenses/competency cards are valid for the current fiscal year as required by law. This receipt becomes null and void if business name, classification, ownership or address is changed.

THE SUNRISE CITY FORT PIERCE Florida

Detail by Entity Name

Florida Limited Liability Company
KINGDOM KREATIONS BY TIFFANIE LLC

Filing Information

Document Number	L18000077353
FEI/EIN Number	N/A
Date Filed	03/26/2018
Effective Date	03/26/2018
State	FL
Status	ACTIVE

Principal Address

1323 AVENUE D
FT. PIERCE, FL 34950

Mailing Address

120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Registered Agent Name & Address

GRANT, TIFFANIE Y
120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Authorized Person(s) Detail

Name & Address

Title MGR

GRANT, TIFFANIE Y
120 NORTH 13TH STREET
FT. PIERCE, FL 34950

Annual Reports

Report Year	Filed Date
2019	05/01/2019

Document Images

05/01/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- Florida Limited Liability	View image in PDF format

Licensee Details

Licensee Information

Name:	**GRANT, TIFFANIE YVETTE (Primary Name)**
Main Address:	**120 N 13TH ST** **FT. PIERCE Florida 34950**
County:	**ST. LUCIE**
License Mailing:	
LicenseLocation:	

License Information

License Type:	**Hair Braider**
Rank:	**Hair Braider**
License Number:	**HB11567**
Status:	**Current,Active**
Licensure Date:	**09/07/2016**
Expires:	**10/31/2019**

Special Qualifications **Qualification Effective**

Alternate Names

View Related License Information

View License Complaint

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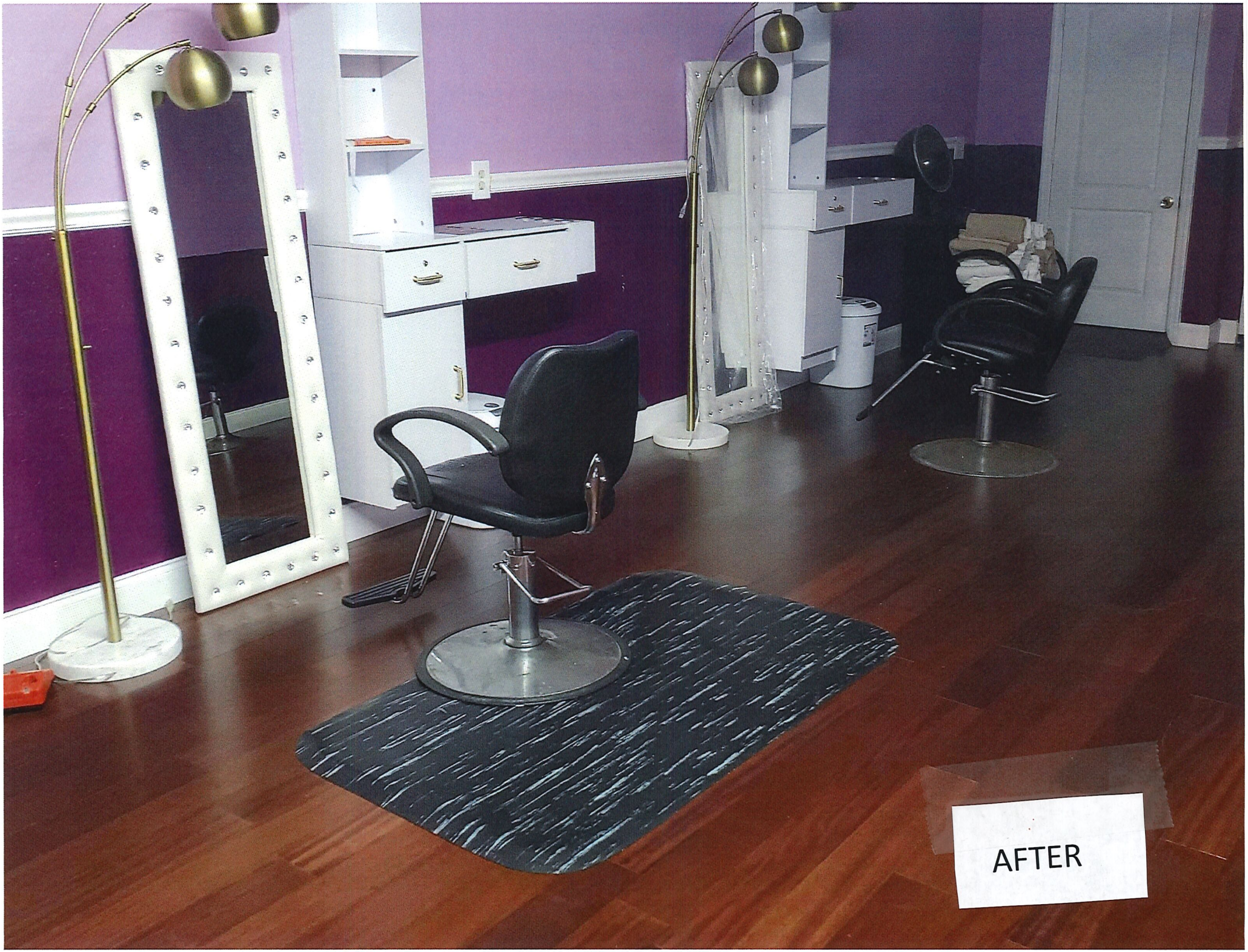
Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.


AFTER


BEFORE

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

Received
AUG 12 2019
City of Fort Pierce
City Manager's Office

To: Nick Mimms, P.E., City Manager

From: Caleta Scott, Manager, Grants Administration

Thru: Johnna Morris, Director of Finance

RE: WAY TO GROW, Lincoln Park! – Kingdom Kreations by Tiffanie, LLC
FINAL GRANT APPROVAL

Date: August 13, 2019

Please approve the final grant award payment to Kingdom Kreations by Tiffanie LLC for $9,337.64. An invoice is attached for your reference.

This payment is covered under the 2017 CDBG allocation for "Technical Assistance for Small Business" and Allegany Franciscan Ministries Way to Grow, Lincoln Park! (Private Source) grant.

Funding Source	**Account**	**Amount**
CDBG	103-9002-554.84-10	$2337.64
ALLEGANY (Private)	103-0000-336.00-00	$7000.00
GRANT AWARD(S):		**$9337.64**

GRANT RECIPIENT: **TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE, LLC**

Please forward the approved request to the Finance Department for processing.

Thank you.

THE SUNRISE CITY
FORT PIERCE
GRANTS ADMINISTRATION DIVISION
Florida

WAY TO GROW, Lincoln Park!
Historic Avenue D Business District
Small Business Startup/Relocation Grant Program

GRANT RECIPIENT: **TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE**

GRANT AWARD(S):
Amount: **$1000.00**
Description: Rental Deposit Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$5112.00**
Description: Rent payment reimbursement – 6 months @ $852.00
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$360**
Description: Utility Connection Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$2065.64**
Description: Floor Supplies Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie

Amount: **$800**
Description: Floor Installation Reimbursement
MAKE CHECK PAYABLE TO: Tiffanie Grant, Kingdom Kreations by Tiffanie
Davis Bacon requirements met

TOTAL AMOUNT DUE: $9,337.64
MAKE CHECK PAYABLE TO: TIFFANIE GRANT, KINGDOM KREATIONS BY TIFFANIE, LLC

FINANCE DEPARTMENT:
PLEASE HOLD CHECK FOR GRANT RECIPIENT PICK UP

Thank you,

Caleta Scott
Manager, Grants Administration

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

Meeting Date: 09/16/2019

Re: Memorandum of Understaning 2019 Edward Byrne Memorial Justice Assistance Grant Program

Submitted For: Robert Ridle, Deputy Chief, Dist. 2, Police Department

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SUBJECT:

Approve the Memorandum of Understanding between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office for a Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds to divide the 2019 funds in the total amount of $41,135 to be shared equally between the City of Fort Pierce and St. Lucie County Sheriff's office ($20,567.50 for each agency) for agency technology improvements.

SUMMARY:

The attached Memorandum of Understanding by and between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office, documents/memorializes agreement that St. Lucie County will serve as the Prime Recipient, Lead Applicant, Fiscal Agent and Administering Agency for the Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds. Designated as a Disparate Community because funding awarded to the City of Ft. Pierce exceeds 150% of funds awarded to St. Lucie County, The Ft. Pierce Police Department and St. Lucie County Sheriff's Department agree to divide the 2019 $41,135 awarded funds equally ($20,567.50 for each agency). Both agencies propose to utilize awarded funds for agency technology improvement.

RECOMMENDATION:

Staff recommends signature of agreement on the Memorandum of Understanding attached.

ALTERNATIVES:

The Commission may choose not to sign the Memorandum of Understanding.

RESPONSIBLE STAFF:

The Fort Pierce Police Department's Grant Coordinator is responsible for the Justice Assistance Grant Program.

COORDINATED WITH:

The 2019 Justice Assistance Grant is coordinated with the St. Lucie County Sheriff's Office Grant Coordinator.

Attachments

Memorandum of Understanding

Form Review

Inbox	Reviewed By	Date

Finance Department	Johnna Morris	08/27/2019 03:44 PM
City Manager	Nick Mimms	08/28/2019 09:14 AM
Form Started By: Anita Cocoves		Started On: 08/19/2019 03:37 PM
Final Approval Date: 09/05/2019		

Memorandum of Understanding

2019 Edward Byrne Memorial Justice Assistance Grant Program (JAG)

St. Lucie County, FL – Joint Grant Application

This Memorandum of Understanding is between St. Lucie County, the City of Ft. Pierce Police Department (FPPD), and the St. Lucie County Sheriff's Office (SLCSO) and is required by the U.S. Department of Justice, Office of Justice Programs, and the Bureau of Justice Assistance to complete the 2019 Edward Byrne Memorial Justice Assistance (JAG) Local Solicitation Grant application submission for joint applicants.

St. Lucie County will serve as the Prime Recipient, Lead Applicant, Fiscal Agent, and Administrating Agency for the Justice Assistance Grant Program. Both the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office will serve as implementing agencies (sub-recipients) responsible for submitting programmatic (progress) and financial (reimbursement) management reporting via online services by inputting their own data as the reporting systems allow. Ultimately, St. Lucie County serving as Prime Recipient will be responsible for the review and the final submission of all programmatic and financial management reports for the Justice Assistance Grant Program. In addition, St. Lucie County will establish a trust fund in which to deposit and distribute Justice Assistance Funds.

The U. S. Department of Justice allocated St. Lucie County funding in the amount of $41,135.00. This grant funding will be divided equally between the two law enforcement agencies.

Distribution of Funds:
Fort Pierce Police Department - $20,567.50
St. Lucie County Sheriff's Office - $20,567.50

By signing this Memorandum of Understanding all parties, agree to:

- The equal distribution of funding.

- Submit quarterly financial reports to the St. Lucie County Office of Management and Budget. Both agencies (FPPD & SLCSO) will be responsible for submitting reports via online services by inputting their own data as the reporting systems allow, along with providing copies of purchased backup documentation such as, authorized purchase orders, vendor invoices and proof of payment (including a check number, check date, and payment amount). Financial reports will be submitted to the Office of Management and Budget no later than 15 days after the end of each Fiscal Year Quarter.

- Purchase equipment, supplies or services only under the U.S. Department of Justice approved Purpose Areas.

- Federal prohibited use of funding – JAG funds cannot be used directly or indirectly for security enhancements or equipment to nongovernmental entities not engaged in criminal justice or public safety.

- Abide by Federal Supplanting Laws - Federal funds must be used to supplement existing funds for program activities and cannot replace, or supplant, nonfederal funds that have been appropriated for the same purpose.

- Notify the County Administrator and the Office of Management and Budget 30 days in advance of any changes in local grant administration, changes in program areas and/or the approved budget.

- Provide the St. Lucie County Office of Management and Budget with any programmatic reports that may be needed and submitted and/or any additional financial reports or documentation that may be requested. Both agencies (FPPD & SLCSO) will be responsible for submitting reports via online services by inputting their own data as the reporting systems allow and providing any support documentation.

_____ Date: 8/16/19

Howard Tipton, County Administrator, St. Lucie County, Florida

_____ Date: _____

Linda Hudson, Mayor, City of Fort Pierce, Florida

ST. LUCIE COUNTY
FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
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PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

August 16, 2019

Linda Hudson, Mayor
City Hall
100 North U.S. Highway 1
P.O. Box 1480
Fort Pierce, FL 34954

Re: 2019 Edward Byrne Memorial Justice Assistance Grant – Local JAG Joint Application

Dear Mayor Hudson:

The U. S. Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance has designated St. Lucie County to be the lead applicant and administrator for the 2019 Edward Byrne Memorial Justice Assistance (JAG) Local Solicitation Grant.

The City of Ft. Pierce and St. Lucie County are certified as a disparate jurisdiction and are required to submit a joint application on behalf of each of their local law enforcement agencies. The award amount of $41,135.00 will be equally divided between the Ft. Pierce Police Department and the St. Lucie County Sheriff's Office in the amount of $20567.50 each.

The U. S. Department of Justice requires a Memorandum of Understanding (MOU) signed by the County Administrator and Mayor be included with the application at the time of its submission. Please review and sign the attached prepared MOU.

On August 20, 2019, the Board of County Commissioners will review and vote to approve the submission of this grant application. Should you have any questions or concerns regarding the distribution of this award, please contact me at 772-462-1156.

Sincerely,

Howard Tipton
County Administrator

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

Meeting Date: 09/16/2019

Re: Award of City Hall Parking Garage Restoration Contract to Matcon Construction Services, Inc. - Bid No. 2019-022

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approve award of the City Hall Parking Garage Restoration construction contract to the low bidder, Matcon Construction Services, Inc., in an amount not to exceed $383,821.00.

SUMMARY:

A recent engineering inspection uncovered signicant structural deficiencies within the City Hall Parking Garage. The most important issues were determined to be located on floor levels 4 and 5 where evidence of concrete floor cracks, concrete wall/floor/beam spalling, and exposed rebar were encountered. While floor levels 1 thru 3 showed evidence of concrete floor cracks with no spalling or exposed reinforcement.

The project was a two-part bid which included a cost for Priority 1 (levels 4 and 5) which is deemed the highest priority, bid amount $240,806.50, along with a price for Priority 2 (levels 1 thru 3), bid amount $143,014.50. This work includes not only structural repairs, but also waterproofing of the garage floor levels.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Award the construction contract for Priority 1 (repairs to levels 4 and 5 of the parking garage) in the amount of $240,806.50 and then rebid Priority 2 (repairs to levels 1 thru 3) at a later date.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Building

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	FY 18/19
Account:	N/A
Amount:	$383,821.00

FISCAL IMPACT:

The budgeted amount for the garage repairs was $150,000.00 encumbered from Capital Funds and Restricted Reserve Funds. However, in order to complete all five garage floor levels an additional $233,821.00 is needed or for repairs to levels 4 and 5 only an additional $90,806.50 is required.

Attachments

Bid Tabulation

Matcon Construction Bid Form

Parking Garage Repair Plans

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/27/2019 01:36 PM
City Manager	Nick Mimms	08/27/2019 05:08 PM
Form Started By: Tracy Telle		Started On: 08/21/2019 02:33 PM
Final Approval Date: 09/05/2019		

MEMORANDUM
from the
PURCHASING DIVISION

TO: **Jack Andrew, City Engineer**

THROUGH: **Gelencia Carter, Purchasing Manager**

FROM: **Latonya Hubbard, Purchasing Agent**

SUBJECT: **Bid No. 2019-022~ City Hall Parking Garage Restoration**

DATE: **July 19, 2019**

Attached is the tabulation sheet and copies of each bid submittal for the above referenced bid. The file is available for review in the Purchasing Division.

The invitation was sent to 278 vendors. Thirteen (13) vendors requested specifications with eight (8) responding (61.54%) plus 0 "No Bid" (61.54% total response).

Recommendation of award memo should be forwarded to the Purchasing Division (copy to Director of Finance) prior to submitting an agenda item.

Expiration date is September 16, 2019. Commission approval must be completed by this date.

GC/lh

Attachment

cc: Tracy Telle, Assistant City Engineer
Johnna Morris, Director of Finance (Memo Only)
File

CITY OF FORT PIERCE
TABULATION OF BIDS

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

BID ON:	**CITY HALL PARKING GARAGE RESTORATION**
BID NUMBER:	**2019-022**
DATE:	07/16/19 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
8 of 13 = 61.54%
0 "No Bids"
Total = 61.54 %

VENDOR	BID BOND	TOTAL BID AMOUNT
Matcon Construction Services, Inc. *Tampa, FL*	**10%**	**$383,821.00**
Western Specialty Contractors *Pompano Beach, FL*	**No Bid Bond**	**$422,745.75**
Restocon Corporation *Tampa, FL*	**10 %**	**$450,493.00**
Alpha Insulation & Waterproofing *Sanford, FL*	**10 %**	**$494,865.00**
A. Thomas Const. Inc. *Ft. Pierce, FL*	**Cashiers Check 10 %**	**$524,760.00**
Intron Technologies, Inc *Jacksonville, FL*	**10 %**	**$582,367.00**
Innovative Masonry Restoration LLC *Prior Lake, MN*	**10 %**	**$732,871.00**
G. Batista & Associates *Davie, FL*	**10 %**	**$962,437.50**

PLEASE NOTE:

COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

SECTION 016 – BASE BID FORM (PRIORITY 1 AND 2)

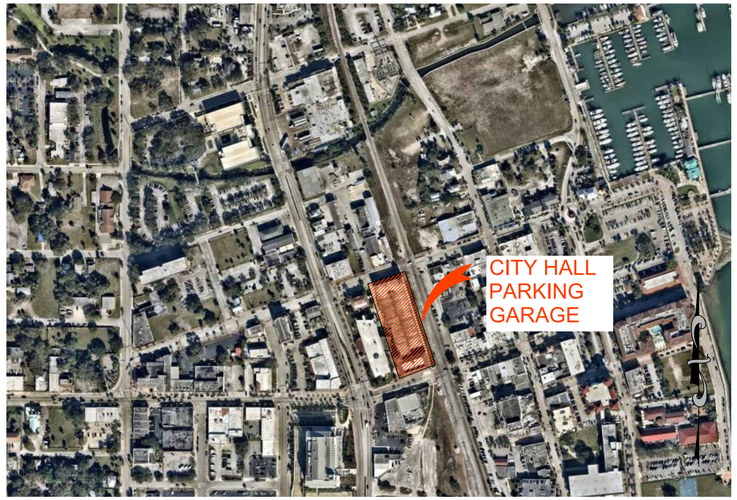
City Hall Parking Garage Restoration

June 2019

Item No.	Description	Units	Quantity	Unit Price	Amount
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - STRUCTURAL					
1	GENERAL CONDITIONS (BONDS, MOBILIZATION, MATERIALS TESTING, ETC.) (GARAGE LEVELS 1 THRU 5)	LS	1	85,720.00	85,720.00
2	BUILDING PERMITS AND PERMIT FEES (ALL LEVELS) (CONTRACTOR TO INCLUDE $10,000 AS A BUDGET FOR PERMIT FEES)	LS	1	10,000.00	10,000.00
3	FLOOR CRACKS (FC) CONCRETE REPAIR	LF	590	3.80	2,242.00
4	FLOOR SPALLS (FS) CONCRETE REPAIR	SF	70	109.00	7,630.00
5	OVERHEAD FLOOR SPALLS (OFS) CONCRETE REPAIR	SF	40	151.00	6,040.00
6	OVERHEAD EXPOSED REBAR (OER) CONCRETE REPAIR	SF	1	674.00	674.00
7	WALL SPALLS (WS) CONCRETE REPAIR	SF	10	151.00	1,510.00
8	BEAM SPALLS (BS) CONCRETE REPAIR	SF	10	151.00	1,510.00
9	MAIN PRECAST DOUBLE TEE CONNECTIONS 1 (DTR1)	EA	64	62.00	3,968.00
10	MAIN PRECAST DOUBLE TEE CONNECTIONS 2 (DTR2)	EA	60	689.00	41,340.00
11	PRECAST DOUBLE TEE CONNECTIONS TO PANELS (DTR3)	EA	116	59.25	6,873.00
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - WATERPROOFING					
12	DOUBLE TEE JOINTS SEALANT W/ CONCRETE PREPARATION (JS-DT)	LF	3,730	4.20	15,666.00
13	TOOLED JOINTS SEALANT (TJ)	LF	490	2.90	1,421.00
14	VERTICAL SEALANTS (VSL)	LF	1,800	9.50	17,100.00
15	HORIZONTAL SEALANTS (WALL)(HSL)	LF	80	12.00	960.00

	Description	Units	Quantity	Unit Price	Amount
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - WATERPROOFING (Cont.)					
16	COVE SEALANTS (CSL)	LF	2,050	5.40	11,070.00
17	DECK COATING REPLACEMENT (DCR)	SF	20	117.00	2,340.00
18	POWERWASH FLOOR (PW)	SF	50,850	.13	6,610.50
19	PENETRATING SEALER (PS)	SF	50,850	.14	7,119.00
PRIORITY 1 (GARAGE LEVELS 4 AND 5) - MISCELLANEOUS					
20	COLUMN CAPS (CC)	EA	12	169.00	2,028.00
21	ANCHOR BOLTS AND BASE PLATE (AB)	EA	4	169.00	676.00
22	DRAINAGE SYSTEM CLEANING (GARAGE LEVELS 1 THRU 5)(DRC)	LS	1	1,530.00	1,530.00
23	STRIPING (ST)	LS	1	6,779.00	6,779.00
TOTAL PRIORITY 1 (GARAGE LEVELS 4 AND 5).....$					**240,806.50**
	Description	**Units**	**Quantity**	**Unit Price**	**Amount**
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - STRUCTURAL					
24	FLOOR CRACKS (FC) CONCRETE REPAIR	LF	620	3.60	2,232.00
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - WATERPROOFING					
25	DOUBLE TEE JOINTS SEALANT W/ CONCRETE PREPARATION (JS-DT)	LF	6,150	4.20	25,830.00
26	TOOLED JOINTS SEALANT (TJ)	LF	380	2.90	1,102.00
27	VERTICAL SEALANTS (VSL)	LF	3,440	9.00	30,960.00
28	HORIZONTAL SEALANTS (WALL)(HSL)	LF	120	8.00	960.00
29	COVE SEALANTS (CSL)	LF	4,390	5.00	21,950.00
30	POWERWASH FLOOR (PW)	SF	120,750	.13	15,697.50
31	PENETRATING SEALER (PS)	SF	120,750	.24	28,980.00

Item No.	Description	Units	Quantity	Unit Price	Amount
PRIORITY 2 (GARAGE LEVELS 1 THRU 3) - MISCELLANEOUS					
32	STRIPING (ST)	LS	1	15,303.00	15,303.00
TOTAL PRIORITY 2 (GARAGE LEVELS 1 THRU 3)..... $					143,014.50
TOTAL FINAL BID (PRIORITY 1 AND 2): ..... $					383,821.00



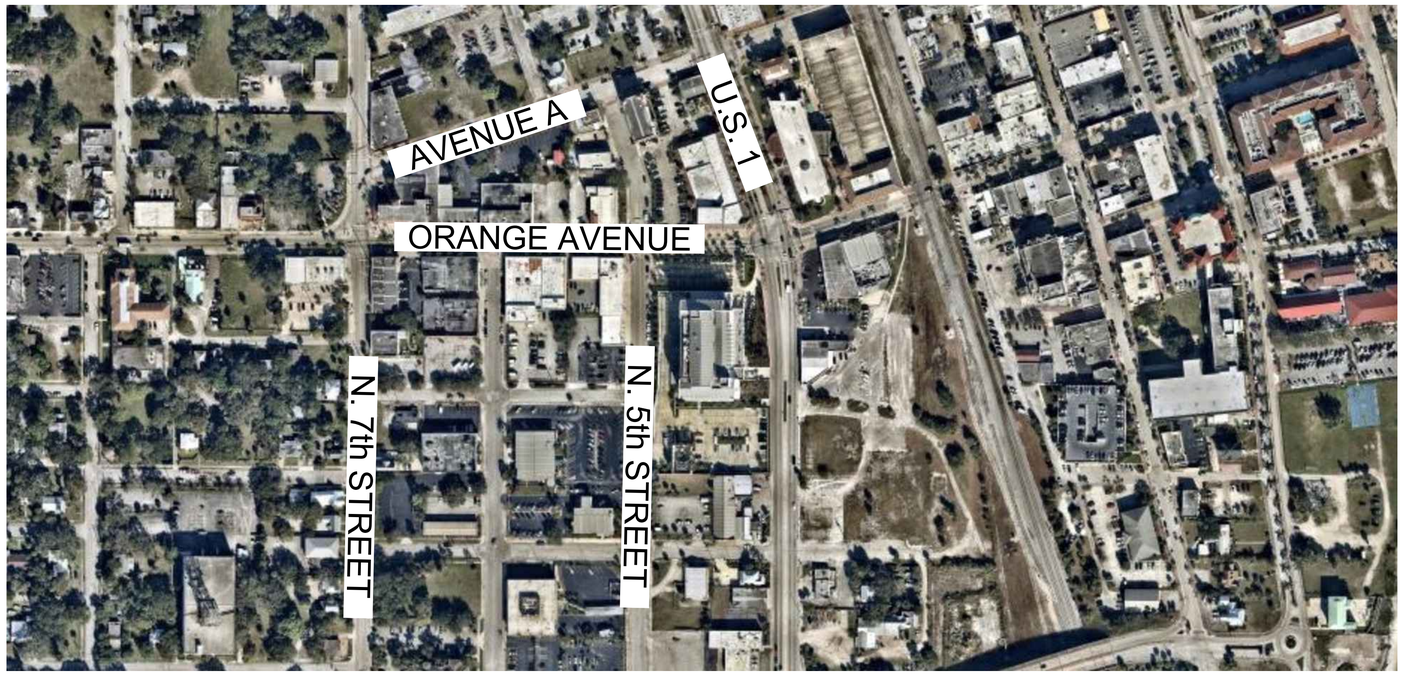
LOCATION MAP
N.T.S.

CITY OF FT. PIERCE

100 Highway U.S. 1
Fort Pierce, Florida 34950

CITY HALL PARKING GARAGE RESTORATION BID SET

May 31, 2019



SITE MAP
N.T.S.

PROJECT TEAM

OWNER'S AGENT

City of Ft. Pierce
CONTACT: TRACY TELLE
100 Highway U.S. 1
FT. PIERCE, FL 39450
P: 772.467.3776
ttelle@city-ftpierce.com

STRUCTURAL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
CONTACT: HANNIAH RODRIGUEZ, P.E.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
P: 561.840.0203
hanniah.rodriguez@kimley-horn.com

CONTACT: MARK SANTOS, P.E.
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL 33324
P: 954.535.5129
mark.santos@kimley-horn.com

DRAWING INDEX

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STRUCTURAL

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S-504 MISCELLANEOUS DETAILS

Plotted By: Dono, Leetol Sheet Set: Kha Layout: G-001 COVER SHEET May 31, 2019 02:50:37pm \\tlsfp01\data\Project\Vtl_parking\047922021 ft pierce city hall parking garage restoration\Construction sheets\G-001 COVER SHEET.dwg

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn

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600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324
PHONE: 954-535-5100
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

COVER SHEET

SHEET NUMBER
G-001

STRUCTURAL GENERAL NOTES

NOTES ON THE CONSTRUCTION DRAWINGS ARE PART OF THE PROJECT REQUIREMENTS, BUT ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICTS BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. IMMEDIATELY CONTACT THE ENGINEER IF A CONFLICT WITHIN THE CONTRACT DOCUMENTS HAS BEEN IDENTIFIED.

THE SCOPE OF WORK AND ANTICIPATED QUANTITIES SPECIFIED IN THESE CONSTRUCTION DOCUMENTS ARE BASED ON VISUAL OBSERVATIONS AND NON-DESTRUCTIVE TEST METHODS PERFORMED BY THE ENGINEER. REPAIR DETAILS PROVIDED IN THESE CONSTRUCTION DOCUMENTS REPRESENT REPAIR TYPES REQUIRED FOR DAMAGED ELEMENTS OBSERVED.

1.00 DOCUMENTS AND LIMITATIONS

1.01 THE DRAWINGS, CALCULATIONS, SPECIFICATIONS, AND REPRODUCTIONS ARE INSTRUMENTS OF SERVICE TO BE USED ONLY FOR THIS PROJECT.

1.02 IT IS UNDERSTOOD THAT THE STRUCTURAL ENGINEER OF RECORD MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEER PRACTICES.

1.03 ALL EXISTING INFORMATION INDICATED ON THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY OTHERS, AND SHOULD NOT BE ASSUMED TO BE ACCURATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS AND LOCATIONS OF ANY EXISTING ELEMENTS AS NECESSARY TO COMPLETE THE SCOPE OF WORK.

2.00 CONSTRUCTION SAFETY

2.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY: LIKEWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE OR LOSS.

2.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.

2.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

3.00 FORMWORK, SHORING, AND RESHORING

3.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN FLORIDA TO CONTROL ALL OPERATIONS RELATING TO DESIGN, INSTALLATION AND REMOVAL OF ALL FORMWORK, SHORING AND RESHORING.

3.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, AND SHORING AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORDS.

3.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER NEEDS TO INSPECT THE SHORING AFTER THE FIRST POUR TO VERIFY THAT THE SHORING INSTALLATION IS IN CONFORMANCE WITH THE SHORING SHOP DRAWINGS. IF ANY CHANGES ARE MADE TO THE METHOD OF SHORING DURING CONSTRUCTION, THE SHORING ENGINEER MUST INSPECT THE FIRST POUR AREA SUPPORTED BY THE CHANGED SHORING METHOD PRIOR TO PLACEMENT OF CONCRETE. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

4.00 DIMENSIONS

4.01 BEFORE STARTING WORK, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER PRIOR TO BEGINNING WORK.

4.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC. WITH EXISTING CONDITIONS. IF ANY DISCREPANCY IS IDENTIFIED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER.

4.03 THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY DIMENSIONS NOT GIVEN ON OR OBTAINABLE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THESE DRAWINGS, EVEN WHERE A SCALE IS PROVIDED.

5.00 SHOP DRAWINGS

5.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORKS, AND ALL OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.

5.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL HAVE BEEN CHECKED BY, AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS SHALL BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN FLORIDA.

6.00 POST-INSTALLED ANCHORS

6.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI RE 500v3 SAFE SET SYSTEM HILTI HY 200 SAFE SET SYSTEM	HILTI KWIK HUS EZ HILTI KWIK BOLT TZ
GROUTED MASONRY	HILTI HY 70	HILTI KWIK BOLT 3
HOLLOW MASONRY OR BRICK	HILTI HY 70 WITH APPROPRIATE SCREEN TUBE	HILTI HLC SLEEVE ANCHOR

6.02 SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT AND CURRENT BUILDING CODE.

6.03 INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDING IN THE ANCHOR PACKAGING.

6.04 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

6.05 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

6.06 EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS. CONTRACTOR SHALL IMMEDIATELY CONTACT THE EOR IF A CONFLICT IS IDENTIFIED.

Ft Pierce City Hall Parking Garage Restoration

Scope of Work

REPAIR LIST						PRIORITY 1	PRIORITY 2	COMMENTS
Number			Item	Unit Price	Details	Year 1	Years 2-3	
						Quantity	Quantity	
Structural								
			Concrete Repair					
		FC	Floor Cracks	LF	3/S-501	**590**	**620**	P1 - Levels 5-4, P2 - Levels 3-1
		FS	Floor Spalls	SF	1/S-500	**70**		P1- All Levels
		OFS	Overhead Floor Spalls	SF	2/S-500	**40**		P1- All Levels
		OER	Overhead Exposed Rebar	SF	2/S-500	**1**		P1- All Levels
		WS	Wall Spalls	SF	3/S-500	**10**		P1- All Levels
		BS	Beam Spalls	SF	4/S-500	**10**		P1- All Levels
		DTR1	Main Precast Double Tee Connections 1	Each	1/S-503	**64**		P1 - On Levels 5 and 4 only
		DTR2	Main Precast Double Tee Connections 2	Each	2/S-503	**60**		P1 - On Levels 5 and 4 only
		DTR3	Precast Double Tee Connections to Panels	Each	3/S-503	**116**		P1 - On Levels 5 and 4 only
Waterproofing						.		
			Sealants					
		JS-DT	Double Tee Joints (with concrete preparation)	LF	2/S-501	**3,730**	**6,150**	P1 - Levels 5-4, P2 - Levels 3-2
		TJ	Tooled Joints	LF	2/S-501	**490**	**380**	P1 - Levels 5-4, P2 - Levels 3-2
		VSL	Vertical Sealants	LF	5/S-501	**1,800**	**3,440**	P1 - Levels 5-4, P2 - Levels 3-1
		HSL	Horizontal Sealants (Wall)	LF	1/S-501	**80**	**120**	P1 - Levels 5-4, P2 - Levels 3-1
			Cove Sealants					
		CSL	Cove Sealants	LF	4/S-501	**2,050**	**4,390**	P1 - Levels 5-4, P2 - Levels 3-1
			Waterproofing					
		DCR	Deck Coating Replacement	SF		**20**		On Level 2 only. Per deck coating manufacturer recommendations.
		PW	Powerwash Floor	SF	Note 16.00/S-002	**50,850**	**120,750**	P1 - Levels 5-4, P2 - Levels 3-1
		PS	Penetrating Sealer	SF	Note 7.01/ S-002	**50,850**	**120,750**	P1 - Levels 5-4, P2 - Levels 3-1
Miscellaneous								
		CC	Column Caps	Each	2/S-504	**12**		P1 - On Levels 5 and 4 only
		AB	Anchor bolts and Base Plate	Each	1/S-504	**4**		P1 - On Levels 5 and 4 only
		DRC	Drainage System Cleaning	Lump Sum	Note 17.00/S-002	**1.0**		
		ST	Striping	Space	8/S-502	**150**	**340**	P1 - Levels 5-4, P2 - Levels 3-1

No.	REVISIONS	DATE	BY

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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER 86955
DATE: 5/31/2019

GENERAL NOTES

SHEET NUMBER S-001

Plotted By: Dana, Leetal Sheet Set: Kha Layout: S-001 GENERAL NOTES May 31, 2019 02:50:37pm \\ftlfp01\data\Project\ftl_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-001 GENERAL NOTES.dwg
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STRUCTURAL GENERAL NOTES

7.00 WATERPROOFING

7.01 SILANE SEALER SHALL BE APPLIED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. GC SHALL COORDINATE WITH SEALER MANUFACTURER TO DETERMINE RECOMMENDED CONCRETE SURFACE PREPARATION METHOD.

8.00 SPECIAL PROVISIONS

8.01 THE CONTRACTOR IS TO BID WORK BASED ON ANTICIPATED QUANTITIES SPECIFIED IN CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND ENGINEER FOR REPAIRS ABOVE BID QUANTITIES, PRIOR TO COMMENCING WORK.

8.02 THE CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURAL, ARCHITECTURAL, AND MEP COMPONENTS FROM DAMAGE PRIOR TO BEGINNING WORK.

8.03 REPLACEMENT OF EQUIPMENT, CONSTRUCTION EQUIPMENT ACCESS, AND LOCATION OF WORK AREA ON PARKING DECK SHALL BE COORDINATED WITH THE OWNER REPRESENTATIVE.

8.04 THE ENGINEER SHALL REVIEW AND APPROVE ALL COMPLETED REPAIRS PRIOR TO REPAIR AREAS BEING COVERED UP WITH SUBSEQUENT CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL COORDINATE PHASING AND SCHEDULING OF REPAIRS AND SUBSEQUENT CONSTRUCTION ACTIVITIES WITH ENGINEER. THE ENGINEER SHALL BE PROVIDED 48-HOUR NOTICE PRIOR TO REPAIR AREA BEING READY FOR REVIEW.

8.05 THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY IDENTIFIED AREAS NOT SPECIFIED ON THE CONSTRUCTION DOCUMENTS THAT MAY REQUIRE REPAIR, INCLUDING BUT NOT LIMITED TO QUANTITIES OF WORK ABOVE AND BEYOND THE ANTICIPATED QUANTITIES SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR OUT-OF-SCOPE WORK WITHOUT PRIOR APPROVAL FROM ENGINEER AND OWNER.

8.06 CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE SPECIAL CONDITION(S) OBSERVED AND SHALL PROVIDE PHOTO(S) AND REPORT(S) OF THE FINDINGS DURING DEMOLITION AND/OR REPAIRS TO THE ENGINEER FOR REVIEW AND/OR APPROVAL.

8.07 CONTRACTOR SHALL RESTRIPE ANY PAVEMENT MARKINGS REMOVED AS PART OF SCOPE OF WORK.

9.00 PHASING PLAN

9.01 THE CONTRACTOR SHALL SUBMIT CONSTRUCTION PHASING PLANS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL. FOR EACH PHASE OF WORK, THE PLAN SHALL INCLUDE: CONSTRUCTION ACTIVITY, NUMBER OF PARKING SPACES IMPACTED BY CONSTRUCTION RELATED ACTIVITIES, LOCATIONS OF TEMPORARY BARRICADES, PEDESTRIAN ROUTES, AND TRAFFIC ROUTES FOR VEHICULAR ACCESS TO THE REMAINING PARKING AREAS. PHASING OF PARKING DECK WORK MUST BE COORDINATED WITH OWNER TO DETERMINE ACCEPTABLE WORK AREAS.

9.02 THE CONTRACTOR SHALL COORDINATE MAXIMUM NUMBER OF SPACES TO BE IMPACTED DURING EACH PHASE OF WORK AT ANY GIVEN TIME WITH THE OWNER AND ENGINEER PRIOR TO PERFORMING WORK.

9.03 THE CONTRACTOR SHALL INSTALL TRAFFIC AND PEDESTRIAN BARRICADES TO SEPARATE AND PROTECT THE PUBLIC FROM CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL INSTALL TEMPORARY SIGNAGE TO DIRECT PEDESTRIANS AND TRAFFIC AROUND CONSTRUCTION AREAS AND TO FIRE EXITS. THE CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS TO ALL EXITS AND STAIRS DURING CONSTRUCTION.

9.04 PARKING OPERATIONS OUTSIDE OF IMMEDIATE CONSTRUCTION LIMITS WILL CONTINUE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOT INTERFERE WITH PARKING DECK OPERATIONS. ANY POTENTIAL TRAFFIC DISRUPTIONS SHALL BE COORDINATED WITH THE OWNER AND BUILDING MANAGEMENT.

9.05 THE ENGINEER SHALL REVIEW AND APPROVE AREAS WHERE DAMAGED ELEMENTS HAVE BEEN REMOVED BEFORE THE CONTRACTOR COVERS THE REPAIR AREA WITH SUBSEQUENT CONSTRUCTION ACTIVITIES.

10.00 SUBMITTALS

10.01 REFER TO SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

10.02 REFER TO SECTION 9.00, TITLED PHASING PLAN, OF THE GENERAL NOTES SHEET FOR PHASING PLAN SUBMITTAL REQUIREMENTS.

10.03 A CONTRACTOR SUBMITTAL SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO SENDING SUBMITTALS AND BEGINNING WORK. THE ENGINEER WILL REVIEW SUBMITTAL SCHEDULE AND PROVIDE COMMENTS TO THE CONTRACTOR WITHIN 14 DAYS OF RECEIPT.

10.04 THE CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE AND PERMITTED WORKING HOURS WITH THE OWNER FOR ALL WORK PERFORMED PRIOR TO BEGINNING WORK. THE CONSTRUCTION SCHEDULE FOR THIS SCOPE OF WORK SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO BEGINNING WORK. OPERATIONS PERFORMED THAT ARE LIKELY TO GENERATE HIGH NOISE LEVELS OR CONSTRUCTION TRAFFIC SHALL ONLY BE CONDUCTED AT TIME APPROVED BY THE OWNER AND IN ACCORDANCE WITH LOCAL ORDINANCES. CONTRACTOR SHALL ALSO COORDINATE CONSTRUCTION SCHEDULE.

10.05 A 4-WEEK LOOK-AHEAD CONSTRUCTION SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER AND OWNER REPRESENTATIVE AT THE BEGINNING OF EVERY WEEK DURING CONSTRUCTION.

10.06 THE CONTRACTOR SHALL COMPLETE DAILY ACTIVITY REPORTS AND WEEKLY PROGRESS PHOTOS TO BE SUBMITTED WITH EACH PAY APPLICATION.

10.07 THE CONTRACTOR SHALL SUBMIT PROGRESS RECORDS OF COMPLETED REPAIRS, CONSISTING OF PLAN MARKUPS AND SUMMARY TABLES, PROVIDING COMPARISON TO THE SCOPE OF WORK AND BID QUANTITIES TABLE. THESE RECORDS SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER. SUBMIT FINAL RECORD DRAWINGS AT PROJECT COMPLETION SHOWING LOCATIONS AND QUANTITIES OF COMPLETED REPAIRS.

10.08 THE CONTRACTOR SHALL DEVELOP DUST AND NOISE CONTROL MEASURES AND SUBMIT A WRITTEN PLAN TO THE ENGINEER AND OWNER. SUCH MEASURES SHALL BE APPROVED PRIOR TO THE START OF WORK.

10.09 THE CONTRACTOR SHALL SUBMIT AN OPERATING AND MAINTENANCE MANUAL TO THE OWNER.

11.00 OWNER'S TESTING AGENCY QUALIFICATIONS

11.01 THE INDEPENDENT TESTING AGENCY MUST BE CONSIDERED ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MUST BE QUALIFIED ACCORDING TO ASTM C1077 AND ASTM E 329 FOR THE TESTING INDICATED IN THE CONSTRUCTION DOCUMENTS, AS DOCUMENTED ACCORDING TO ASTM E 548.

1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD TESTING TECHNICIAN, GRADE 1, ACCORDING TO ACI CP-01 OR AN EQUIVALENT CERTIFICATION PROGRAM.

2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN – GRADE I. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN – GRADE II.

12.00 OPENINGS IN SLABS, BEAMS AND WALLS

12.01 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR EDGE OF SLAB. OPENINGS BETWEEN EIGHT TO TWENTY FOUR INCHES FROM THE FACE OF THE COLUMN OR EDGE OF SLAB SHALL NOT GENERALLY BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. OPENINGS LOCATED GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR EDGE OF SLAB ARE GENERALLY PERMITTED, SUBJECT TO APPROVAL OF THE ENGINEER OF RECORD.

12.02 IN PRECAST CONCRETE WORK. OPENINGS LESS THAN 10 INCHES ROUND OR SQUARE SHALL BE LOCATED AND FIELD DRILLED OR SAW CUT BY THE TRADE REQUIRING OPENING AFTER MEMBER IS ERECTED. SUCH OPENINGS SHALL BE COORDINATED BY THE CONTRACTOR AND RECEIVE PRIOR APPROVAL BY THE PRECAST MFR AND THE ENGINEER.

12.03 OPENINGS IN CONCRETE WALLS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

12.04 OPENINGS THROUGH WEBS OF BEAMS ARE PROHIBITED EXCEPT AS SPECIFICALLY SHOWN ON THE PLANS.

12.05 NO DRILLING THROUGH SLABS, BEAMS, COLUMNS, OR WALLS SHALL BE CARRIED OUT EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS.

13.00 REINFORCED CONCRETE (CAST-IN-PLACE)

13.01 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE CONCRETE WORK AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR HIS REVIEW.

13.02 DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.

13.03 CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW. IT IS TO BE NOTED THAT THE CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.

13.04 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT. ENGINEER SHALL BE INFORMED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONCRETE WORK.

13.05 A COPY OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI SP 15 "FIELD REFERENCE MANUAL" SHALL BE KEPT IN THE PROJECT FIELD OFFICE AT ALL TIMES.

13.06 CONTRACTOR SHALL PREPARE AND SUBMIT QUALITY CONTROL MEASURES TO ENSURE TEMPERATURE WITHIN MASS CONCRETE POURS COMPLIES WITH THE REQUIREMENTS IN THE PROJECT SPECIFICATIONS. MASS CONCRETE POURS APPLY TO ANY SUBSTRUCTURE CONCRETE ELEMENT WHOSE LEAST DIMENSION IS GREATER THAN 5 FT.

13.07 CONCRETE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS:

SLAB-ON-GRADE	4,000 PSI
ELEVATED BEAMS AND SLABS	5,000 PSI
COLUMNS	5,000 PSI

15.00 STRIPING

15.01 PROPOSED STRIPING/PAVEMENT PLANS MAY NOT REFLECT AS-BUILT CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRIPING/PAVEMENT MARKINGS. CONTRACTOR SHALL COMPARE EXISTING STRIPING/PAVEMENT MARKING IN FIELD TO PROPOSED STRIPING/PAVEMENT MARKING PLANS. CONTRACTOR SHALL REMOVE EXISTING STRIPING/PAVEMENT MARKING AT ALL LOCATIONS BY HYDROBLASTING OR SHOTBLASTING FOR PROPOSED STRIPING /PAVEMENT MARKING AND RESTRIPING /PAVEMENT MARKING. CONTRACTOR SHALL CONDUCT TRIAL REMOVAL OF STRIPING FOR ACCEPTANCE PRIOR TO COMPLETE REMOVAL OF STRIPING.

15.02 ALL STRIPING SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH SPECIFICATIONS.

15.03 PARKING STALL STRIPES AND CROSSHATCH SHALL BE WHITE.

15.04 ACCESSIBLE PARKING STALL STRIPES SHALL BE BLUE. ACCESSIBLE PATHS AND SYMBOLS SHALL BE WHITE.

15.05 DRIVE LANES, FLOOR ARROWS, AND CURBS SHALL BE YELLOW.

16.00 POWERWASH

16.01 CONTRACTOR SHALL POWERWASH FLOOR SURFACES OF THE PARKING LEVELS.

16.02 CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.

16.03 CONTRACTOR SHALL TAKE NECESSARY PRECAUTION TO PROTECT VEHICLES & SURROUNDING ENVIRONMENT.

17.00 DRAIN SYSTEM CLEANING

17.01 CONTRACTOR SHALL CLEAN THE DRAINAGE SYSTEM INCLUDING DRAINS AND PIPES TO REMOVE DEBRIS THROUGH VACUUMING AND JETTING. CONTRACTOR SHALL COLLECT AND PROPERLY DISPOSE OF THE DEBRIS.

No.	REVISIONS	DATE	BY

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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

GENERAL NOTES

SHEET NUMBER
S-002

Plotted By:Dona.Leetol Sheet Set:Kha Layout:S-002 GENERAL NOTES May 31, 2019 02:50:43pm \\tlh01\data\Project\tlh_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-002 GENERAL NOTES.dwg
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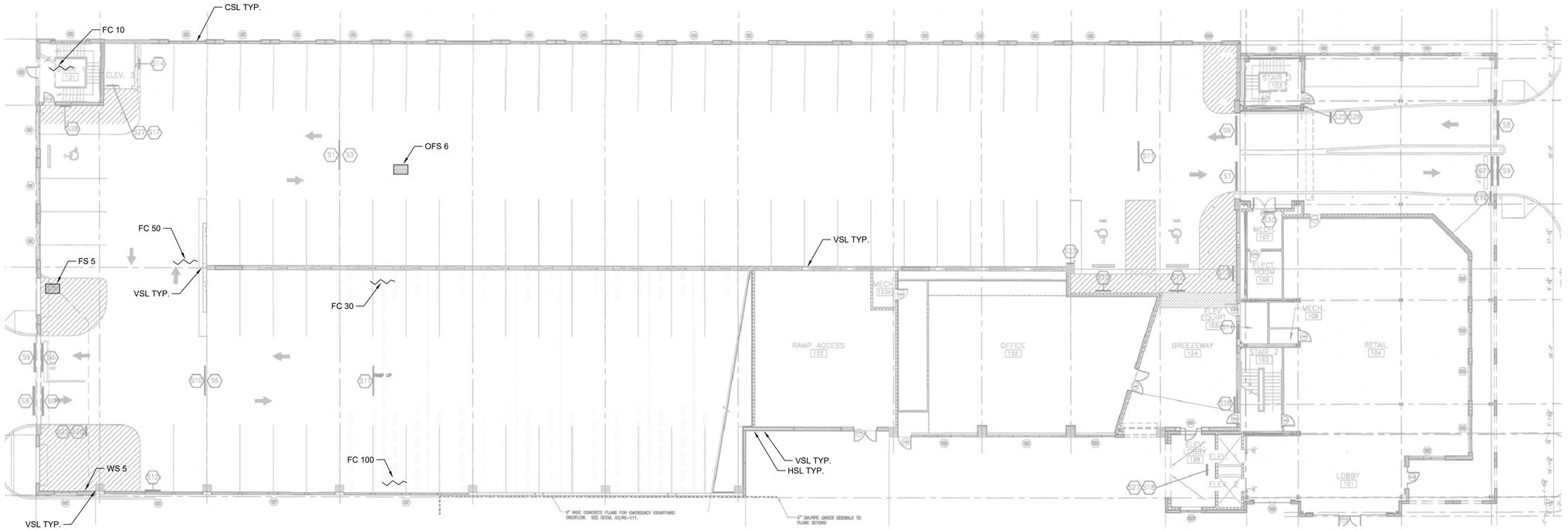

1 S-101 LEVEL 1 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

No.	REVISIONS	DATE	BY

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DATE: 5/31/2019

LEVEL1 GENERAL REPAIR PLAN

SHEET NUMBER
S-101

Plotted By:Dana, Leetal Sheet Set:Kha Layout:S-101 LEVEL1 GENERAL REPAIR PLAN May 31, 2019 02:50:49pm \\ftlfp01\data\Project\ftl_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-101 LEVEL 1 REPAIR PLAN.dwg
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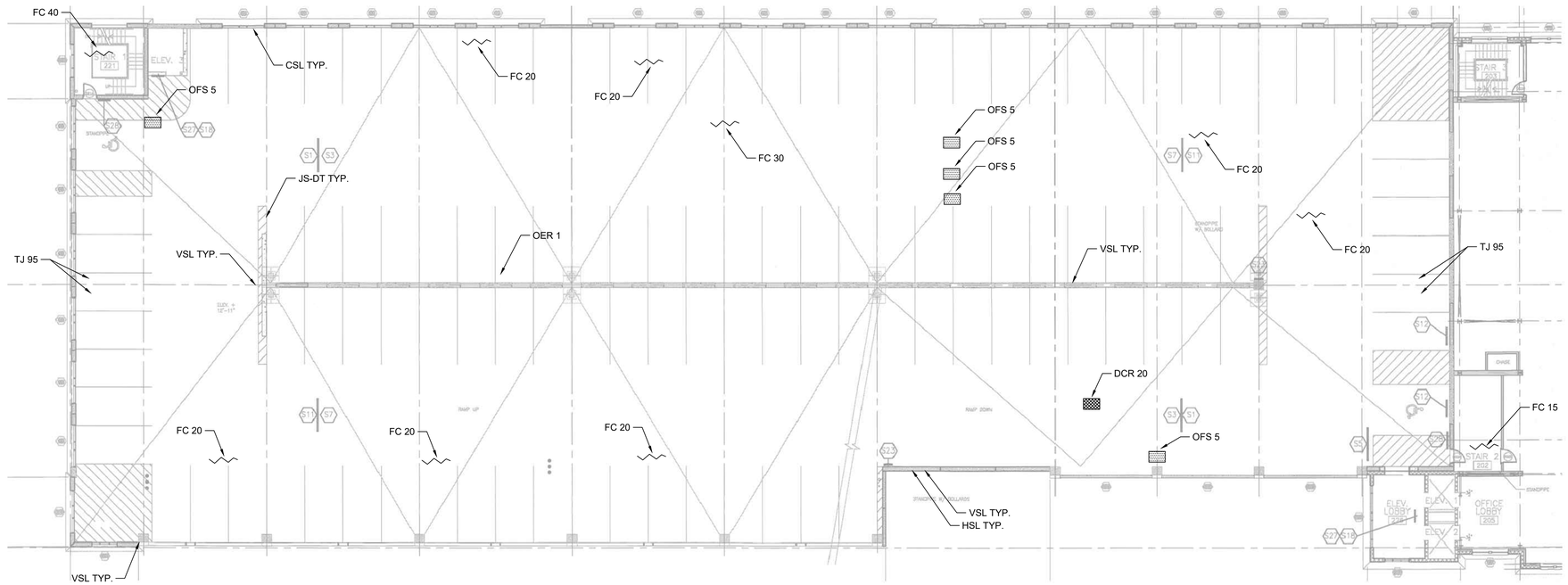

1 S-102 LEVEL 2 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

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FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 2 GENERAL REPAIR PLAN

SHEET NUMBER
S-102

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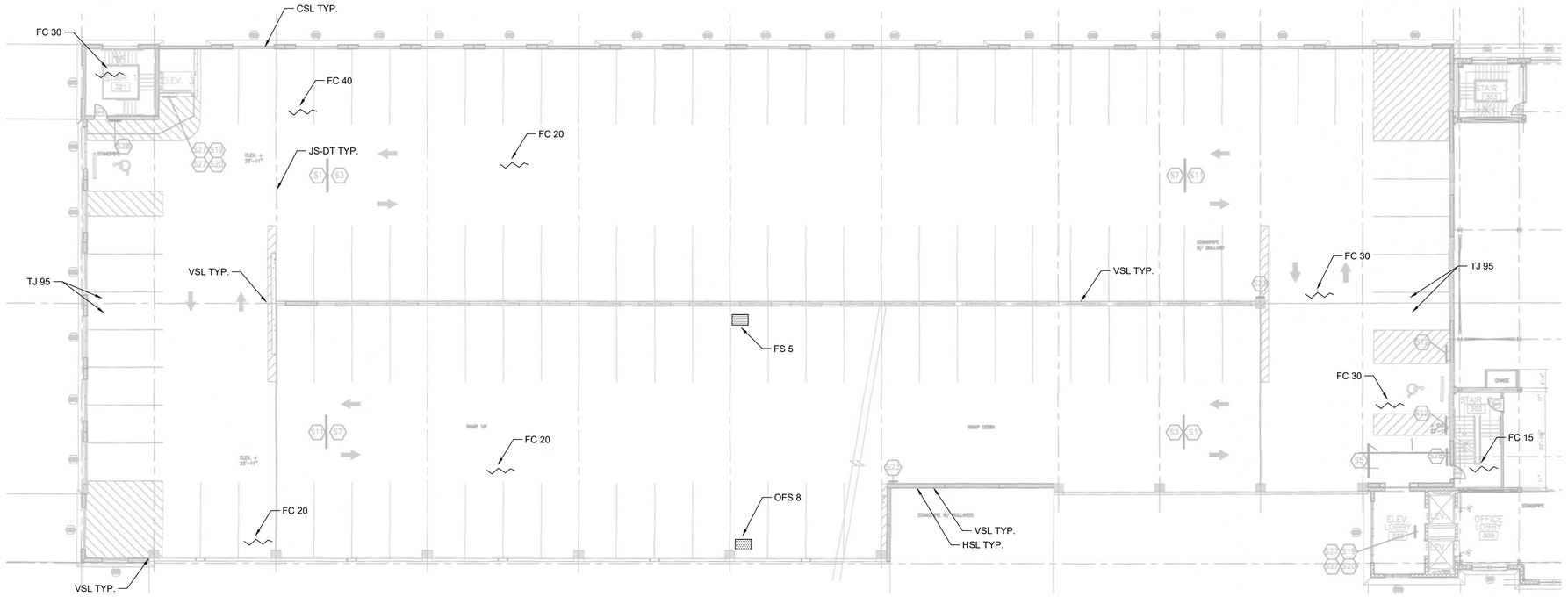

1 S-103 LEVEL 3 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

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CITY HALL GARAGE RESTORATION

PREPARED FOR
City of Ft. Pierce

ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER 86955
DATE: 5/31/2019

LEVEL 3 GENERAL REPAIR PLAN

SHEET NUMBER
S-103

Plotted By:Dana, Leetal Sheet Set:Kha Layout:S-103 LEVEL 3 GENERAL REPAIR PLAN May 31, 2019 02:51:01pm \\ftfp01\data\Project\ft_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-103 LEVEL 3 REPAIR PLAN.dwg
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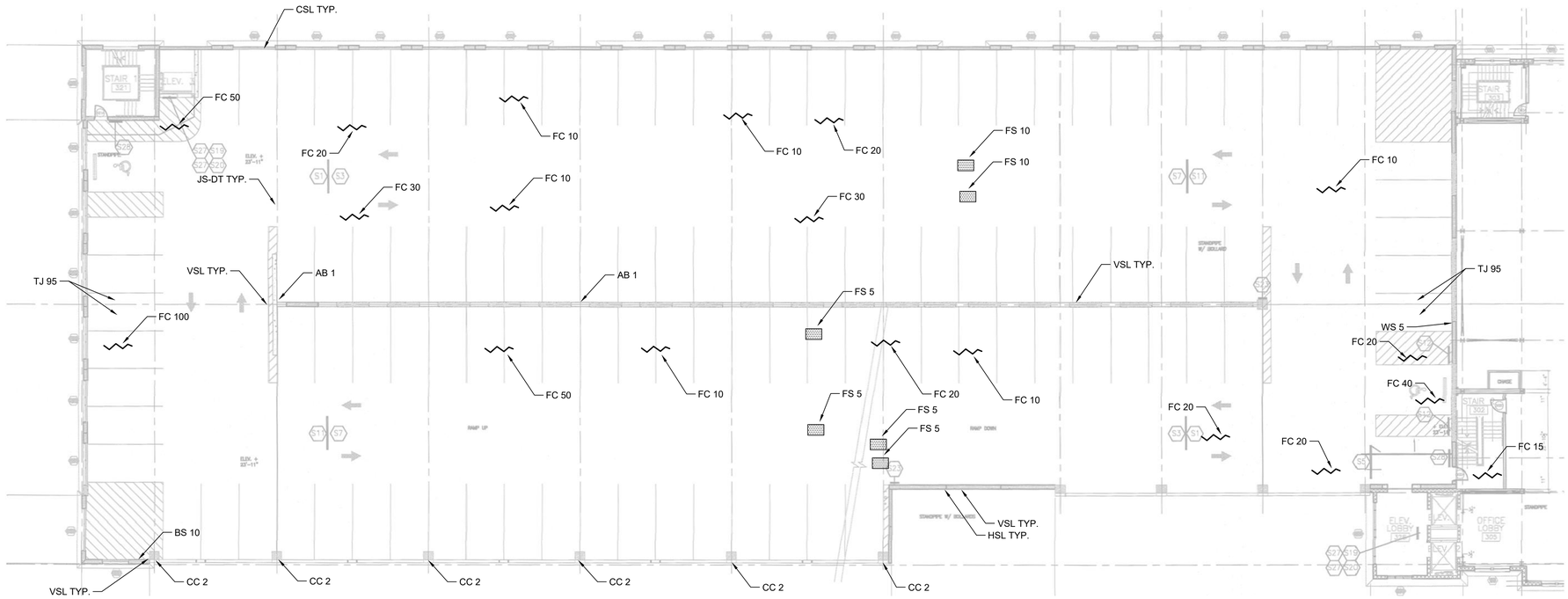

1
S-104
LEVEL 4 GENERAL REPAIR PLAN
SCALE: N.T.S.

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

No.	REVISIONS	DATE	BY

Kimley»Horn

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600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324
PHONE: 954-535-5100
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KHA PROJECT 147922021
DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER 86955
DATE: 5/31/2019

LEVEL 4 GENERAL REPAIR PLAN

SHEET NUMBER
S-104

Plotted By:Dana, Leetal Sheet Set:Kha Layout:S-104 LEVEL 4 GENERAL REPAIR PLAN May 31, 2019 02:51:07pm \\ftlfp01\data\Project\ftl_parking\047922021 ft pierce city hall parking garage restoration\Cad\plan sheets\S-104 LEVEL 4 REPAIR PLAN.dwg
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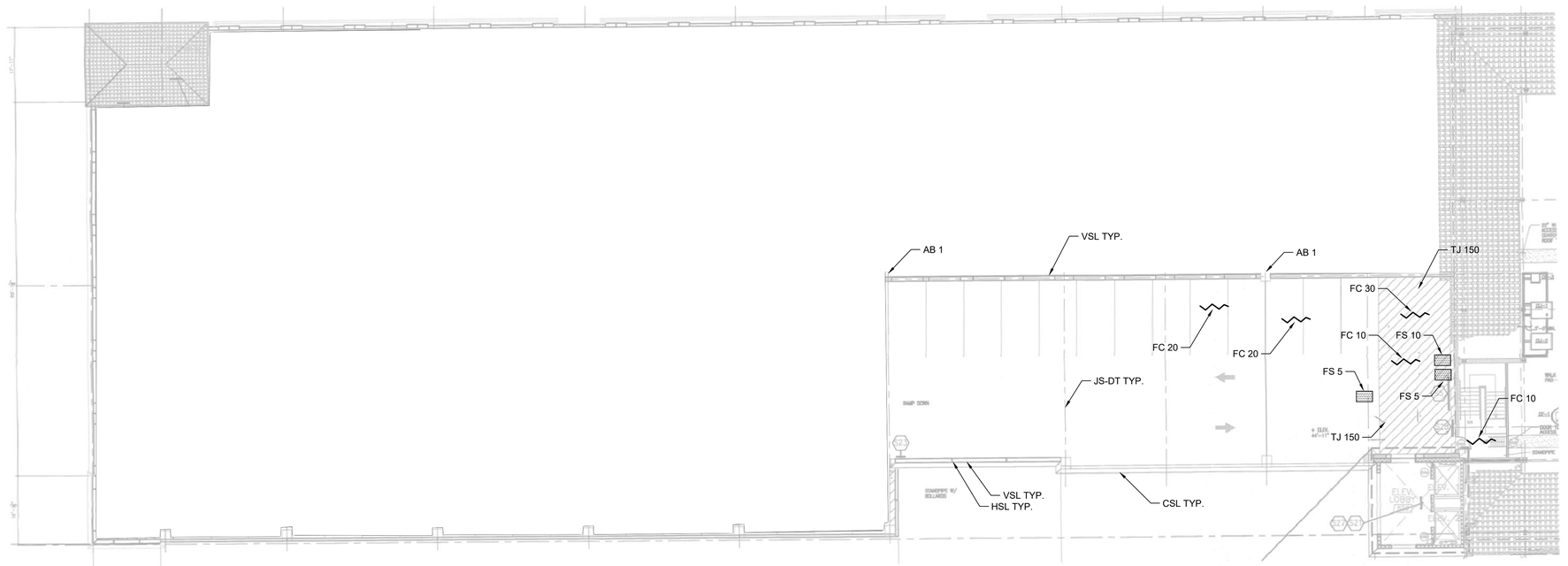

1 S-105 LEVEL 5 GENERAL REPAIR PLAN
SCALE: N.T.S.

NORTH

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE
	X-X	NAME
	FC	FLOOR CRACK
	FS	FLOOR SPALL
	OFS	OVERHEAD FLOOR SPALL
	OER	OVERHEAD EXPOSED REBAR
	WS	WALL SPALL
	BS	BEAM SPALL
	DTR1	DOUBLE TEE CONNECTION REPAIR 1
	DTR2	DOUBLE TEE CONNECTION REPAIR 2
	DTR3	DOUBLE TEE CONNECTION REPAIR 3
	JS-DT	DOUBLE TEE JOINTS
	TJ	TOOLED JOINTS
	VSL	VERTICAL SEALANTS
	HSL	HORIZONTAL SEALANTS (WALL)
	CSL	COVE SEALANTS
	DCR	DECK COATING REPLACEMENT
	CC	COLUMN CAPS
	AB	ANCHOR BOLTS AND BASE PLATE

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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL GARAGE RESTORATION

PREPARED FOR
City of Ft. Pierce

ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL

HANNIAH RODRIGUEZ, P.E.

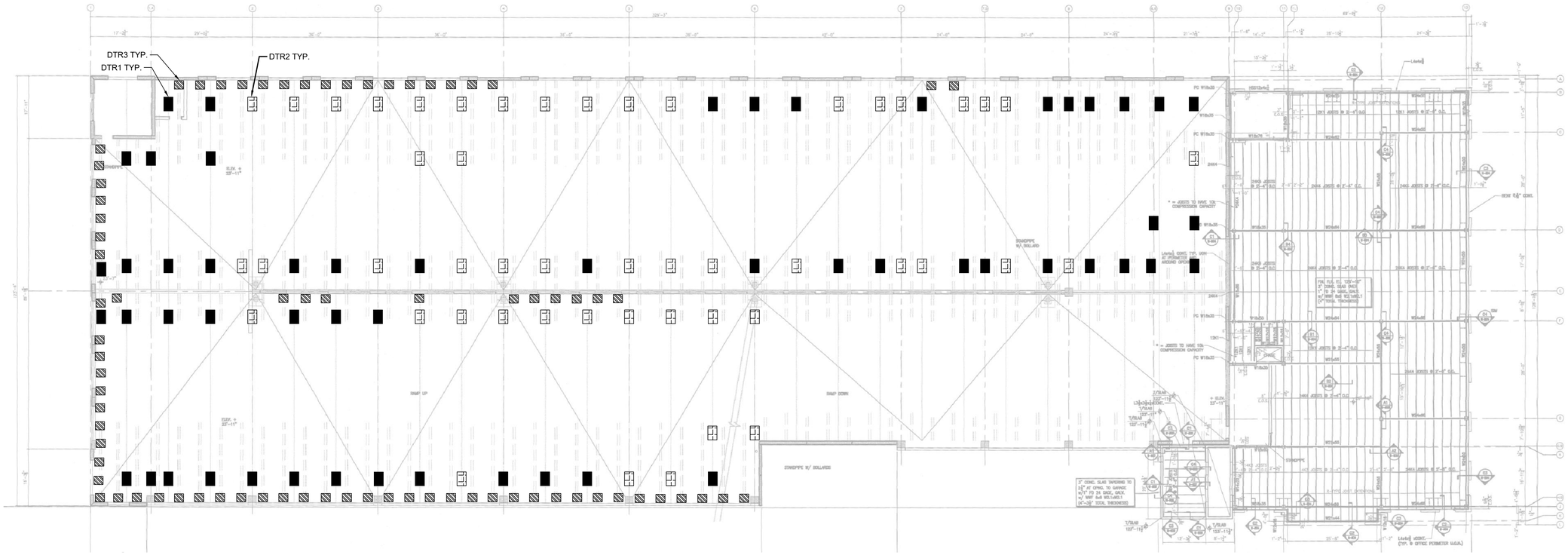
FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 5 GENERAL REPAIR PLAN

SHEET NUMBER

S-105



1 / S-106 LEVEL 4 DT CONNECTIONS REPAIR PLAN

SCALE: N.T.S.

NOTE: DOUBLE TEE CONNECTIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO VERIFY DOUBLE TEE CONNECTION LOCATIONS IN FIELD WITH ENGINEER ASSISTANCE AS REQUIRED.

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE
	X-X	NAME
	FC	FLOOR CRACK
	FS	FLOOR SPALL
	OFS	OVERHEAD FLOOR SPALL
	OER	OVERHEAD EXPOSED REBAR
	WS	WALL SPALL
	BS	BEAM SPALL
	DTR1	DOUBLE TEE CONNECTION REPAIR 1
	DTR2	DOUBLE TEE CONNECTION REPAIR 2
	DTR3	DOUBLE TEE CONNECTION REPAIR 3
	JS-DT	DOUBLE TEE JOINTS
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	VSL	VERTICAL SEALANTS
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	CSL	COVE SEALANTS
	DCR	DECK COATING REPLACEMENT
	CC	COLUMN CAPS
	AB	ANCHOR BOLTS AND BASE PLATE

No.	REVISIONS	DATE	BY

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KHA PROJECT	147922021
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LICENSED PROFESSIONAL

HANNIAH RODRIGUEZ, P.E.

FLORIDA LICENSE NUMBER
86955

DATE: 5/31/2019

LEVEL 4 DOUBLE TEE CONNECTIONS REPAIR PLAN

SHEET NUMBER

S-106

Plotted By: Dana Lesko Sheet Set: Kha Layout: S-106 LEVEL 4 DOUBLE TEE CONNECTIONS REPAIR PLAN May 31, 2019 02:51:17pm \\fths01.xdata\Project\fts_parking\0479220211 ft. pierce city hall parking garage restoration\Cad\plans sheets\S-106 LEVEL 4 DT CONNECTIONS REPAIR PLAN.dwg
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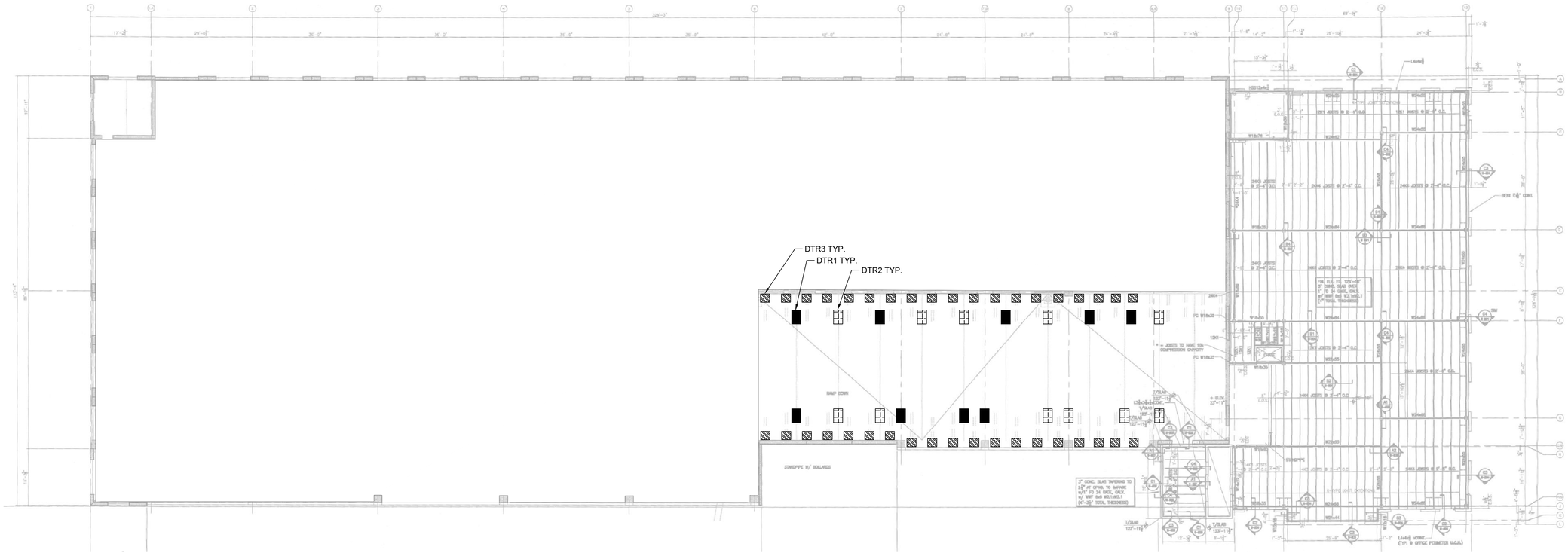

NOTE: DOUBLE TEE CONNECTIONS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO VERIFY DOUBLE TEE CONNECTION LOCATIONS IN FIELD WITH ENGINEER ASSISTANCE AS REQUIRED.

REPAIR LEGEND

KEY:

SYMBOL	ID	TYPE	QTY
	X-X	NAME	#
	FC	FLOOR CRACK	
	FS	FLOOR SPALL	
	OFS	OVERHEAD FLOOR SPALL	
	OER	OVERHEAD EXPOSED REBAR	
	WS	WALL SPALL	
	BS	BEAM SPALL	
	DTR1	DOUBLE TEE CONNECTION REPAIR 1	
	DTR2	DOUBLE TEE CONNECTION REPAIR 2	
	DTR3	DOUBLE TEE CONNECTION REPAIR 3	
	JS-DT	DOUBLE TEE JOINTS	
	TJ	TOOLED JOINTS	
	VSL	VERTICAL SEALANTS	
	HSL	HORIZONTAL SEALANTS (WALL)	
	CSL	COVE SEALANTS	
	DCR	DECK COATING REPLACEMENT	
	CC	COLUMN CAPS	
	AB	ANCHOR BOLTS AND BASE PLATE	

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FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

LEVEL 5 DOUBLE TEE CONNECTIONS REPAIR PLAN

SHEET NUMBER
S-107

Plotted By:Dana Leetol Sheet Set:Kha Layout:S-107 LEVEL 5 DOUBLE TEE CONNECTIONS REPAIR PLAN May 31, 2019 02:51:22pm K:\FTL_Parking\04792021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-107 LEVEL 5 DT CONNETIONS REPAIR PLAN.dwg
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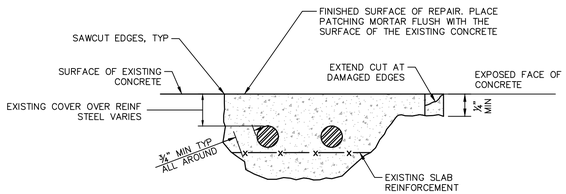


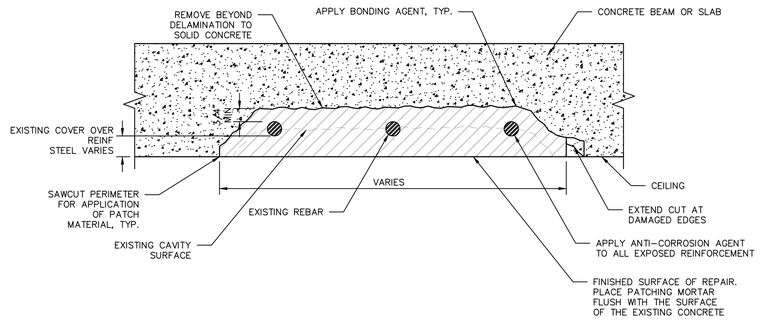
NOTES:

THE INTENT OF THIS REPAIR IS TO REMOVE LOOSE, DELAMINATED, AND UNSOUND CONCRETE, AND ALL EXPOSED CORRODED STEEL REINFORCEMENT OR OTHER LARGE CORRODED METAL MATERIALS EMBEDDED IN THE CONCRETE.

1. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO THE PROJECT MANUAL AND CONSTRUCTION DRAWINGS FOR REPAIR LOCATIONS AND ANTICIPATED QUANTITIES. CONTRACTOR SHALL NOT REMOVE UNSOUND CONCRETE EXCEEDING THE SPECIFIED ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.
3. THIS REPAIR DETAIL APPLIES TO HORIZONTAL REPAIRS.
4. WHERE SIGNIFICANT AMOUNTS OF MATERIAL HAVE BEEN LOST FROM THE STEEL DUE TO CORROSION (SECTION LOSS > 20%), THE ENGINEER WILL DETERMINE IF ADDITIONAL REPAIR OR REINFORCEMENT IS REQUIRED.
5. EXISTING CORRODED STEEL REINFORCEMENT EXPOSED DURING REMOVAL OF UNSOUND CONCRETE MUST BE CLEANED TO PRODUCE A WHITE METAL FINISH. CLEANED REINFORCEMENT MUST BE REVIEWED BY THE ENGINEER PRIOR TO APPLYING BONDING AGENTS AND PATCHING MATERIAL.
6. REMOVE CONCRETE FROM ALONG AND AROUND ALL SIDES OF THE SECTION OF THE EXISTING REINFORCING STEEL THAT ARE OXIDIZED AND AFFECTED BY CORROSION. ALL SIDES OF CORRODED REINFORCEMENT SHOULD BE EXPOSED AND CLEANED TO SECTIONS WHERE THE REINFORCING STEEL IS NOT OXIDIZED AND IS WELL BONDED TO THE SURROUNDING CONCRETE. CONCRETE AROUND THE CORRODED REINFORCEMENT SHOULD BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 3/4" AROUND THE ENTIRE PERIMETER OF EACH STEEL REINFORCING BAR.
7. SAWCUT ALONG THE EDGES OF THE EXISTING CONCRETE THAT ARE PARALLEL TO THE REINFORCING STEEL. SAWCUTS SHALL BE MADE AT RIGHT ANGLES TO THE SURFACE TO OF THE EXISTING CONCRETE. SAWCUTS SHALL BE A MINIMUM OF 1/4" DEEP AND A MAXIMUM OF 1/2" DEEP BUT NO GREATER THAN THE DEPTH OF COVER LESS THAN 1/8" TO AVOID CUTTING OF THE EXISTING REINFORCING STEEL. PROTECT ALL SAWCUT EDGES TO AVOID ANY DAMAGE TO EDGES. EDGES THAT ARE DAMAGED SHALL RECEIVE A SECOND SAWCUT BEYOND THE DAMAGED AREA AND THE SECTION OF CONCRETE BETWEEN THE ORIGINAL SAWCUT AND THE SECOND SAWCUT SHALL BE REMOVED.
8. IF SPECIAL CONDITIONS ARE FOUND AFFECTING THE COMPLETION OF THE REPAIR, NOTIFY THE ENGINEER FOR EXAMINATION PRIOR TO COMPLETION OF THE REPAIR.
9. TEMPORARY SHORING SHALL BE PROVIDED BEFORE BEGINNING CONCRETE REMOVAL WHERE STRUCTURAL INTEGRITY IS COMPROMISED.

1 S-500 PARTIAL DEPTH REPAIR

SCALE: N.T.S.



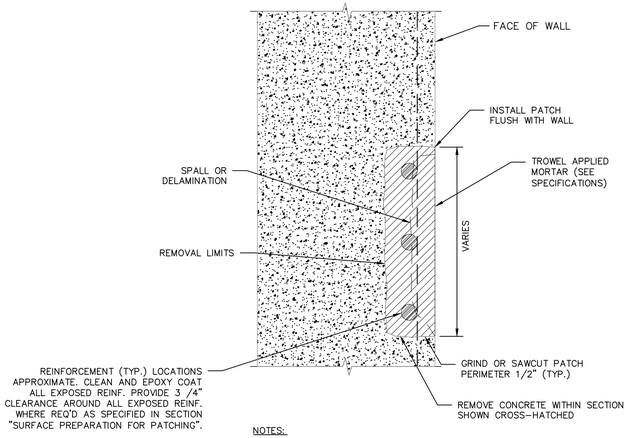
NOTES:

THE INTENT OF THIS REPAIR IS TO REMOVE LOOSE, DELAMINATED, AND UNSOUND CONCRETE, AND ALL EXPOSED CORRODED STEEL REINFORCEMENT OR OTHER LARGE CORRODED METAL MATERIALS EMBEDDED IN THE CONCRETE.

1. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO THE PROJECT MANUAL AND CONSTRUCTION DRAWINGS FOR REPAIR LOCATIONS AND ANTICIPATED QUANTITIES. CONTRACTOR SHALL NOT REMOVE UNSOUND CONCRETE EXCEEDING THE SPECIFIED ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.
3. THIS REPAIR DETAIL APPLIES TO VERTICAL AND OVERHEAD REPAIRS. WHERE NECESSARY USE NON-SAG OVERHEAD REPAIR MORTAR OR FORM AND CAST AN ENGINEER APPROVED FLOWABLE MORTAR.
4. WHERE SIGNIFICANT AMOUNTS OF MATERIAL HAVE BEEN LOST FROM THE STEEL DUE TO CORROSION, THE ENGINEER WILL DETERMINE IF ADDITIONAL REPAIR OR REINFORCEMENT IS REQUIRED.
5. EXISTING CORRODED STEEL REINFORCEMENT EXPOSED DURING REMOVAL OF UNSOUND CONCRETE MUST BE CLEANED TO PRODUCE A WHITE METAL FINISH. CLEANED REINFORCEMENT MUST BE REVIEWED BY THE ENGINEER PRIOR TO APPLYING BONDING AGENTS AND PATCHING MATERIAL.
6. REMOVE CONCRETE FROM ALONG AND AROUND ALL SIDES OF THE SECTION OF THE EXISTING REINFORCING STEEL THAT ARE OXIDIZED AND AFFECTED BY CORROSION. ALL SIDES OF CORRODED REINFORCEMENT SHOULD BE EXPOSED AND CLEANED TO SECTIONS WHERE THE REINFORCING STEEL IS NOT OXIDIZED AND IS WELL BONDED TO THE SURROUNDING CONCRETE. CONCRETE AROUND THE CORRODED REINFORCEMENT SHOULD BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 3/4" AROUND THE ENTIRE PERIMETER OF EACH STEEL REINFORCING BAR.
7. SAWCUT ALONG THE EDGES OF THE EXISTING CONCRETE THAT ARE PARALLEL TO THE REINFORCING STEEL. SAWCUTS SHALL BE MADE AT RIGHT ANGLES TO THE SURFACE TO OF THE EXISTING CONCRETE. SAWCUTS SHALL BE A MINIMUM OF 1/4" DEEP AND A MAXIMUM OF 1/2" DEEP BUT NO GREATER THAN THE DEPTH OF COVER LESS THAN 1/8" TO AVOID CUTTING OF THE EXISTING REINFORCING STEEL. PROTECT ALL SAWCUT EDGES TO AVOID ANY DAMAGE TO EDGES. EDGES THAT ARE DAMAGED SHALL RECEIVE A SECOND SAWCUT BEYOND THE DAMAGED AREA AND THE SECTION OF CONCRETE BETWEEN THE ORIGINAL SAWCUT AND THE SECOND SAWCUT SHALL BE REMOVED.
8. IF SPECIAL CONDITIONS ARE FOUND AFFECTING THE COMPLETION OF THE REPAIR, NOTIFY THE ENGINEER FOR EXAMINATION PRIOR TO COMPLETION OF THE REPAIR.
9. TEMPORARY SHORING SHALL BE PROVIDED BEFORE BEGINNING CONCRETE REMOVAL WHERE STRUCTURAL INTEGRITY IS COMPROMISED.

2 S-500 OVERHEAD SPALL REPAIR

SCALE: N.T.S.

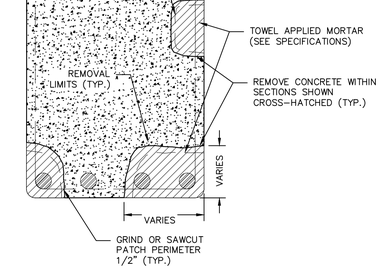


NOTES:

REFER TO NOTES ON 2/S-500

3 S-500 WALL REPAIR

SCALE: N.T.S.



NOTES:

REFER TO NOTES ON 2/S-500

4 S-500 BEAM REPAIR

SCALE: N.T.S.

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No.	REVISIONS	DATE	BY

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KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
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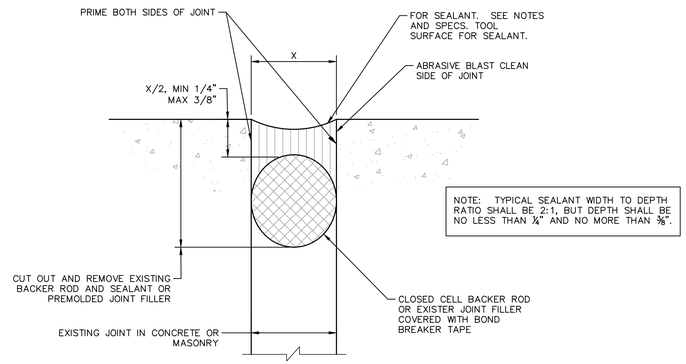
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

CONCRETE REPAIR DETAILS

SHEET NUMBER
S-500

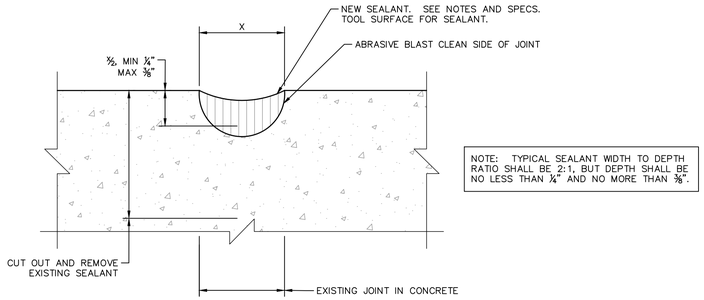


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE THE EXISTING SEALANT IN OPEN CONSTRUCTION JOINTS AND CONTROL JOINTS.
2. THE CONTRACTOR SHALL IDENTIFY JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE JOINTS IDENTIFIED.
3. CONTINUOUS FOAM BACKER RODS SHALL BE INSTALLED PRIOR TO INSTALLATION OF JOINT SEALANT.
4. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHNICAL SPECIFICATIONS FOR APPROVED SEALANTS.
5. THE SURFACE OF SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN 1/16 AND 1/8 INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
6. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

1 S-501 REPLACEMENT SEALANT IN OPEN CONTROL JOINTS

SCALE: N.T.S.

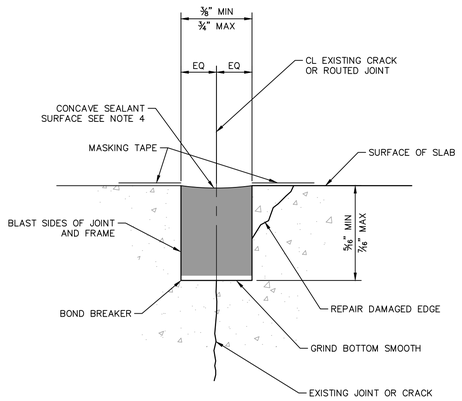


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE THE EXISTING SEALANT IN CONTROL JOINTS.
2. THE CONTRACTOR SHALL IDENTIFY JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE JOINTS IDENTIFIED.
3. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHNICAL SPECIFICATIONS FOR APPROVED SEALANTS.
4. THE SURFACE OF SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN ⅛ AND ⅜ INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
5. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

2 S-501 REPLACEMENT SEALANT IN CONTROL JOINTS

SCALE: N.T.S.

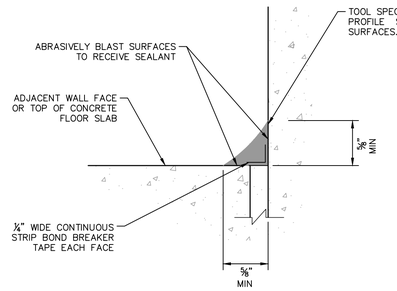


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO INSTALL SEALANT IN JOINTS AND ROUTED CRACKS IN THE CONCRETE SLAB.
2. THE CONTRACTOR SHALL IDENTIFY CRACKS AND JOINTS TO RECEIVE THIS REPAIR. THE CONTRACTOR SHALL HAVE THE ENGINEER VERIFY THE CRACKS AND JOINTS IDENTIFIED.
3. NON-SAG SEALANT SHALL BE USED IN JOINTS THAT ARE SLOPED. SELF-LEVELING SEALANT SHALL BE USED IN JOINTS THAT ARE FLAT. SEE TECHINCAL SPECIFICATIONS FOR APPROVED SEALANTS.
4. THE SURFACE OF THE SEALANT AT THE EDGE OF THE EXISTING CONCRETE ON EITHER SIDE OF THE JOINT SHALL BE BETWEEN 1/16 AND 1/8 INCH BELOW THE TOP OF CONCRETE SLAB. SEALANT THAT EXTENDS ABOVE THE SLAB SHALL BE CUT DOWN FLUSH WITH TOP OF SLAB.
5. SEE RELATED TECHNICAL SPECIFICATION 03 0130 AND 07 9200.

3 S-501 ROUT AND SEAL

SCALE: N.T.S.

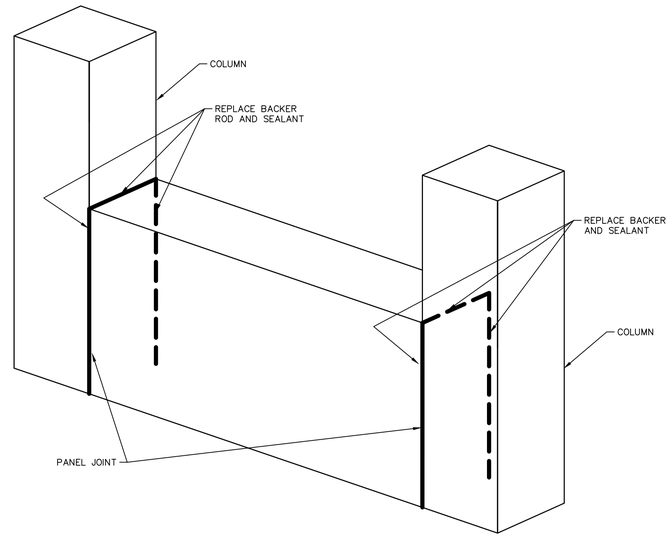


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO PROVIDE A CONTINUOUS CAULKED FILLET JOINT AT THE INTERSECTION OF HORIZONTAL CONCRETE SLABS AND VERTICAL CONCRETE, MASONRY OR STEEL WITHIN THE PARKING DECK. THIS REPAIR IS ALSO USED AT THE VERTICAL INTERSECTION OF WALLS.
2. SEE RELATED TECHNICAL SPECIFICATION 07 9200.

4 S-501 REPLACEMENT SEALANT AT COVE JOINTS

SCALE: N.T.S.



5 S-501 VERTICAL JOINT SEALANT REPLACEMENT

SCALE: N.T.S.

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Plotted By: Dana, Leetal Sheet Set: Kho Layout: S-501 JOINT SEALANT DETAILS May 31, 2019 03:11:17pm K:\FTL_Parking\04392021 Ft. Pierce City Hall Parking Garage Restoration\Civil\Plan Sheets\S-501 JOINT SEALANT DETAILS.dwg

No.	REVISIONS	DATE	BY

Kimley»Horn
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600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324
PHONE: 954-535-5100
WWW.KIMLEY-HORN.COM CA 00000696

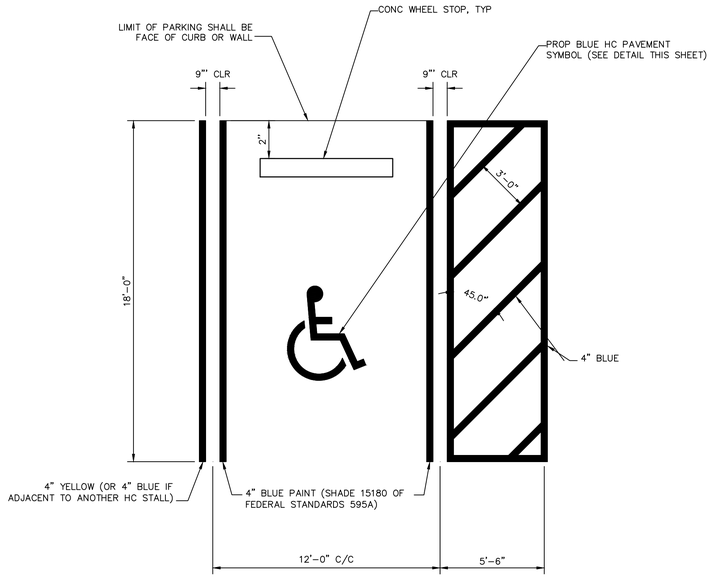
KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

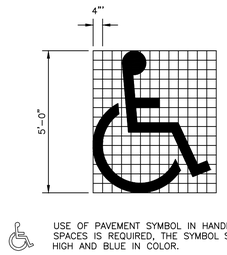
LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

JOINT SEALANT DETAILS

SHEET NUMBER
S-501

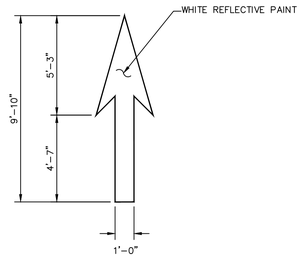


HANDICAPPED PARKING DETAIL

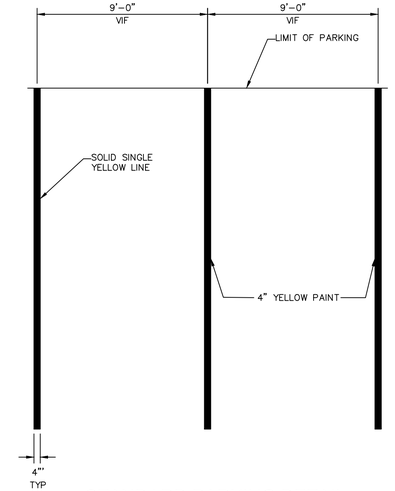


USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT HIGH AND BLUE IN COLOR.

HANDICAPPED PAVEMENT SYMBOL DETAIL



SOLID ARROW MARKING DETAIL



STANDARD PARKING DETAIL

8
S-502

STRIPING DETAILS

SCALE: N.T.S.

Plotted By: Dana, Lestel Sheet Set: Kha Layout: S-502 STRIPPING DETAILS June 05, 2019 12:47:59pm K:\FTL_Parking\047922021 Ft. Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-502 STRIPPING DETAILS.dwg
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DATE 5/31/2019
SCALE AS SHOWN
DESIGNED BY HLR
DRAWN BY LD
CHECKED BY MNS

CITY HALL
GARAGE RESTORATION
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ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER 86955
DATE: 5/31/2019

STRIPPING DETAILS

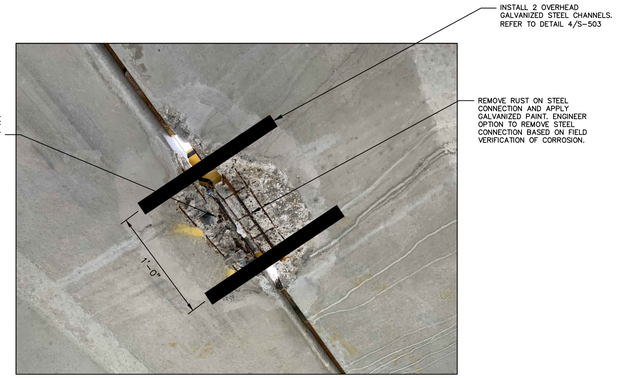
SHEET NUMBER
S-502



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE DETERIORATED SEALANT AND TO PAINT GALVANIZE EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

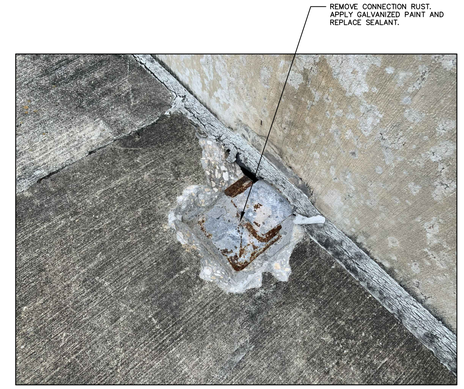
1 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR1)
SCALE: N.T.S.



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO STRENGTHEN EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 03 0130 CONCRETE REHABILITATION, 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

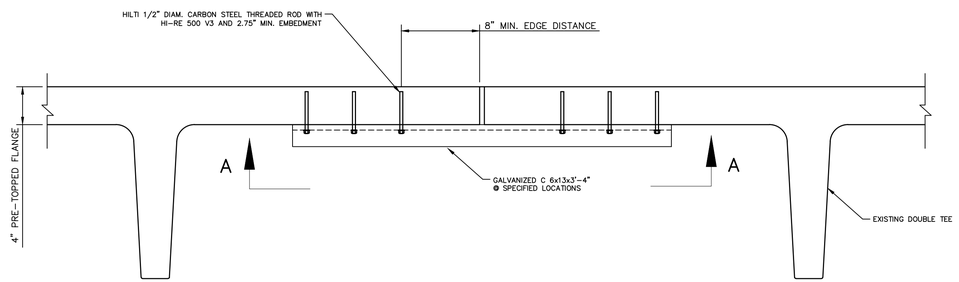
2 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR2)
SCALE: N.T.S.

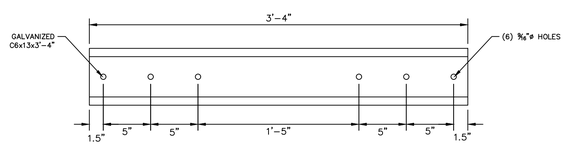


NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE AND REPLACE DETERIORATED SEALANT AND TO PAINT GALVANIZE EXISTING CONNECTION.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 05 5000 METAL FABRICATIONS, 07 9200 JOINT SEALANTS.

3 S-503 PRECAST DOUBLE TEE CONNECTION REPAIR (DTR3)
SCALE: N.T.S.





SECTION 'A – A'

4 S-503 REPAIR - DT FLANGE CONNECTION (PRE-TOPPED)
SCALE: N.T.S.

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Plotted By:Dana, Leeloi Sheet Set:Kha Layout:S-503 DOUBLE TEE CONNECTION REPAIR DETAILS May 31, 2019 07:11:24am K:\FTL_Parking\047922021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plan Sheets\S-503 DOUBLE TEE CONNECTION REPAIR DETAILS.dwg

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	147922021
DATE	5/31/2019
SCALE	AS SHOWN
DESIGNED BY	HLR
DRAWN BY	LD
CHECKED BY	MNS

CITY HALL
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LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

DOUBLE TEE CONNECTION REPAIR DETAILS

SHEET NUMBER
S-503



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE RUST FROM BASE PLATE AND ANCHOR BOLTS.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PROJECT MANUAL AND CONSTRUCTION DRAWINGS TO REPAIR LOCATIONS AND ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.

1 S-504

ANCHOR BOLTS AND BASE PLATES

SCALE: N.T.S.



NOTES:

1. THE PURPOSE OF THIS REPAIR IS TO REMOVE RUST FROM CONNECTIONS AND COVER WITH A CAP TO AVOID FURTHER RUSTING.
2. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO PROJECT MANUAL AND CONSTRUCTION DRAWINGS TO REPAIR LOCATIONS AND ANTICIPATED QUANTITIES PRIOR TO ENGINEER'S APPROVAL.

2 S-504

COLUMN CAPS

SCALE: N.T.S.

Plotted By: Dana Leetol Sheet Set: Kha Layout: S-504 MISCELLANEOUS DETAILS May 31, 2019 03:11:29pm K:\FTL Parking\047922021 Ft Pierce City Hall Parking Garage Restoration\Cad\Plans Sheets\S-504 MISCELLANEOUS DETAILS.dwg
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CITY HALL
GARAGE RESTORATION
PREPARED FOR
City of Ft. Pierce
ST. LUCIE COUNTY FLORIDA

LICENSED PROFESSIONAL
HANNIAH RODRIGUEZ, P.E.
FLORIDA LICENSE NUMBER
86955
DATE: 5/31/2019

MISCELLANEOUS DETAILS

SHEET NUMBER
S-504

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

Meeting Date: 09/16/2019

Re: Approval of an extension for the Fresh Wind Fresh Fire Church site plan located a 400 N. 26th Street

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

SUBJECT:

Approval of a Site Plan extension with Development Review & Design Review for the Fresh Wind Fresh Fire Church located at 400 North 26th Street. The new expiration date would be June 4, 2020.

SUMMARY:

- The applicant has requested an extension in accordance with Sec. 22-58(j): Site plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated. Site plan extensions of time may be granted by the city commission prior to the expiration of a site plan upon a showing of good cause and when such extension will promote public health, safety and general welfare. Any request for an extension to a site plan must be submitted in writing to the director of planning for review no later than thirty (30) days prior to expiration of the site plan.
  New expiration would be August 7, 2019. The applicant is seeking to develop a 5, 610 sq. ft. church facility with eighty-five (85) parking spaces at the subject site.
- The church will occupy 1.78 acres of the adjacent properties that the Fresh Wind Fresh Fire Church of God Inc. owns.
- The existing 2,065 sq. ft. vacant single-family home will be demolished to develop the brand new church facility.
- The applicant has requested the approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Zone to C-3, General Commercial Zone. The current future land use designation is RL, Low Density Residential. The applicant has requested the approval of a Future Land Use Amendment from RL, Low Density Residential to GC, General Commercial.
- The site plan was originally approved on June 4, 2018. The applicant is requesting a two-year extension in accordance with Sec. 22-58(j): Site plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated. Site plan extensions of time may be granted by the city commission prior to the expiration of a site plan upon a showing of good cause and when such extension will promote public health, safety and general welfare. Any request for an extension to a site plan must be submitted in writing to the director of planning for review no later than thirty (30) days prior to expiration of the site plan.
- New expiration would be June 4, 2020.

RECOMMENDATION:

Approve

ALTERNATIVES:
To not approve the extension

RESPONSIBLE STAFF:
Jennifer Hofmeister, AICP, LCAM

COORDINATED WITH:
N/A

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2019
OTHER INFORMATION:
N/A

Attachments

LETTER REQUESTING SITE PLAN EXTENSION
PROPERTY CARD
ORIGINAL APPLICATION
ORIGINAL SITE PLAN
ORIGINAL ARCHITECTURAL ELEVATIONS

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:21 AM

Form Started By: Jennifer Hofmeister
Started On: 09/05/2019 11:25 AM
Final Approval Date: 09/10/2019

FRESH WIND FRESH FIRE
CHURCH

August 21, 2019

RECEIVED
AUG 22 2019
CITY OF FORT PIERCE
PLANNING & ZONING

To: Rebeca Guera, Assistant Planning Director
Kim Keahey (West), Sr. Permit Specialist
Vennis Gilmore, Planner

From: Arndrea Dampier, Pastor
Fresh Wind Fresh Fire Church

Re: Site Permit ***19-1953***
Building Permit ***19-1954***

Presently, Fresh Wind Fresh Fire Church has active Site and Building Permits. **This letter is a request for Site and Building Permits Extensions for two (2) years.** Fresh Wind Fresh Fire Church is pausing to actively pursue another General Contractor's bid on this project. To ensure that this project is moving forward, our Engineer and Architect are working on comments and necessary revisions received from recent Planning reviews.

It is our desire to add to the growth our city is experiencing and the beauty our city is enjoying. ***Thank you for your extraordinary consideration.***

Sincerely,
Pastor Arndrea Dampier

P. O. Box 853
Fort Pierce, Florida 34954

Pastor Arndrea Dampier
(772) 713-4879

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

Property Identification

Site Address:	400 N 26th ST
Parcel ID:	2408-507-0133-000-5
Account #:	20479
Map ID:	24/08N
Use Type:	0100
Zoning:	C3
City/County:	Fort Pierce



Ownership

Fresh Wind Fresh Fire Church of God Inc Fresh Min
PO Box 853
Fort Pierce, FL 34954

Legal Description

FT PIERCE HTS BLK 15 LOT 1- LESS E 10 FT AND ALL LOTS 2, 3,4 AND 5 (OR 3651-278) (1.28 AC- 55,780 SF)

Current Values

Just/Market Value:	$56,300
Assessed Value:	$53,389
Exemptions:	$53,389
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	1,176
Gross Area (SF):	2,065
Land Size (acres):	1.28
Land Size (SF):	55,780

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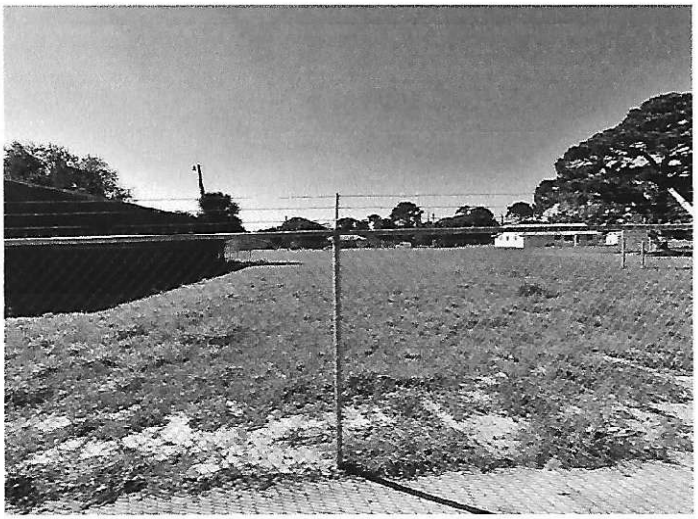
Property Identification

Site Address:	N 25th ST
Parcel ID:	2408-507-0097-000-0
Account #:	20460
Map ID:	24/08N
Use Type:	1000
Zoning:	C3
City/County:	Fort Pierce



Ownership

Fresh Wind Fresh Fire Church of God Inc Fresh Min
PO Box 853
Fort Pierce, FL 34954

Legal Description

FT PIERCE HTS BLK 11 LOT 8 -LESS E 10 FT-AND E 5 FT OF VAC ALLEY ADJ ON W AND LOT 9- LESS E 10 FT AND LOT 10 AND 10 FT VAC ALLEY LYG BETWEEN SD LOTS AND LOTS 11 AND 12 AND W 5 FT OF VAC ALLEY ADJ ON E (OR 3651-278) (0.78 AC- 34,000 SF)

Current Values

Just/Market Value:	$34,000
Assessed Value:	$34,000
Exemptions:	$34,000
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.78
Land Size (SF):	34,000

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Property Identification

Site Address:	411 N 25th ST
Parcel ID:	2408-501-0003-000-7
Account #:	20141
Map ID:	24/08N
Use Type:	0000
Zoning:	C3
City/County:	Fort Pierce

Ownership

Fresh Wind Fresh Fire Church of God Inc Fresh Ministries
PO Box 853
Fort Pierce, FL 34947

Legal Description

EMANCIPATION PARK BLK 1 LOT 1-LESS E 10 FT- AND ALL LOT 16 AND ALL VAC ALABAMA AV ADJ ON S-LESSE 10 FT- AND VAC 10 FT ALLEY RUNNING N AND S BTWN LOTS 1 AND 16 (OR 3832-1820)

Current Values

Just/Market Value:	$11,600
Assessed Value:	$11,600
Exemptions:	$11,600
Taxable Value:	$0

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.5
Land Size (SF):	21,600

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THE SUNRISE CITY

FORT PIERCE

PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 460 N. 26th Street

Parcel ID #(s) Lots(1-6) 2408506000300007 Lots(1-5) 2408507013300005

Project description Build 5610SF church building with 85 parking spaces on 1.78 Acres

Fresh Wind Fresh Fire church	Abraham Chabab, P.E. Civil Eng
Property Owner(s) of God Inc	**Applicant/Representative, Title, Company**
P.O. Box 853	5428 N.W. Edgewater Ave
Street Address	Street Address
Fort Pierce FL 34947	Port St. Lucie FL 34983
City State Zip	City State Zip
772.713.4879	772.878.5079
Phone Number	Phone Number
arndreadampier@gmail.com	agchabab1@msn.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.*

Arndrea Dampier

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 25th day of January, 2018, by Arndrea Dampier who is personally known to me or has produced _____ as identification.

Signature of Notary

EDNA DANDRIDGE
Notary Public - State of Florida
Commission # FF [illegible]
My Comm. Expires Aug 6, 2020

(seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

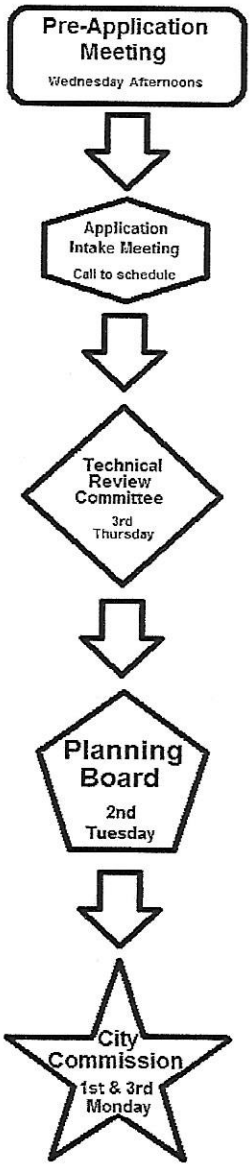
Site Information:

Non-Residential: Proposed Sq. Ft.: 5610 Residential: Proposed Units: _____

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

North	South	East	West
R.O.W.	C-3	C-3	R-3

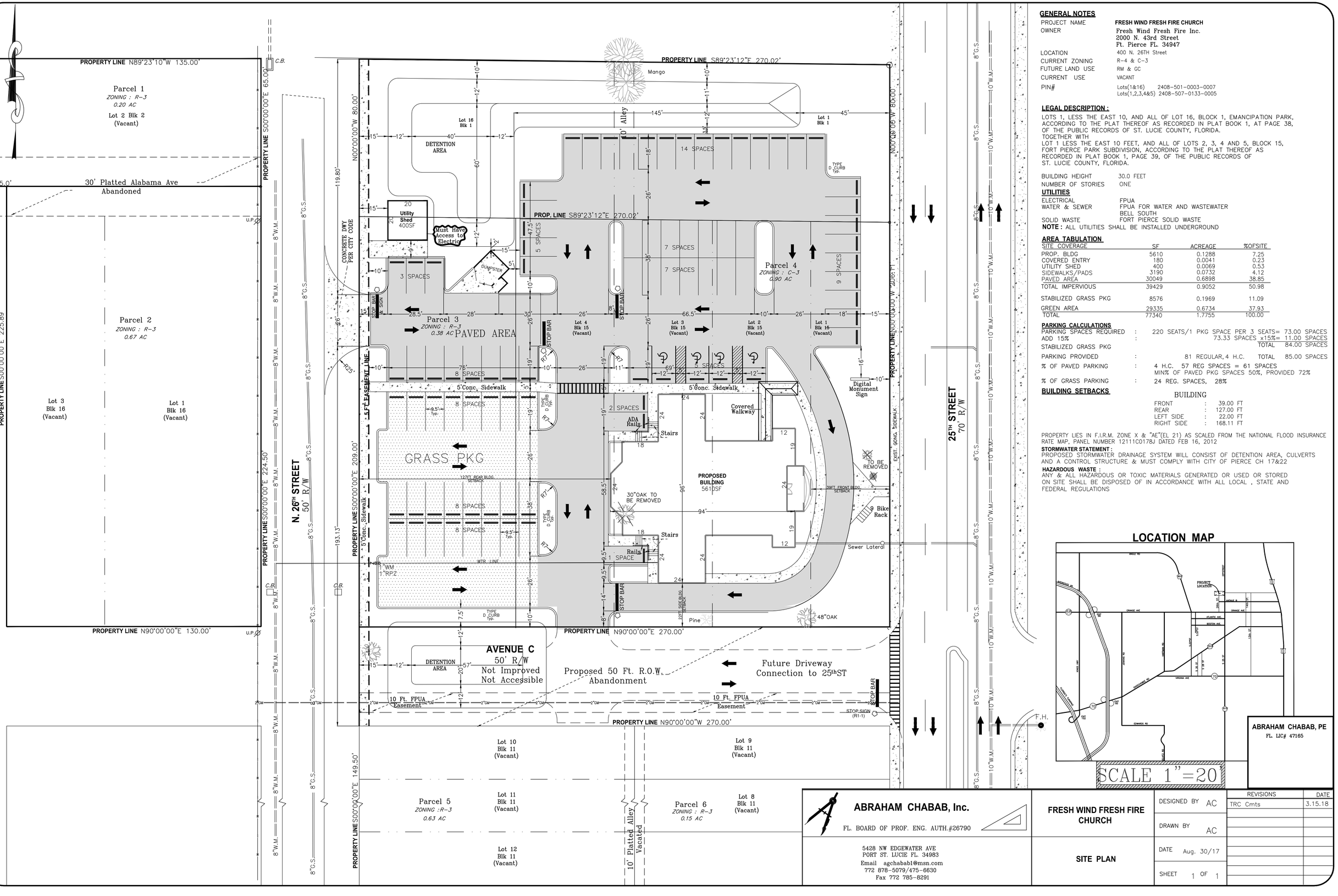
Application Outlook



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)



GENERAL NOTES

PROJECT NAME	**FRESH WIND FRESH FIRE CHURCH**
OWNER	Fresh Wind Fresh Fire Inc. 2000 N. 43rd Street Ft. Pierce FL. 34947
LOCATION	400 N. 26TH Street
CURRENT ZONING	R-4 & C-3
FUTURE LAND USE	RM & GC
CURRENT USE	VACANT
PIN#	Lots(1&16) 2408-501-0003-0007 Lots(1,2,3,4&5) 2408-507-0133-0005

LEGAL DESCRIPTION :

LOTS 1, LESS THE EAST 10, AND ALL OF LOT 16, BLOCK 1, EMANCIPATION PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH
LOT 1 LESS THE EAST 10 FEET, AND ALL OF LOTS 2, 3, 4 AND 5, BLOCK 15, FORT PIERCE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BUILDING HEIGHT	30.0 FEET
NUMBER OF STORIES	ONE

UTILITIES

ELECTRICAL	FPUA
WATER & SEWER	FPUA FOR WATER AND WASTEWATER BELL SOUTH
SOLID WASTE	FORT PIERCE SOLID WASTE

NOTE : ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

AREA TABULATION

SITE COVERAGE	SF	ACREAGE	%OFSITE
PROP. BLDG	5610	0.1288	7.25
COVERED ENTRY	180	0.0041	0.23
UTILITY SHED	400	0.0069	0.53
SIDEWALKS/PADS	3190	0.0732	4.12
PAVED AREA	30049	0.6898	38.85
TOTAL IMPERVIOUS	39429	0.9052	50.98
STABILIZED GRASS PKG	8576	0.1969	11.09
GREEN AREA	29335	0.6734	37.93
TOTAL	77340	1.7755	100.00

PARKING CALCULATIONS

PARKING SPACES REQUIRED	:	220 SEATS/1 PKG SPACE PER 3 SEATS= 73.00 SPACES
ADD 15%	:	73.33 SPACES x15%= 11.00 SPACES
STABILIZED GRASS PKG		TOTAL 84.00 SPACES
PARKING PROVIDED	:	81 REGULAR, 4 H.C. TOTAL 85.00 SPACES
% OF PAVED PARKING	:	4 H.C. 57 REG SPACES = 61 SPACES MIN% OF PAVED PKG SPACES 50%, PROVIDED 72%
% OF GRASS PARKING	:	24 REG. SPACES, 28%

BUILDING SETBACKS

BUILDING

FRONT	:	39.00 FT
REAR	:	127.00 FT
LEFT SIDE	:	22.00 FT
RIGHT SIDE	:	168.11 FT

PROPERTY LIES IN F.I.R.M. ZONE X & "AE"(EL 21) AS SCALED FROM THE NATIONAL FLOOD INSURANCE RATE MAP, PANEL NUMBER 12111C0178J DATED FEB 16, 2012

STORMWATER STATEMENT :
PROPOSED STORMWATER DRAINAGE SYSTEM WILL CONSIST OF DETENTION AREA, CULVERTS AND A CONTROL STRUCTURE & MUST COMPLY WITH CITY OF PIERCE CH 17&22

HAZARDOUS WASTE :
ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL , STATE AND FEDERAL REGULATIONS

LOCATION MAP

SCALE 1"=20'

ABRAHAM CHABAB, PE
FL. LIC# 47165

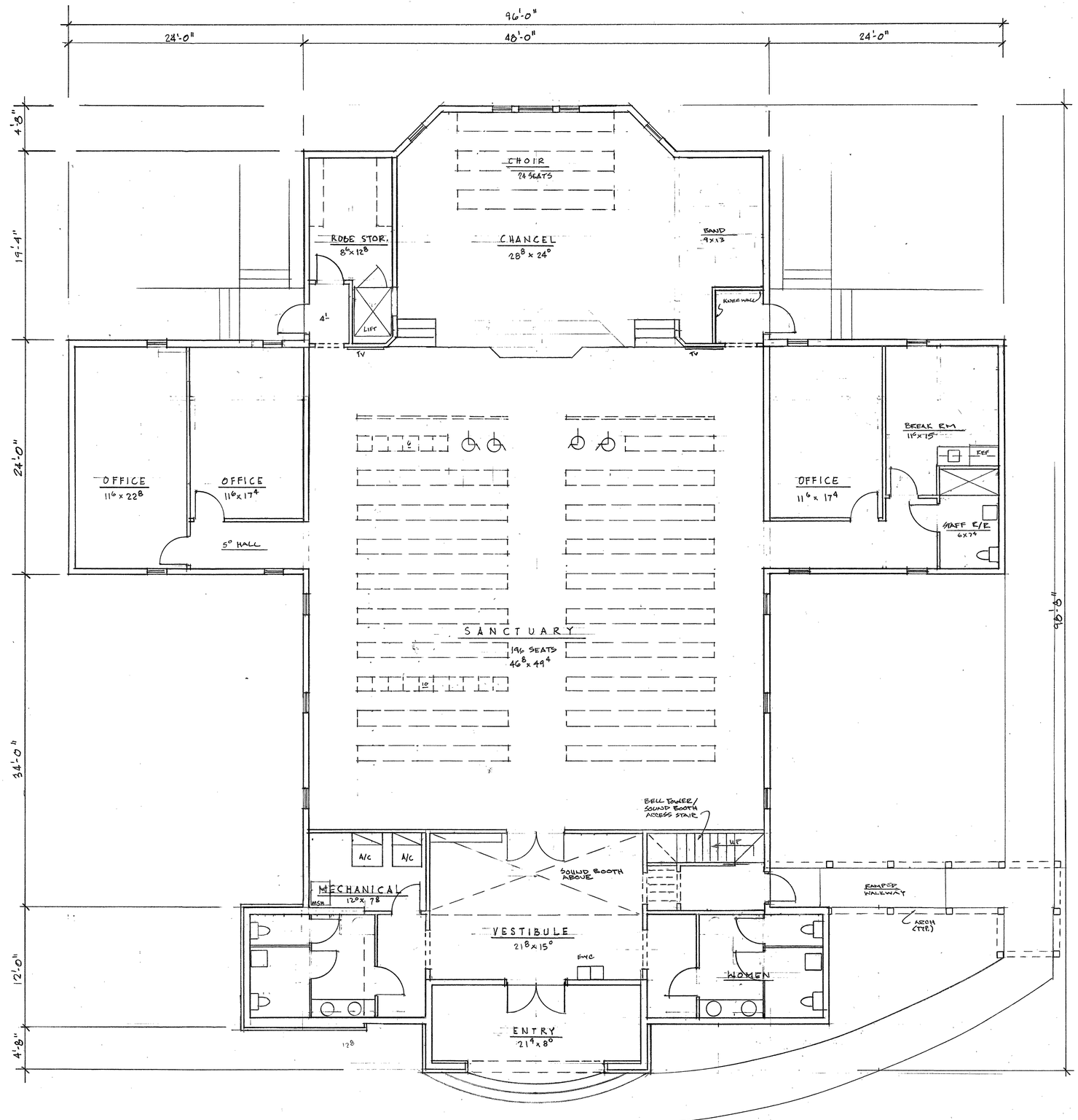
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5428 NW EDGEWATER AVE
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
772 878-5079/475-6630
Fax 772 785-8291

FRESH WIND FRESH FIRE CHURCH

SITE PLAN

DESIGNED BY	AC
DRAWN BY	AC
DATE	Aug. 30/17
SHEET	1 OF 1

REVISIONS	DATE
TRC Cmts	3.15.18



FLOOR PLAN

3/16" = 1'-0"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

FRESH WIND
FRESH FIRE
CHURCH OF GOD
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

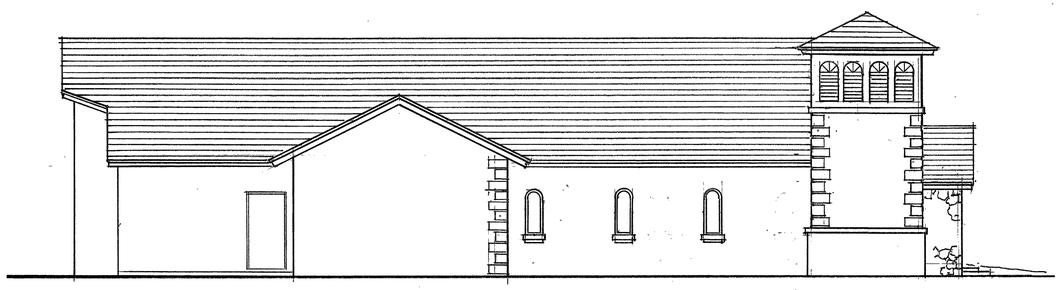
SHEET TITLE / SHEET NUMBER

A-1 OF

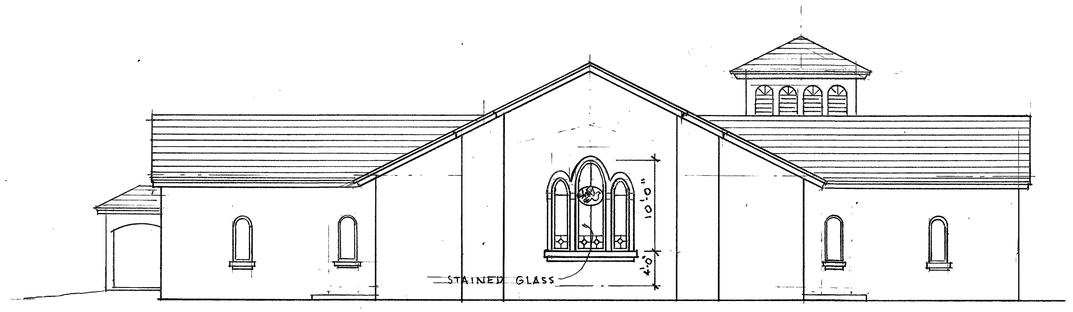
PROJECT NUMBER C17030

DATE 3/26/18
SITE PLAN

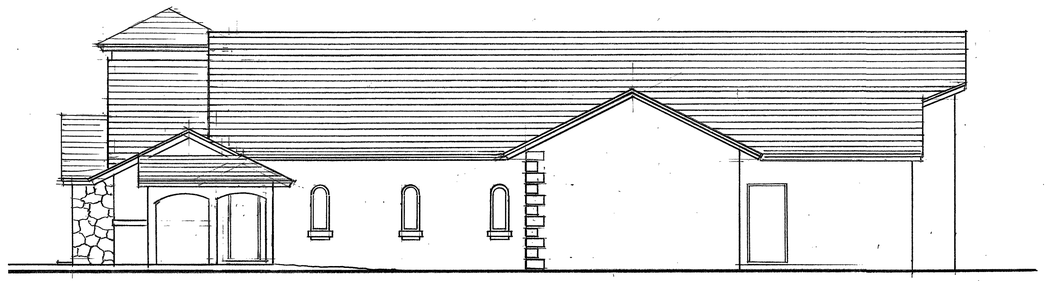
FWFF



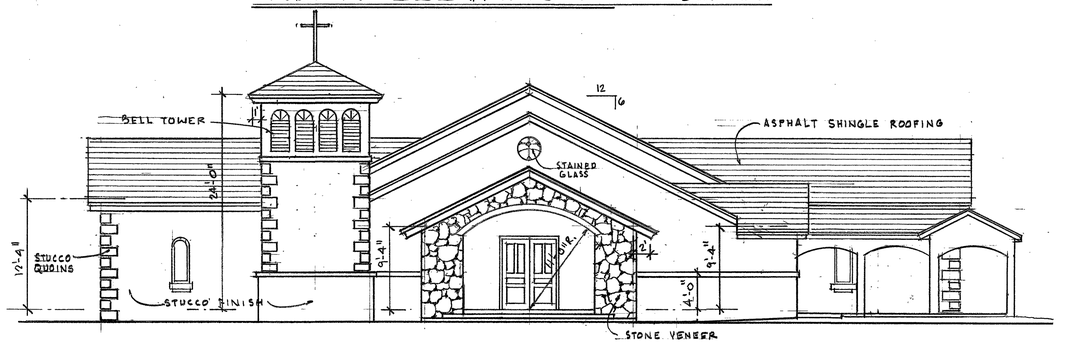
·LEFT SIDE ELEVATION· 1/8"=1'-0"



·REAR ELEVATION· 1/8"=1'-0"



·RIGHT SIDE ELEVATION· 1/8"=1'-0"



·FRONT ELEVATION· 1/8"=1'-0"

ARCHITECT

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CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C17030

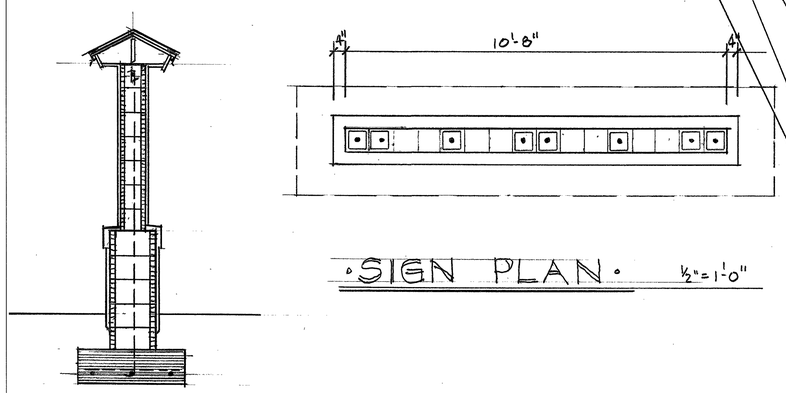
DATE 3/26/13

SITE PLAN

FWFF



·SIGN ELEVATIONS· 1/2"=1'-0"



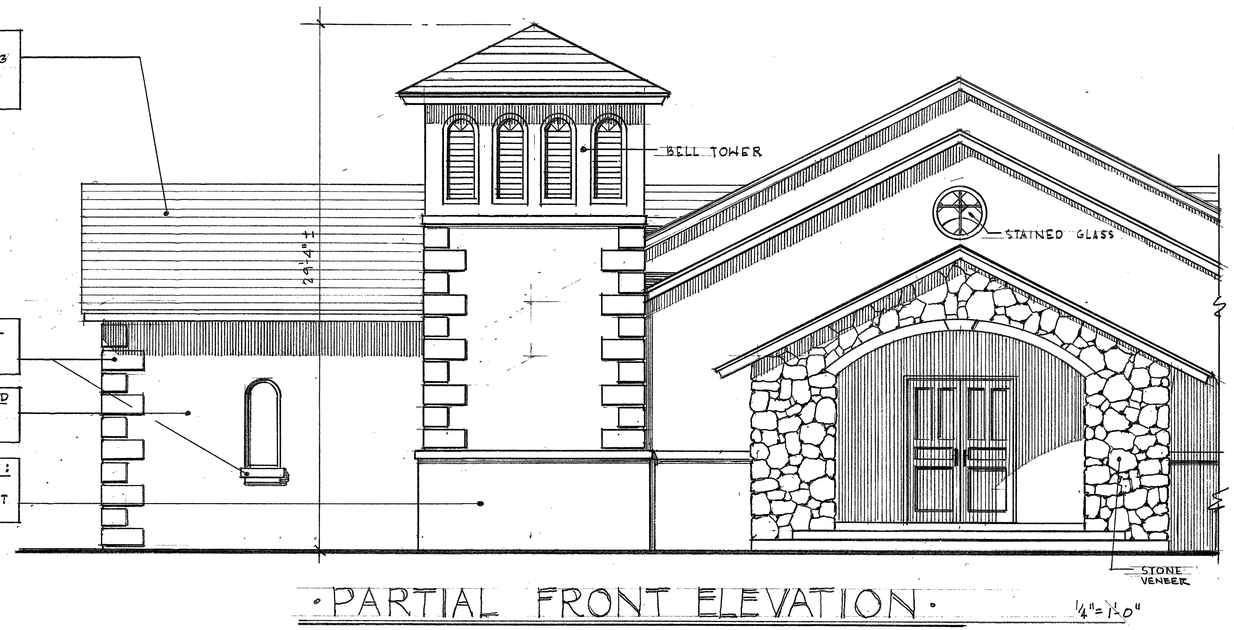
·SIGN PLAN· 1/2"=1'-0"

ROOFING:
OWENS CORNING
OAK RIDGE
SHINGLES
ASPEN GRAY

QUOINS & TRIM
OLYMPIC
SNOW STORM
C-30-2

MAIN BODY FIELD
OLYMPIC
HI-HO SILVER
DA6-3

BODY OF BASE:
OLYMPIC
DRIZZLING MIST
4006-1C



·PARTIAL FRONT ELEVATION· 1/4"=1'-0"

SIGN SECTION· 1/2"=1'-0"



·STREETSCAPE ELEVATION - 25TH ST.· 3/32"=1'-0"

ARCHITECT

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PROJECT

FRESH WIND
FRESH FIRE
CHURCH OF GOD
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-3 OF

PROJECT NUMBER C17030

DATE 3/26/18
SITE PLAN

FWFF

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

Meeting Date: 09/16/2019

Re: Public Hearing - 2019-2020 CDBG Action Plan

SUBJECT:

Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

SUMMARY:

Second of two (2) public hearings required by the U.S. Dept of Housing and Urban Development (HUD) prior to September 30 due date. The 2019-2020 Action Plan is Year 4 for our 2016-2020 5-Year Consolidated Plan, previously approved by the City Commission.

RECOMMENDATION:

Allow the presentation and public hearing for the 2019-2020 CDBG Action Plan

ALTERNATIVES:

Do not allow the presentaion and public hearing for the 2019-2020 CDBG Action Plan.

RESPONSIBLE STAFF:

Caleta Scott, Manager, Grants Administration Division

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	N.A
Amount:	N/A

OTHER INFORMATION:

There will be no fiscal impact from allowing this presentation and public hearing.

Attachments

Presentation
Plan

Form Review

Inbox	Reviewed By	Date
Finance Department	Caleta Scott	08/23/2019 04:33 PM
Finance Department	Johnna Morris	08/27/2019 01:36 PM

City Manager	Nick Mimms	09/10/2019 08:37 AM
Form Started By: Caleta Scott		Started On: 08/23/2019 10:45 AM
Final Approval Date: 09/10/2019		

2019 Annual Action Plan

4th Year – 2016-2020 5-Year Consolidated Plan

Presented by:
Grants Administration Division

Action Plan Overview

- One Year Plan
- 2019 Action Plan is the fourth of five Action Plans under the Consolidated Plan for *program years* 2016-2020.
- Program Year = City's Fiscal Year (October 1, 2019-September 30, 2020)

Action Plan Overview

How is the Community Informed?

- Public Presentations, Public Hearings
- Print Advertising (English and Spanish)
- Public Access Cable Television (FPTV)
- City of Fort Pierce website and Social Media

Action Plan Overview

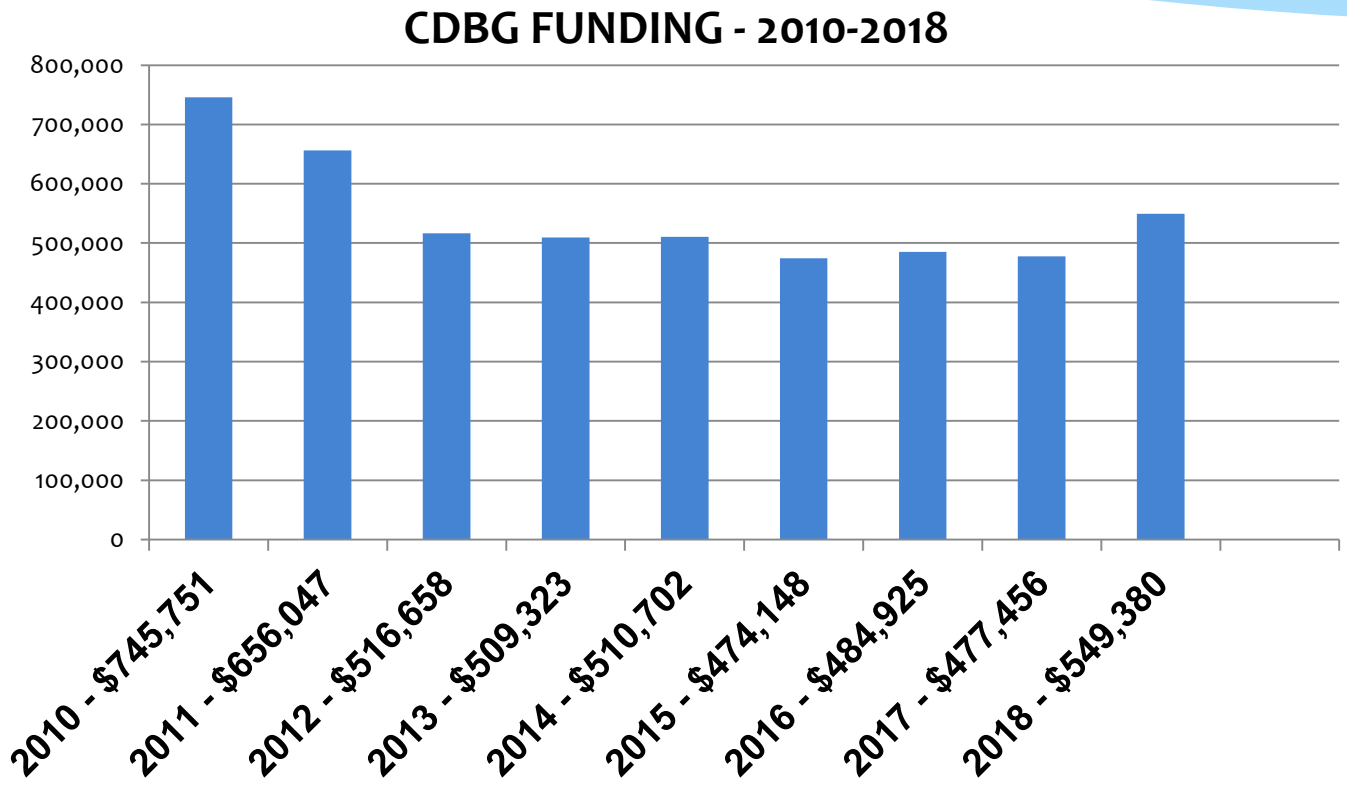
Approved Activities for 5-Year Consolidated Plan
Program Years 2016-2020

Economic Development	**Technical Assistance, Grants, Marketing/Advertising for Small Businesses; Annual Job Fair; Minority Business Expo, Commercial Façade Grants; etc.**
Public Services	**Grants for nonprofit public service organizations; Summer Jam basketball camp; services for homeless; etc.**
Public Facilities	**Improvements to Playgrounds, Parks, Public Facilities**
Owner-Occupied Housing Rehab Assistance	**Weatherization Program; World Changers; Paint Our Town, State Housing Initiatives Partnership (SHIP) Program**
Neighborhood Revitalization	**Local Arts and Cultural Heritage Projects; Creative Placemaking Projects; Community-Based Development Organizations; SHIP Homebuyer Program, etc.**

Action Plan Overview

Funding Increase for 2019-2020 Program Year

+$7947



2019 Action Plan – Proposed Activities

$557,327 + $3,918 (program income) = $561,245

Economic Development - $130,500	**$7,500 – Lincoln Park Business Expo** **$8,000 – Annual City of Fort Pierce Job Fair** **$10,000 - Marketing/Advertising for Small Businesses** **$30,000 – Technical Assistance, Grants for Small Business** **$75,000 - Small Business Educational Workshops; Small Business Startups**
Public Services - $80,000	**$30,000 – City of Fort Pierce Summer Camp and Art of Fort Pierce Art Camp** **$50,000 - Grants for nonprofit public service organizations – PSA Grants**
Public Facilities - $20,000	**Improvements to Playgrounds, Parks, Public Facilities**
Owner-Occupied Housing Rehab Assistance - $40,000	**$20,000 - Weatherization Program** **$20,000 - World Changers and Paint Our Town Programs**
Neighborhood Revitalization - $179,280	**$39,280 – Promotion of Local Arts and Cultural Heritage** **$40,000 – Commercial Façade Grants** **$100,000 – Community Based Development Organizations (MSFP and LPMS)**
Program Administration - $111,465	**Management, Coordination, Oversight of Program; Fair Housing Workshops**

Take the Community Survey!

https://www.surveymonkey.com/r/CDBGActionPlan19

Call: 772-467-3168

Email: cscott@cityoffortpierce.com

2nd Public Hearing

Sept 16– During City Commission Meeting – 6:30pm

Public Hearing

DRAFT

CITY OF FORT PIERCE, FLORIDA

Honorable Linda Hudson, Mayor

2019-2020 ANNUAL ACTION PLAN

October 1, 2019 through September 30, 2020

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

U.S. Department of Housing and Urban Development

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives as indicated in #2 below.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of the City of Fort Pierce Community Development Block Grant program is the development of a viable urban community, including decent housing and a suitable living environment, for persons of very low to moderate income, and to stabilize and expand small businesses.

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives as indicated in #2 below.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Public Service Projects – 18%

Home Rehabilitation – 8%

Community-Based Development Organizations – 18%

Economic Development – 22%

Public Facilities – 4%

Neighborhood Revitalization – 33%

Program Administration – 20%

In total, the City of Fort Pierce expended $109,876 in CDBG funds for program year 2018-19 (program year began October 1, 2018), **by the end of September 2019**. Funding was utilized in the pursuit of the City's and HUD's mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities. An overview of the expenditures:

Public Service Projects – The City expended $**50,000** for **13** public service projects for LMI citizens. These projects are currently underway and will be complete by the end of this year. **$30,000** was expended for the funding of Summer Jam Summer Camp and Art of Fort Pierce Art Camp.

Home Rehabilitation – The City expended **$18000** for paint, paint supplies, materials and community outreach for World Changers and Paint Our Town programs to improve homes of lower income citizens and reduce the deteriorated housing stock in historic neighborhoods. **$20,000** was also expended on Weatherization/home rehabs for very low-income citizens. A total of **37 homes** were improved through the World Changers, Paint Our Town and Weatherization programs.

Community Based Development Organizations – The City expended **$50,000** to support CBDO's that promote economic development, job creation, tourism, historic preservation and energy efficiency improvements.

Economic Development – The City expended **$120,000** for marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses located in lower income neighborhoods, and the 3rd Annual Job Fair in a very low-income neighborhood. More than 120 employers representing businesses with job openings participated in these activities. More than 1,000 career seekers participated in the Job Fair.

Public Facilities – The City expended **$20,000** for improvements to public facilities and improvements to playgrounds located in lower income neighborhoods.

Neighborhood Revitalization – The City expended **$183,422** to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

Program Administration – The City expended **$109,876** for project oversight, management, monitoring and coordination of the CDBG program.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

This Plan represents a coordinated attempt to achieve maximum involvement of the City Commission, various community groups, supportive social service organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low, low- and moderate-income residents.

The City strives to keep all interested parties informed about opportunities for involvement in each phase of the Consolidated Plan process, including providing opportunities to comment on Plan submissions to HUD, any substantial amendment of the Plan, and the annual performance report. Objective: *The development of a viable community including decent, safe, and sanitary housing and a suitable living environment for persons of very low, low and moderate income, and stabilizing and expanding small businesses.*

Prior to the City adopting the 2019-2020 Annual Action Plan, the following actions were taken:

- The survey was available in English and Spanish via the City's website from July 26 through August 15, 2019. A press release promoting the survey was published in a local daily newspaper, on the City's website through social media, through local churches and more than 40 supportive service organizations. Hardcopies of the survey were available at the supportive service agencies, Fort Pierce City Hall or by mail or fax, upon request. The Survey opportunity was also advertised in the Lincoln Park Main Street newsletter, the Hometown News and in the LaVoz Spanish newspaper.
- A total of ____ completed surveys were received by the City from citizens and supportive service agencies and organizations.
- The City made available to citizens, public agencies, and other interested parties information that included the approximate amount of assistance the City will receive and the range of proposed activities to be undertaken, including the amounts to benefit persons of extremely low, very low and low income.
- A Draft 2019-2020 Action Plan in English and Spanish was made available for citizens, public agencies and other interested parties to examine through posting on the City's website, and by reproducing copies and making them available at the Fort Pierce City Hall. A draft summary of the proposed Plan was also displayed on the City's local television station, in English and Spanish and in two newspapers of local circulation, in English and Spanish. *The summary also listed the dates and times for the two public hearings that were conducted at rescheduled or regularly-scheduled City Commission meetings as well as staff contact information.* Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request.

5. Summary of public comments

Public Comments will go here – Final Day for Receipt – Sept 16 – Results will be posted Sept 21

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted.

7. Summary

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

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scheduled City Commission meetings as well as staff contact information. Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FORT PIERCE	Finance Department/Grants Administration Division

Table 1 – Responsible Agencies

Narrative *(optional)*

The City of Fort Pierce Grants Administration Division located in the Finance Department is the lead entity charged with preparing the Consolidated Plan, the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). In this capacity, the City works in cooperation with other key government agencies, non-profit agencies and for-profit agencies addressing affordable housing, and other community development issues. Collaborative partnerships with key stakeholders are indispensable to the community's success in addressing the needs of low and moderate-income residents and improving the quality of life for all the residents. These partnerships help to ensure that all residents, regardless of race, gender, age, income level, or disability, have equal access to affordable housing, community development resources, jobs, and services available in the City.

Consolidated Plan Public Contact Information

Caleta Scott, Manager, City of Fort Pierce Grants Administration Division; 100 North U.S. Hwy. 1, Fort Pierce, FL 34950; 772-467-3168; email: cscott@cityoffortpierce.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Fort Pierce recognizes that the preparation of the Annual Action Plan requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the Annual Action Plan, the City encouraged citizen, nonprofit and for profit participation. In the course of preparing this document, City staff provided a Community Needs Assessment Survey, community presentations, public hearings and met with supportive service providers within the City to discuss and gather input on their ideas for improving community development needs within the City.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

To be inclusive of various agencies and organizations, the City disseminated Community Needs Assessment Surveys to an outreach list that included the following types of local agencies: · Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs; · Housing professionals; · Public agencies; · Economic development and employment organizations; · Local Housing Authority; · Government staff of participating jurisdictions; and · Community and neighborhood groups. Copies of Press Releases promoting the availability of the survey were sent to more than 40 supportive service agencies and real estate companies, employment organizations, community and neighborhood groups, housing professionals and County offices. Survey results were compiled and used in the creation of this Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Fort Pierce is a member of the Treasure Coast Homeless Services Council, the CoC for Indian River, St. Lucie, Martin and Okeechobee Counties. As detailed in our 2016-2020 Consolidated Plan, the City and many of our supportive service providers have requested for years to receive funding or other assistance from the CoC to help address our growing homeless population, to no avail. The City is currently working with the Fort Pierce Housing Authority to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City's homeless numbers and the CoC's efforts to address our critical homeless situation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

This is not applicable. The City of Fort Pierce is not a direct recipient of ESG funding. The local CoC oversees ESG funds for St. Lucie (where Fort Pierce is located), Indian River and Martin Counties.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Housing Authority of City of Ft Pierce
	Agency/Group/Organization Type	Housing PHA Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Also consulted regarding working with City of Fort Pierce to develop homeless strategy and transitional housing program.
2	**Agency/Group/Organization**	LINCOLN PARK MAIN STREET
	Agency/Group/Organization Type	Service-Fair Housing Planning organization Business Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency

3	**Agency/Group/Organization**	Roundtable of St. Lucie County
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Youth Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
4	**Agency/Group/Organization**	Sword Outreach Mentoring & Resource Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
5	**Agency/Group/Organization**	CareerSource Research Coast
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Education and Employment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
6	**Agency/Group/Organization**	SUNRISE CITY CHDO
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	CHDO
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
7	**Agency/Group/Organization**	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Local Government - County
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the St. Lucie County.
8	**Agency/Group/Organization**	Council on Social Agencies St. Lucie County, Inc
	Agency/Group/Organization Type	Planning organization Business and Civic Leaders Neighborhood Organization Services-Children Services-Persons with Disabilities Services-Education

	What section of the Plan was addressed by Consultation?	Youth Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the St. Lucie County.

Identify any Agency Types not consulted and provide rationale for not consulting

All Agency Types were consulted. Many of the 40+ local neighborhood organizations/agencies that were consulted are not listed with HUD so we were unable to include them in the listing under #1 above.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all of our PIT numbers to secure grants for homeless services.
Consortium Plan	St. Lucie County	Although this is a Plan for the HOME program, this Plan includes strategies for rehabilitation of homes belonging to very low income Fort Pierce Citizens. The City's Consolidated Plan also has strategies for addressing this issue through our State Housing and Initiatives Partnership (SHIP) program funds.
Assessment of Fair Housing	City of Fort Pierce	The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.
Regional Analysis of Impediments to Fair Housing	St. Lucie County	Fair Housing goals overlap in both plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Public Housing Strategy	Fort Pierce Housing Authority	Public housing and affordable rental needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All relevant housing and supportive service providers in Fort Pierce were invited to participate in the planning process, including the housing authority, stakeholders from nonprofit entities (organizations serving low and moderate income persons, housing and service providers, and local fair housing organizations) as well as private sector entities. These organizations included, but were not limited to: Salvation Army, Castle, PACE Center for Girls, Hibiscus Children's Center, Big Brothers Big Sisters, Frontlnie for Kids, Boys and Girls Clubs of St. Lucie County, United Way of St. Lucie County, Mustard Seed Ministries, ARC of St. Lucie, Sunrise City CHDO, Fort Pierce Jazz and Blues Society, Bluebird Educational Foundation, Early Learning Coalition, SAFER St. Lucie, Lincoln Park Community Association, Lincoln Park Main Street, Main Street Fort Pierce, Council on Aging, Florida Center for Recovery, Restoration House, St. Lucie County Public Health, New Horizons of the Treasure Coast, Housing Authority of Fort Pierce, Treasure Coast Food Bank, Treasure Coast Homeless Services Council, Safespace, Inc., Children's Services Council of St. Lucie County, St. Lucie County Chamber of Commerce, In the Image of Christ, Inc.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Encouraging citizen participation and consulting with public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation, including public notices, community and area newspapers, public meetings, public hearings, survey of needs and other outreach efforts. Information and comments received during this process helped to guide and shape the development of the goals listed in the 2016-2020 Consolidated Plan and this Annual Action Plan. A copy of the City of Fort Pierce's Citizen Participation Plan is available upon request.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Survey - Spanish	Minorities Non-English Speaking - Specify other language: Spanish			All Comments Received Were Accepted.	
2	Community Survey - English	Entire Community			All Comments Received Were Accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-English Speaking - Specify other language: Spanish Entire Community	*2 Public Hearings to be Conducted.*		*All Comments Received Will be Accepted.*	
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	We received no response following the placement of the advertisement in a free newspaper.	We received no response following the placement of the advertisement in a free newspaper.	We would have published all comments received following the placement of the advertisement in a free newspaper(s).	
5	Newspaper Ad	Minorities English Speaking Persons with disabilities	We received no response following the placement of the advertisement in a free newspaper(s).	We received no response following the placement of the advertisement in a free newspaper(s).	We would have published all comments received following the placement of the advertisement in a free newspaper (s).	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Entire Community	We received no response following the placement of the advertisement in a free newspaper(s).	We received no response following the placement of the advertisement in a free newspaper(s).	We would have published all comments received following the placement of the advertisement in a free newspaper (s).	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services within the City limits of Fort Pierce. Anticipated resources have been determined through consultation with participating jurisdictions and area nonprofit organizations serving the program area. Only the third year of funding, detailed in the 2018 Annual Action Plan, is currently committed to CDBG projects. Additional funding for the remainder of the five-year planning period is still subject to HUD allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	557,327	3,918	512,705	962,485	1,073,950	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, the City of Fort Pierce highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, public service grant applications will receive more favorable scoring based on leveraging funds and/or in-kind donations.

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint supplies and materials. We also provide $20,000/year in CDBG for our Weatherization program, which leverages approximately $75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds will also be used to leverage costs associated with rehabilitation of empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

We are currently collaborating with local stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens.

Discussion

The City will utilize funding received from the sale of mortgages funded through the obsolete Hurricane Housing Recovery Program and funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. We estimate 8 new home-buyers will receive up to $15,000 each and we continue to work toward the competion of 15 home rehabs occupied by very low income citizens.

Collaborations and partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation, the Fort Pierce Housing Authority and Fort Pierce Utilities Authority will provide additional resources over the next years for home rehabilitations, improvements to historic neighborhoods and home purchases.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Revitalization	2016	2020	Non-Housing Community Development	City limits Low/Mod	Economic Opportunity Public Facilities Public Services Neighborhood Revitalization	CDBG: $179,280	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted Facade treatment/business building rehabilitation: 22 Business Jobs created/retained: 60 Jobs Businesses assisted: 70 Businesses Assisted
2	Home Rehab / Home Purchase Assist / Fair Housing	2016	2020	Affordable Housing	City limits Low/Mod	Home Rehab/ Down Payment Assist/ Fair Housing	CDBBG: $40,000 State Housing Initiatives Partnership (SHIP): $74,000	Homeowner Housing Rehabilitated: 34 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted

Table 6 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2019 Annual Action Plan describes how the City of Fort Pierce will use formula funds from HUD to meet the City's community development needs in the second year covered by the 2016- 2020 Consolidated Plan. It provides a summary of specific actions, activities, and programs that will take place during the upcoming program year to address the priority needs and goals identified in the 2016-2020 Consolidated Plan. The Action Plan also includes annual allocations and budgets. The City's Grants Administration Division is responsible for developing and implementing the 2016 - 2020 Consolidated Plan, including its Annual Action Plans.

Projects

#	Project Name
1	Economic Development – Technical Assistance
2	Public Services
3	Public Facilities
4	Owner-Occupied Housing Rehab Assistance
5	Neighborhood Revitalization
6	Grants Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Community Needs Assessment Surveys taken during the preparation of the 2016-2020 5-

Year Consolidated Plan and the 2018-2019 Annual Action Plan, the following allocation priorities were selected for addressing underserved needs:

Improvement to Community Focal Points - Citizen Input; Staff Knowledge

Public Facilities - Staff Knowledge; Citizen Input; CIP

Home Rehabilitation Assistance - Staff Knowledge; Citizen Input

Down Payment & Closing Cost Assistance - Staff Knowledge; Citizen Input

Fair Housing Education - Staff Knowledge; Citizen Input

Services for Homeless, Senior Citizens and Youth - Staff Knowledge; Citizen Input

Job Training/ Employment Opportunities – Staff Knowledge; Citizen Input; Unemployment rates

Small Business Assistance - Staff Knowledge; Citizen Input

Non-Residential Historic Preservation - Staff knowledge; Citizen Input

Weatherization Assistance - Staff Knowledge; FPUA; Citizen Input

Community Based Development Organizations - Staff Knowledge; Business & Citizen Input

Cultural Heritage - Creative Placemaking Projects - Citizen Input; Staff Knowledge

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Economic Development – Technical Assistance
	Target Area	City limits Low/Mod
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Economic Opportunity Neighborhood Revitalization
	Funding	CDBG: $120,000
	Description	Economic development technical assistance projects including job fair, small business educational workshops, grants and advertising for small businesses.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	We estimate 400 families living in LMA will benefit from these proposed activities.
	Location Description	Within the City limits of Fort Pierce, Florida
	Planned Activities	Economic development technical assistance projects including job fair, small business educational workshops, grants and advertising for small businesses. 1. Annual Job Fair - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA 2. Technical Assistance and Grants - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA 4. Annual Minority Business Expo - City administered TA to LMA small businesses. 570.203(b); matrix codes 18A and LMA
2	**Project Name**	Public Services
	Target Area	City limits Low/Mod
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Services Neighborhood Revitalization
	Funding	CDBG: $80,000
	Description	Public Services to Benefit Low to Moderate Income Citizens
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Estimate of 3,000 families will benefit from these proposed activities.
	Location Description	Within the City limits of Fort Pierce, Florida

	Planned Activities	**1.City of Fort Pierce Summer Jam Camp** - 8-week 5-day-week summer camp program for up to 50youth a day located in very low-income minority neighborhood. Partnership with Treasure Coast Food Bank will provide breakfast, lunch and snacks daily.570.201(e); Matrix Codes 05D and LMA **2. Art of Fort Pierce Art Camp** – Quarterly 10-week art camps offered to elementary, middle and high schoolers free – taught by local artists / camp will also include lessons in anger management, life skills, and on the arts and cultural heritage of Fort Pierce, home of the legendary Florida Highwaymen and Zora Neale Hurston. 570.201(e); Matrix Codes 05D and LMA **3. Boys and Girls Clubs of SLC –** Summer camp program for inner city primarily minority youth. Public Service grant will cover camp tuition and class trip expenses for 25 youth to attend this 8-week summer program. 570.201(e); Matrix Codes 05D and LMA 4. **Roundtable of St. Lucie County** - Restoring the Village Youth Initiative. Anti-gang program for at-risk minority youth located in very low-income neighborhood in Fort Pierce. 570.201(e); Matrix Codes 05D and LMA **5. Fort Pierce Explorer Post 477, Inc** – Explorer Summer Boot Camp. Public service funding provided to this agency that provides summer camp to 800 very low-income youth. 570.201(e); Matrix Codes 05D and LMA **6. 16 Green Acres** – Community Gardening for Good Health Summer Camp. Public service funding provided to this agency that provides summer camp to over 30 you in very low-income neighborhood. 570.201(e); Matrix Codes 05D and LMA **7. Grace Education & Business Community Center** – Middle Scholars' Career Internship. Public Service funding provided to this agency that provides career opportunity exposure to very low-income youth. 570.201(e); Matrix Codes 05W and LMA **8. In the Image of Christ, Inc** – Food Pantry project. Public Service funding provided will be used to provide healthy meals to qualifying very low-income families throughout Fort Pierce. 570.201(e); Matrix Codes 05W and LMC

		9. St. Lucie County Sheriff's Office – Sheriff's Office Summer Camp. Public service funding provided to this agency that provides summer camp to 200 very low-income youth. 570.201(e); Matrix Codes 05D and LMA **10. St. Mark Educational Center** – H.O.P.E. Healthy Summer Camp. Public service funding provided to this agency that provides life skills, anger management, social skills and healthy lifestyle promotion to low- and moderate-income youth. 570.201(e); Matrix Codes 05D and LMA **11. The Northside Bat and Ball Little League, Inc** – Youth Baseball/softball summer camp. Public service funding provided to this agency that provides athletic skills training summer camp to 75 very low-income youth. 570.201(e); Matrix Codes 05D and LMA **12. Treasure Coast Elite, Inc.** – College and Career Summer Exploration camp. Public service funding provided to this agency that provides summer camp to 800 very low-income youth. 570.201(e); Matrix Codes 05D and LMA **13. Treasure Coast Food Bank** – Summer Feeding Program. Public service funding provided to this agency providing healthy meals to qualifying very low-income families throughout Fort Pierce. 570.201(e); Matrix Codes 05W and LMC **14. United Against Poverty** – Success Training Employment Program (STEP). Public service funding provided to this agency that provides career and employment skills and counseling to very low-, to moderate income citizens. 570.201(e); Matrix Codes 05W and LMA **15. We Leap, Inc.** – Raising Awareness through Dance and Drama (R.A.D.D.) Summer Camp. Public service funding provided to this agency that provides educational, coping and social interaction skills to low and moderate-income youth.. 570.201(e); Matrix Codes 05D and LMA
3	**Project Name**	Public Facilities
	Target Area	City limits Low/Mod
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Facilities Public Services Neighborhood Revitalization
	Funding	CDBG: $20,000

	Description	Various projects for Public Facilities, including improvements to playgrounds, community centers, and homeless shelters in lower income neighborhoods.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Estimation of 3,000 families will benefit from these proposed activities.
	Location Description	City Limits of Fort Pierce, Florida
	Planned Activities	**1. Dreamland Park/MLKi Jr. Park / PAL Center / - Playground improvements** / 570.201(c); Matrix Codes 03F and LMA **2. Maravilla Park - Playground improvements** / 570.201(c); Matrix Codes 03F and LMA 3. **Fort Pierce PAL (Recreation) Center** - facility improvements / 570.201(c); Matrix Codes 03F and LMA 4. **Community Garden improvements** - facility improvements / 570.201(c); Matrix Codes 03F and LMA
4	**Project Name**	Owner-Occupied Housing Rehabilitations
	Target Area	City limits Low/Mod
	Goals Supported	Home Rehab / Home Purchase Assist / Fair Housing Neighborhood Revitalization
	Needs Addressed	Home Rehab / Home Purchase Assist / Fair Housing Neighborhood Revitalization
	Funding	CDBG: $40,000 State Housing Initiatives Partnership (SHIP): $71,000
	Description	Owner Occupied home rehabilitations through Weatherization and World Changers and Paint Our Town Programs, etc.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	We estimate 75 families will receive rehabilitation for their homes and 3 families will receive down payment and closing costs toward the purchase of their new home.

	Location Description	These activities will take place within the City limits of Fort Pierce.
	Planned Activities	**1.Weatherization Assistance** - Provide a weatherization program for very low income-qualified homeowners aimed at improving the home's ability to withstand the elements, making it more energy efficient to decrease utility bills.570.202; Matrix Codes 14A and LMH **2. Owner-Occupied Housing Rehab** - Provide funding for the World Changers organization to paint and repair homes belonging to very low income citizens; ; provide funding to purchase paint and paint supplies for area nonprofits to paint and provide home repairs to very low income citizens. 570.202; Matrix Codes 14A and LMH **3. Owner-Occcupied Housing Rehab** - Funded through the State Housing Initiatives Partnership (SHIP) program - provide home rehabilitations to very low income-qualified home owners through the SHIP Program. 570.202; Matrix Codes 14A and LMH **4. First Time Homebuyers** - Funded through the SHIP program - Provide down payment and closing cost assistance for first time income-qualified home-buyers.
5	**Project Name**	Neighborhood Revitalization
	Target Area	City limits Low/Mod
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Economic Opportunity Neighborhood Revitalization
	Funding	CBDG: $183,422
	Description	Promotion of Local Art and Cultural Heritage, Support for Community Based Development Organizations; Architectural Designs to transform dilapidated historic structures.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	We estimate over 5000 families from a lower income neighborhood in Fort Pierce will benefit from this proposed activity.
	Location Description	This activity will take place within the lower income areas of the City of Fort Pierce.

	Planned Activities	**1. Annual Highwaymen Heritage Trail Art Show and Festival** - Promote local minority art and cultural heritage with annual event in very low income minority neighborhood to increase tourism, civic pride, promote new business startups and economic development in this depressed historical area. 570.203; Matrix Codes 18B and LMA **2. Promotion of Zora Neale Hurston Dust Tracks Heritage Trail, and development of annual event** to promote trail located in very low income minority neighborhood to increase civic pride, new business startups, economic development. 570.203; Matrix Codes 18B and LMA **3. Technical Assistance, Professional Architectural Designs** to transform historic abandoned historic St. Anastasia building located in very low income neighborhood into arts and cultural heritage activity center to promote civic pride, economic develoment and investment. 570.202(d) Matrix Codes 16B and LMA **4. Technical Assistance, Professional Architectural Designs** to transform abadoned historic former Lincoln Theater building located in very low income neighborhood into thriving minority theater and activity center to promote civic pride, economic development and investment. 570.202(d) Matrix Codes 16B and LMA **5. Lincoln Park Main Street** - provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation. 570.204(a)(1) Matrix Code 18A; LMA **6. Main Street Fort Pierce** - provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation. 570.204(a)(1) Matrix Code 18A; LMA **7. Commercial Facade Grants** for commercial areas located in lower income neighborhoods. **8. Promotion of Local Art and Cultural Heritage** - Including colorful murals, artistic events to promote tourism and economic development in lower income historic neighborhoods.
6	**Project Name**	Grants Administration
	Target Area	City limits Low/Mod

	Goals Supported	Home Rehab / Home Purchase Assist / Fair Housing Neighborhood Revitalization
	Needs Addressed	Home Rehab / Down Payment Assist / Fair Housing Economic Opportunity Public Facilities Public Services Neighborhood Revitalization
	Funding	CDBG: $109,876
	Description	Administration and oversight of the 2018 CDBG program.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Within the City limits of Fort Pierce
	Planned Activities	Economic Development, Code Enforcement, Home Rehabilitations, First Time Homebuyer program, Public Services, Improvements to Public Facilities, Assistance for Homeless Facilities, and Neighborhood Revitalization programs and projects.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are located in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, economic development, job creation and public service projects.

The assignment of priority needs was made on the basis of input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of needs.

Geographic Distribution

Target Area	Percentage of Funds
City limits Low/Mod	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are blighted areas in specific geographical areas that have disproportionate needs. Two of these areas are the Lincoln Park neighborhood and the Orange Avenue corridor from Hwy. 1 west through 25th Street.

Discussion

Allocations will be made using the rating scale for projects that consider several criteria: · The severity of the need; · The availability of other funds to ensure project viability; · How the project meets national CDBG objectives and goals; · How well the project addresses local needs; and · How large the impact will be for residents, i.e. number of beneficiaries.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For program year 2019, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low and low income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including, public facilities, home rehabilitations, weatherization and assistance with down payment and closing costs first time homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	50
Special-Needs	20
Total	80

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of $37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and duplex apartments for very low income seniors and disabled citizens. To date, the FPHA's application has not been funded. The City has since reallocated this funding for economic development initiatives in our lower income Lincoln Park community.

The Fort Pierce City Commission approved this allocation to support the FPHA's efforts to provide safe, affordable housing to lower income senior and disabled citizens.

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2019-2020 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in efforts to create and maintain a transitional housing program for homeless families and also in efforts put forth to provide resources for public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

Actions planned during the next year to address the needs to public housing

The City will continue our collaborations with the Fort Pierce Housing Authority and area supportive service providers to develop a transitional housing program for our growing number of homeless families in the City of Fort Pierce.

The City is collaborating with the local housing stakeholders, i.e. FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, regarding creating a Land Trust and affordable housing both to rent and own.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will continue to partner with the Fort Pierce Housing Authority (FPHA) to promote our down payment and closing cost assistance for first time homebuyers and also the workshops provided by the

FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless prevention resources are available in Fort Pierce, however the limited resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist there are strong non-profit organizations working in coordination to ensure this population is served.

As detailed in our 5-Year Consolidated Plan for 2016-2020, the City of Fort Pierce is a member of the 3-County Continuum of Care that is operated through the Treasure Coast Homeless Services Council (TCHSC) in Vero Beach, Florida (Indian River County). Fort Pierce is located in St. Lucie County. As explained in the 5-Year Con Plan, the City of Fort Pierce, along with all of our small, struggling homeless service providers receive no assistance from the TCHSC, even after contacting the CoC directly on serveral occassions and meeting face to face. The Point in Time count for 2019, posted on the TCHSC website shows St. Lucie County (Fort Pierce) homeless numbers decreasing. Unfortunately, within the City limits of Fort Pierce, this is not accurate. It is obvious that our homeless numbers continue to grow at a staggering rate, challenging our small community supportive service organizations keep up with the needs.

The City is currently working with the Fort Pierce Housing Authority to develop a transitional housing program/facility to help some of our many homeless families. We have made great progress. The Housing Authority has partnered with the Salvation Army and have recently completed the renovations on a facility that will be used as a homeless facility for men and a jail diversion facility.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Treasure Coast Homeless Services Council (TCHSC) serves as the Continuum of Care for 3 counties, which include St. Lucie County (the City of Fort Pierce). The CoC conducts a yearly Point in Time (PIT) count, in relation to HUD's requirements. the TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications to address our homeless issues. Unfortunately, all funding for the TCHSC is primarily utilized in Vero Beach, Florida, even after several attempts by the City of Fort Pierce to have the TCHSC re-evaluate their funding distribution for homeless services so that the City's service organizations could receive some much needed financial support.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing

emergency homeless shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

As stated above, there are a few very small emergency shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. Additionally, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using one of the HA properties - to provide assistance for some of our homeless families. Funding is limited, however, we are committed to seeing this through.

Once operational, the Transitional Housing Program will allow homeless families to enjoy clean, stable housing for up to two years while they work toward independence. Housed clients will participate in intensive case management, educational, career, and financial goals during their stay. All activities will be aimed at self-determination and eventual self-sufficiency. TH case managers will use a number of measures to track progress towards financial, educational and behavior modification goals. Case management appointments will schedule on a weekly basis and case managers will assist with day-to-day functioning. Families will live in 4-5 bedroom apartments that are completely furnished with donated furniture and housewares. The homes will be made ready for move-in by the Fort Pierce Housing Authority.

Families will receive vouchers for food and provisions at the Treasure Coast Food Bank and via other local nonprofits that will provide clothing and other housing staples. Medical needs, transportation costs and funding for additional needs such as tuition, school supplies, daycare and other expenses are yet to be decided.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless needs are addressed in the community through other organizations, including but not limited to In the Image of Christ emergency shelter for the homeless. The City of Fort Pierce is located within the boundaries of the Treasure Coast Homeless Services Council Continuum of Care, however, none of our homeless providers receive any financial support from the TCHSC.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program (as described above) for our

growing number of homeless families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to ensure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the "Where to Turn" - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns: Abuse/Neglect/Crime; Basic Needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

St. Lucie County Housing and Community Services Department - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are: transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital and nursing home funding, as well as, the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps,

unemployment, Medicaid and nursing home assistance and to search for employment.

Discussion

The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Information provided by the American Community Survey (ACS) Five Year Estimates for 2010-2014, used in our 2016-2020 5-Year Consolidated Plan, reflected a total of 21,711 housing units in Fort Pierce, which is a decrease from the previous 5-Year Consolidated Plan, which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2.5 persons per household, compared to St. Lucie County's total population of 298,563, 277.789 total housing units or 1.08 persons per household. The City Completed our 2016-2020 Assessment of Fair Housing Report in August, 2016, which lists the following barriers to affordable housing: 1) Housing Problems and Housing Cost Burden and Severe Housing Cost Burden; 2) Overcrowding and Poverty; 3) Substandard Housing Conditions; 4) Needs for Owner-Occupied Home Rehabs and Down Payment Assistance.

The policies of the City of Fort Pierce and/or St. Lucie County Government may have a negative impact (barrier) to the expansion and creation of affordable housing for very low, low, and moderate-income persons in our community, are as follows:

Tax policy affecting land and other property - Real property tax values are down nearly 25% over the last five years throughout Florida, including Fort Pierce, having a temporary positive impact on cost burden for affordable units. Along with lower values comes a lower local property tax bill thereby reducing the cost burden for the potential homeowner.

Land use control and zoning ordinances - No discernible land use controls or zoning ordinances currently negatively impact affordable housing. **Building codes -** A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

Housing Barriers - The City will continue to address the negative effects that any policies or programs might have on the housing delivery systems in the City. The City has implemented the following policies in its Comprehensive Plan to address the issue: The provision of density bonuses as an incentive in moderate and high-density residential land uses for development of affordable housing; The establishment of guidelines for zero lot line and cluster home developments in redevelopment areas for affordable housing; The development of local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system; The review of existing ordinances, codes, regulations, and the permitting process for the purpose of amending, adding, or

changing requirements in order to increase private and public sector and community based organization participation in meeting the housing codes; The provision of a fast-track processing and other incentives for proposed housing developments intended for persons with special needs, including low to moderate-income households, the elderly, handicapped, large families, and farm worker families; The provision of assistance to providers of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

A severe shortage in affordable housing stock increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what people with low and moderate incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeing with potential developers at this time; however, most all of the developers want the City to front them the money to construct the homes - which is not possible at this time.

Discussion:

In the severe housing category, according to the American Community Survey (ACS), African Americans are considered to have a disproportionately greater need in the severe housing problems category.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City of Fort Pierce and area non-profit's efforts in addressing the underserved needs, expanding and preserving affordable housing, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with area agencies, the Fort Pierce Housing Authority and other public and governmental agencies to find solutions that leverage the resources available and to efficiently and effectively meet program goals. Whenever possible, the city will work to leverage CDBG funds and continue to work to identify additional opportunities.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved: Workforce Housing Ordinance to support the creation of a non-profit entitiy to handle management and program oversight of a Community Land Trust; Provide home rehabilitations to income-qualified citizens for owner-occupied home rehabilitations; Provide down payment and closing cost assistance to first time homebuyers; Provide programs and services for low-income residents through Public Service grants to area nonprofits; Provide Economic Development Opportunities for low and moderate income persons and small businesses, including collaborations and partnerships with Career Source Research Coast, Indian River State College, St. Lucie County, the Fort Pierce Housing Authority, the Service Corps of Retired Executives (SCORE), and other community supportive service providers which will result in tuition-free Job skills training; Employment opportunities; small business financial management training, grants to small businesses located in our lower income areas. Fund local CBDOs promotion of small businesses located in low to moderate areas in the City through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism, historic preservation and energy conservation; Continue providing an annual Job Fair in lower-income neighborhood; the first annual job fair included more than 50 employers with job openings; Continue providing marketing/advertising and technical assistance to small tourism-related businesses; Provide Fair Housing workshops and workshops through the St. Lucie County Lending Consortium to promote credit repair, new home application assistance and educate everyone on Fair Housing laws and steps to take to file fair housing complaints. Provide Creative Placemaking initiative which will instill civic pride, increase safety, promote economic investment in lower income neighborhoods and reduce housing segregation.

Actions planned to foster and maintain affordable housing

The shortage of affordable, decent housing in Fort Pierce increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what

people with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City plans to take the following actions to help foster and maintain affordable housing:

1) The creation of a non-profit organization to handle management and program oversight of a Community Land Trust, which will build quality affordable housing, allowable due to the Workforce Housing Ordinance; requiring new residential developments to include a certain percentage of affordable housing units; 2) Continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents; 3) Continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens; 4) Provide SHIP funds for down-payment and closing cost assistance for lower-income citizens; 5) Promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce; 6) Provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens; 7) Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs; 8) Continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and 9) Continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.

As stated earlier in this Plan, the City is currently collaborating with local entities to establish a Land Trust and is currently speaking with developers regarding constructing affordable housing - both for homeownership and for rentals - within the land trust. We continue these discussions and are committed to finding a solution to our affordable housing crisis.

Actions planned to reduce lead-based paint hazards

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house by house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG and SHIP programs is screened by the year

built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home, and informs that no paint used during the rehabilitation contains lead. If funds expended exceed $5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City has allocated CDBG funding to promote an ongoing educational campaign designed to inform the public on Fair Housing and on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

Actions planned to reduce the number of poverty-level families

The City of Fort Pierce is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self sufficiency. The City will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services. The City continues to provide grants for programs to address human service needs in the community. These services and programs include children and family services, adult services, food and nutrition services, Employment training programs, many others. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency. As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate efforts with other public and private organizations providing additional economic development and job training

programs.

The "Where to Turn" - 211 Network - The City of Fort Pierce is too small to be the lead agency for major social welfare programs. The City partners with counties on the Treasure Coast to sponsor the "Where to Turn" - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County, regarding the following - Abuse/Neglect/Crime; basic needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services. **St. Lucie County Housing and Community Services Department -** Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are: transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital and nursing home funding, as well as, the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid and nursing home assistance and to search for employment.

Actions planned to develop institutional structure

The City of Fort Pierce manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been developed without residents' informed assistance. Implementation of CDBG funds is overseen by the Department of Finance, Grants Administration Division. The area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements, economic development initiatives, neighborhood revitalization and better community facilities. The City of Fort Pierce City Commissioners approve projects and programs that meet the City's goals. As the program matures during the course of the five year planning period, the City of Fort Pierce will work to expand the departments and non-profit agencies involved in the institutional delivery system for the CDBG program.

Actions planned to enhance coordination between public and private housing and social

service agencies

Coordination between providers is essential to improve the conditions and address gaps in services for Fort Pierce residents. Actions planned to enhance coordination between public and private housing and social service agencies include: encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent; as requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services; continue working with the area nonprofits and the Fort Pierce Housing Authority to address issues of poverty and homelessness; offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

The City will continue to work toward enhancing our relationships between local lenders and supportive social service agencies. Local bank and mortgage lenders and members of the St. Lucie County Lending Consortium contribute to the provision of affordable housing by helping to defray the cost of the homeownership workshops. The local banks pay a fee to be a member of the consortium, which in turn is used to procure the services of Consumer Credit Counseling Services (now known as CreditAbility) to provide the training. Participating in the affordable housing program also aids in promoting the local banks in their compliance under the federal Community Reinvestment Act. Coordination and Collaboration with numerous public supportive service organizations allows the City to be able to help prevent the duplication of efforts, and encourage smaller nonprofits to work with larger ones to enlarge service areas, and also identify areas where supportive services are needed and not available.

Discussion:

The City of Fort Pierce has worked continually to strengthen and create a more robust Consolidated Plan over the past few years. While the City has few internal resources and limited funding, we will continue to work to identify local partners to strengthen and expand opportunities and develop new programs that address the needs of our low and moderate income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

The City of Fort Pierce will receive $557,327 in CDBG funds and program income for the third year of the 2016-2020 Consolidated Plan. Project administration and planning (20 percent of the total allocation) are excluded from the LMI benefit calculation. The remaining $445,862 will be allocated for program activities outlined in the 2019 Annual Action Plan (AAP). It is estimated that more than 80% of those funds will be used to benefit persons of low and moderate income during the 2019 AAP performance period.

City Commission Regular Meeting **12. b.**

Meeting Date: 09/16/2019

Re: Approval of a $15 Stormwater Utility Assessment Increase

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Public Hearing on the proposed increase of $15.00 to the Stormwater Utility Assessment Fee.

SUMMARY:

On June 3, 2019, the City of Fort Pierce City Commission adopted Resolution No. 19-R22, Notice of Intent to consider an increase in the annual Stormwater Utility Fee of $15.00. This increase would provide a total assessment of $69.00/year for a single family home. In accordance with Florida State Statutes, Chapter 197.3632, public notification of increases to the City of Fort Pierce's non-ad valorem assessment shall be presented at a public hearing. This agenda item is to request approval of the increase and to fulfill the state's requirement of public notification.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and consider increasing at a later date

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

SLC Tax Collector

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Resolution No 19-R22

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:19 AM

Form Started By: Tracy Telle Started On: 09/05/2019 11:02 AM

Final Approval Date: 09/10/2019

RESOLUTION NO. 19-R22

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING NOTICE OF INTENT TO CONSIDER AN INCREASE IN THE **STORMWATER UTILITY FEE** TO SIXTY-NINE DOLLARS AND NO/100 ($69.00) PER ERU PER YEAR AND FURTHER PROVIDING SUCH INCREASE TO BE ADOPTED IN THE MANNER REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida, has established a Stormwater Management Utility within the City of Fort Pierce; and

WHEREAS, a Stormwater Management Utility Fee is levied each year and collected pursuant to the uniform method for the levy, collection, and enforcement of non-ad valorem assessments; and

WHEREAS, upon information provided by, and recommendation of, City Staff it appears that such Stormwater Management Utility Fee needs to be increased for the coming year to SIXTY-NINE DOLLARS and NO/100 ($69.00) per ERU per year; and

WHEREAS, the City of Fort Pierce proposes to increase the Stormwater Management Utility Fee to SIXTY-NINE DOLLARS and NO/100 ($69.00) with such fee to be further considered and adopted hereafter at a public hearing in the manner provided for by law with the general public and individual property owners to be given legal notice of such proposed increase; and

WHEREAS, the City of Fort Pierce has adopted a budgeted amount for the Stormwater Management Utility Fee, and by this Resolution hereby notifies the St. Lucie County Tax Collector of its intent to increase that fee to SIXTY-NINE DOLLARS and NO/100 ($69.00).

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Fort Pierce, Florida, as follows:

SECTION 1. The St. Lucie County Tax Collector is hereby given notice of intent to provide hereafter that the Stormwater Management Utility Fee be established at SIXTY-NINE and NO/100 ($69.00) per Equivalent Residential Unit (ERU) that shall apply starting in the 2019-2020 fiscal year period commencing October 1, 2019;

SECTION 2. The Director of the Stormwater Management Utility for the City of Fort Pierce, Florida, or such Director's authorized designee, shall notify the St. Lucie County

Tax Collector of the Stormwater Management Utility Fee herein approved and proposed for final adoption, as stated to be collected pursuant to the uniform method for the levy, collection, and enforcement of non-ad valorem assessments.

SECTION 3. The Stormwater Management Utility Fee herein provided for shall not become effective unless or until adopted hereinafter at a public hearing in the manner provided for by law with due public notice.

SECTION 4. This Resolution shall become effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 3rd day of June, 2019.

Linda Hudson
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

Linda W. Cox
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

PETER J. SWEENEY, CITY ATTORNEY

City Commission Regular Meeting **12. c.**

Meeting Date: 09/16/2019

Re:

SUBJECT:

Ordinance 19-038 Levying and collecting taxes for Fiscal Year beginning October 1, 2019 and Ending September 30, 2020, adopting Final Millage Rate. FIRST READING

Attachments

19-038

Form Review

Form Started By: Linda Cox Started On: 09/05/2019 10:20 AM

Final Approval Date: 09/05/2019

ORDINANCE NO. 19-038

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE **LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020**, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; **ADOPTING THE CITY OF FORT PIERCE 2019-20 FISCAL YEAR FINAL MILLAGE RATE**; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year 2019-20 is hereby levied at the rate of 6.9000 per thousand dollar valuation for general City purposes; said rate being in excess of the roll-back rate by 7.21%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2019, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the 2019-20 fiscal year in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2019.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete Sweeney, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-038 was duly advertised by title only in the St. Lucie News Tribune on September 6, 2019; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading on September 23, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 23rd day of September, 2019.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)

City Commission Regular Meeting **12. d.**

Meeting Date: 09/16/2019

Re:

SUBJECT:

Ordinance 19-039 Adopting a Final Budget for Fiscal Year 2020, beginning October 1, 2019 and ending September 30, 2020. FIRST READING

Attachments

19-039

Budget Document

Form Review

Form Started By: Linda Cox Started On: 09/05/2019 10:43 AM

Final Approval Date: 09/05/2019

ORDINANCE NO. 19-039

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020;** AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2019 and ending September 30, 2020, the estimates made by the City Manager of said City presented to the City Commission on September 03, 2019, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2019.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete Sweeney, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-039 was duly advertised by title only in the St. Lucie News Tribune on September 6, 2019; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading on September 23, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 23rd day of September, 2019.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)









FY 2019//2020

PROPOSED OPERATING BUDGET

Budget Hearing

September 3, 2019

THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - REVENUE DETAIL

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Taxes					
311 10	Current Ad Valorem	$ 14,690,422	$ 15,686,319	$ 16,485,272	$ 17,678,279
311 15	Ad Valorem Adjustment Amount	(699,544)	(746,968)	(824,264)	(883,914)
311 20	Delinquent Ad Valorem	(17,481)	178,690	35,000	35,000
312 31	Local Option Gas Tax	1,201,054	1,249,176	1,200,000	1,200,000
312 32	New Local Option Gas Tax	858,022	880,242	825,000	850,000
314 10	Public Service Electricity	2,188,303	2,152,850	2,000,000	2,100,000
314 11	Electricity FPL	429,636	436,398	400,000	425,000
314 20	Telecommunications Tax	1,215,948	1,270,519	1,215,000	1,225,000
314 30	Public Service Water	480,359	472,577	425,000	450,000
319 10	Misc. Taxes	616	643	0	500
	Total Taxes	$ 20,347,336	$ 21,580,447	$ 21,761,008	$ 23,079,865
Licenses and Permits					
321 20	Occupational Licenses	$ 257,429	$ 347,273	$ 275,000	$ 275,000
323 10	Planning & Zoning Fees	42,421	71,638	40,000	45,000
323 30	Amendments	39,653	104,988	25,000	25,000
323 60	Sign Fees	5,265	5,545	5,000	5,000
323 90	Miscellaneous	32,718	63,550	25,000	30,000
329 10	Animal Licenses	9,323	11,947	8,000	9,000
329 20	Lot Clearing Permits	442	582	1,000	1,000
329 92	Vendor Permit/Application Fees	700	1,275	1,500	1,500
329 93	Vendor Permit Fees	783	1,875	1,000	1,500
329 99	Other Licenses/Permits	2,230	2,063	1,500	2,000
	Total Licenses and Permits	$ 390,963	$ 610,736	$ 383,000	$ 395,000
Intergovernmental Revenues					
331 50	Disaster Relief/Federal	$ 0	$ 2,169,941	$ 0	$ 0
334 50	Disaster Relief/State	0	133,063	0	0
334 90	Physical Environment/State	10,922	0	0	0
335 12	State Revenue Sharing	1,392,722	1,445,623	1,350,000	1,400,000
335 13	Half Cent Sales Tax	1,776,224	1,898,973	1,750,000	1,800,000

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - REVENUE DETAIL

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Intergovernmental Revenues contd.					
335 14	Mobile Home License	37,548	45,579	35,000	40,000
335 15	Beverage License	47,214	45,403	38,000	40,000
335 16	Infrastructure Sales Tax	0	0	0	1,500,000
335 22	Casualty Premium Tax	329,933	367,113	300,000	350,000
335 41	Fuel Tax Refund	53,834	56,434	55,000	55,000
338 20	County Shared Occup. License	53,045	43,427	50,000	45,000
339 10	Payments in Lieu of Tax-Hsg Auth	95,979	73,672	21,000	65,000
	Total Intergovernmental Rev.	$ 3,797,422	$ 6,279,227	$ 3,599,000	$ 5,295,000
Charges for Services					
341 30	Sale Maps and Publications	$ 25	$ 0	$ 100	$ 100
341 40	Certified Copying & Rec Search	26,552	39,767	25,000	25,000
341 41	Reproduction-City Hall	8,832	8,122	10,500	10,000
341 42	Application Fee	18,059	19,857	15,000	17,500
341 90	Investigative Surcharge	29,126	31,602	25,000	30,000
341 91	Jury Duty and Fees	71	84	100	100
341 92	Qualifying Fees	220	1,154	0	500
341 93	Data Processing Services	25	0	100	100
343 91	Lot Clearing-Admin. Charge	7,377	9,360	8,000	8,000
343 92	Rotation Towing-Admin. Charge	24,325	10,050	25,000	25,000
344 50	Parking Fines	14,035	31,779	20,000	30,000
344 51	Traffic Fines	0	30,071	20,000	30,000
347 40	Community Center/Bus. Social	66,138	77,490	60,000	70,000
347 42	Comm. Center Special Events	28,355	26,700	30,000	30,000
347 44	Comm. Center Rental Fees	28,259	27,213	28,000	28,000
347 48	Comm. Center Events	17,295	21,121	17,500	18,000
347 49	Comm. Center Insurance & Other	6,344	7,918	6,500	7,000
347 92	Youth Activity Funds	10,482	40,430	40,000	40,000
	Total Charges for Services	$ 285,520	$ 382,717	$ 330,800	$ 369,300
Fines and Forfeitures					
351 10	Court Fines	$ 45,189	$ 5,666	$ 45,000	$ 20,000
351 30	Police Education	7,010	6,092	8,500	7,000
354 10	Alarm Permit Violations	13,165	150,842	50,000	100,000

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - REVENUE DETAIL

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Fines and Forfeitures contd.					
354 20	License Penalties	10,159	7,337	10,000	10,000
354 30	Animal Control	6,879	8,728	7,500	7,500
354 50	Property Code Violations	106,736	333,471	125,000	150,000
	Total Fines & Forfeitures	$ 189,139	$ 512,137	$ 246,000	$ 294,500
Miscellaneous Revenues					
361 10	Interest on Investments	$ 91,067	$ 47,759	$ 60,000	$ 60,000
361 33	Other Interest Earnings	66,344	275,025	30,000	30,000
362 11	Anchor Carwash	1,203	0	1,440	0
362 13	Rent - Little Jim	24,567	25,168	24,894	25,000
362 14	Rent - Old City Hall	27,412	27,412	0	0
362 15	Misc. Rental	2,782	3,034	2,000	2,500
363 10	Liens	12,961	14,644	10,000	10,000
363 30	Demolition Liens	0	0	0	0
363 40	Lot Clearing	6,223	17,797	5,000	5,000
363 50	Interest on Assessments	53	21	100	100
363 60	Emergency Repair Liens	3,073	15,005	2,500	3,000
364 41	Sale of Surplus Equipment	1,762	0	0	0
366 90	Other Contributions/Donations	295,333	133,751	500	500
367 00	Gain/Loss on Sale of Investments	(1,270)	(298)	5,000	5,000
369 31	Reimbursement of Expenditures	55,121	135,893	125,000	125,000
369 32	Purchasing Card Rebate	55,570	52,051	50,000	50,000
369 34	Wellness Program	1,650	2,588	1,500	1,800
	Reimbursement Contractual Services				
369 43	Community Dev. Block Grant	37,598	0	0	0
369 44	Utilities Authority	459,916	0	0	0
369 45	Stormwater	537,448	494,226	700,000	700,000
369 46	Golf Course	33,000	33,000	33,000	33,000
369 47	Sunrise Theatre	33,000	33,000	33,000	33,000
369 49	Accidents	0	0	2,500	2,500
369 50	Other Misc Revenues	2,881	4,117	5,000	5,000

GENERAL FUND - REVENUE DETAIL

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Miscellaneous Revenues contd.					
	Administrative Reimbursement				
369 51	Ft. Pierce Redevelopment Agcy	125,000	125,000	145,000	145,000
369 52	Marina	45,000	45,000	45,000	45,000
369 53	Solid Waste	80,000	80,000	80,000	80,000
369 54	Utilities Authority	0	2,435	0	0
369 55	Retirement & Benefit System	143,000	150,000	160,000	164,800
369 59	Police Department/Detail Work	68,470	69,218	60,000	65,000
369 61	Building Department	120,340	115,000	115,000	115,000
	Other Miscellaneous Reimbursements				
369 57	St. Lucie County	13,712	13,930	15,000	15,000
369 60	State of Florida	458,586	478,621	475,000	475,000
369 71	Keep Ft. Pierce Beautiful	8,357	16,000	15,000	15,000
369 85	Settlement of Claims	112,871	43,821	25,000	35,000
369 90	Other Misc. Revenues	35,638	3,553	5,000	5,000
	Total Miscellaneous Revenues	$ 2,958,668	$ 2,456,770	$ 2,231,434	$ 2,251,200
Interfund Transfers					
381 04	Transfer from Construction Fund	$ 283,500	$ 0	$ 0	$ 0
381 23	Transfer from Special Revenue	0	0	0	0
381 89	Restricted Fund	78,931	79,779	300,000	400,000
381 91	FPRA Debt Services	2,627,870	2,783,938	2,660,947	3,071,056
381 92	Debt Service Fund	3,472,464	0	0	0
	Total Interfund Transfers	$ 6,462,765	$ 2,863,717	$ 2,960,947	$ 3,471,056
Contribution from Enterprise Funds					
382 10	Electricity	$ 4,024,362	$ 3,889,934	$ 4,037,550	$ 4,043,580
382 20	Water	930,600	1,012,680	990,072	1,046,790
382 30	Gas	251,100	256,840	255,561	266,358
382 40	Sewer	746,850	796,260	768,120	878,700
382 41	UA Other	15,873	182,931	31,212	32,673
382 50	Solid Waste Transfer	660,609	860,925	800,000	865,000
382 55	Golf Course Transfer	7,000	7,000	28,000	28,000
382 60	Marina Transfer	250,000	250,000	250,000	250,000
382 90	Building Department	0	5,277	0	0
	Total Contribution from Enterprise	$ 6,886,394	$ 7,261,847	$ 7,160,515	$ 7,411,101

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - REVENUE DETAIL

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Installment Purchases					
383 00	Loan Proceeds	$ 0	$ 0	$ 0	$ 0
383 10	Capital Lease Proceeds	54,373	1,865,490	0	0
	Total Installment Purchases	$ 54,373	$ 1,865,490	$ 0	$ 0
	Total Revenue	$ 41,372,580	$ 43,813,087	$ 38,672,704	$ 42,567,022
	Appropriated Fund Balance	(917,322)	(2,915,014)	836,909	462,950
	Restricted Revenue	(400,000)	(400,000)	(600,000)	(600,000)
	Unrestricted Fund Balance	0	0	0	0
TOTAL GENERAL FUND RESOURCES		**$ 40,055,258**	**$ 40,498,073**	**$ 38,909,613**	**$ 42,429,972**

Proposed Budget for Fiscal Year 2019/20

PERSONNEL SERVICES COST BY DEPARTMENT/DIVISION

	Department/Division	2019 Funded Positions	2020 Funded Positions	Salaries	Overtime	FICA	Retirement	Life/Health Insurance	Dental Insurance	Workers' Comp	Total
General Fund											
10 00	City Commission	5	5	$136,626	$0	$12,058	$17,278	$42,960	$2,134	$478	$211,534
13 00	City Manager	7	8	575,472	0	44,345	96,507	83,887	5,017	1,808	807,034
14 00	City Attorney	4	4	439,613	0	33,952	73,723	51,908	3,458	1,495	604,149
16 00	City Clerk	4	4	216,678	0	16,897	36,337	43,989	2,605	693	317,200
22 00	Human Resources	5	5	266,022	0	20,672	35,723	44,058	3,372	851	370,700
24 00	Finance	10	10	589,904	6,000	45,908	99,933	107,632	7,023	1,907	858,307
25 00	Information Technology	8	8	450,659	15,000	35,944	78,091	95,893	5,765	1,490	682,843
26 00	Purchasing	4	4	207,085	0	15,842	34,728	26,953	1,385	663	286,656
29 01	Planning	6	6	359,888	0	27,853	60,353	59,087	3,040	1,152	511,372
29 03	Code Enforcement	13	12	445,257	10,000	35,148	76,347	108,299	5,847	11,868	692,766
30 00	Police (Combined)	161	161	8,630,384	571,000	703,906	1,076,751	1,677,582	97,747	343,287	13,100,656
40 00	Public Works (Combined)	63	65	2,395,081	75,076	188,967	352,186	656,275	39,061	94,248	3,800,894
44 00	Engineering	8	8	562,503	5,000	44,057	95,170	108,847	6,015	9,393	830,985
45 04	Riverwalk Center	5	7	181,876	0	13,914	30,501	31,821	1,644	3,111	262,866
60 00	Administrative	0	0	0	0	0	350,000	133,134	0	0	483,134
	General Fund Total	**303**	**307**	**$15,457,048**	**$682,076**	**$1,239,462**	**$2,513,627**	**$3,272,325**	**$184,114**	**$472,442**	**$23,821,095**
Enterprise & Special Revenue Funds											
29 02	Building Inspections	18	18	798,740	5,000	61,486	126,205	183,562	12,348	17,221	1,204,562
30 05	Police Grants	9	5	154,990	5,000	38,190	10,362	35,112	5,280	4,400	253,334
41 00	Marina	7	7	340,042	5,000	26,717	50,412	54,537	3,787	13,832	494,327
42 00	Solid Waste	35	35	1,514,334	50,000	119,672	247,459	374,132	23,171	91,529	2,420,297
45 00	Golf Course	2	3	147,802	0	11,307	24,786	31,217	1,654	2,956	219,723
46 00	Sunrise Theatre	7	7	429,704	5,000	33,576	72,900	68,045	3,757	8,694	621,676
90 00	CDBG	2	3	173,718	0	13,289	29,133	32,194	1,638	556	250,528
95 09	Grants Administration	1	0	0	0	0	0	0	0	0	0
	Enterprise Funds Total	**81**	**78**	**3,559,330**	**70,000**	**304,237**	**561,257**	**778,800**	**51,636**	**139,187**	**5,464,447**
	TOTAL ALL FUNDS	**384**	**385**	**$19,016,378**	**$752,076**	**$1,543,700**	**$3,074,884**	**$4,051,125**	**$235,750**	**$611,629**	**$29,285,542**

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
City Commission					
10 00	Personnel Services	$ 185,899	$ 198,363	$ 206,106	$ 211,534
	Operating Expense	45,096	51,684	40,500	54,050
	Capital Outlay	5,594	0	0	0
		$ 236,589	$ 250,047	$ 246,606	$ 265,584
City Manager					
13 00	Personnel Services	$ 479,918	$ 500,256	$ 679,725	$ 807,034
	Operating Expense	68,570	70,341	88,175	93,068
	Capital Outlay	4,304	0	0	0
		$ 552,792	$ 570,597	$ 767,900	$ 900,102
City Attorney					
14 00	Personnel Services	$ 546,105	$ 556,748	$ 578,864	$ 604,149
	Operating Expense	66,993	157,467	89,000	89,000
	Capital Outlay	0	0	0	0
		$ 613,098	$ 714,215	$ 667,864	$ 693,149
City Clerk					
16 00	Personnel Services	$ 272,288	$ 269,632	$ 290,653	$ 317,200
	Operating Expense	55,956	38,743	33,115	33,115
	Capital Outlay	974	0	0	0
		$ 329,217	$ 308,375	$ 323,768	$ 350,315

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Human Resources					
22 00	Personnel Services	$ 386,805	$ 438,348	$ 362,854	$ 370,700
	Operating Expense	63,915	109,195	72,878	72,878
	Capital Outlay	0	0	0	0
		$ 450,721	$ 547,543	$ 435,732	$ 443,578
Finance					
24 00	Personnel Services	$ 725,882	$ 811,992	$ 833,102	$ 858,307
	Operating Expense	32,682	39,879	52,800	52,800
	Capital Outlay	0	0	0	0
		$ 758,564	$ 851,871	$ 885,902	$ 911,107
Information Technology					
25 00	Personnel Services	$ 482,653	$ 601,766	$ 651,390	$ 682,843
	Operating Expense	399,763	490,985	533,150	552,350
	Capital Outlay	6,594	4,795	6,000	20,000
		$ 889,010	$ 1,097,546	$ 1,190,540	$ 1,255,193
Purchasing					
26 00	Personnel Services	$ 258,704	$ 206,230	$ 293,976	$ 286,656
	Operating Expense	17,887	30,699	28,762	28,762
	Capital Outlay	4,817	0	0	0
		$ 281,408	$ 236,929	$ 322,738	$ 315,418
Planning					
29 01	Personnel Services	$ 426,708	$ 422,278	$ 465,559	$ 511,372
	Operating Expense	38,631	61,094	101,400	99,400
	Capital Outlay	990	808	0	0
		$ 466,329	$ 484,179	$ 566,959	$ 610,772

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Community Response/Code Enforcement					
29 03	Personnel Services	$ 547,250	$ 644,219	$ 720,127	$ 692,766
	Operating Expense	315,817	508,300	337,085	386,885
	Capital Outlay	1,331	542	0	0
		$ 864,398	$ 1,153,061	$ 1,057,212	$ 1,079,651
Police					
Combined	Personnel Services	$ 12,029,716	$ 12,393,560	$ 12,554,248	$ 13,100,656
	Operating Expense	1,556,198	1,548,363	1,721,405	1,565,036
	Capital Outlay	163,833	360,044	0	100,000
		$ 13,749,748	$ 14,301,967	$ 14,275,653	$ 14,765,692
Public Works/Director					
40 02	Personnel Services	$ 65,906	$ 81,056	$ 63,252	$ 57,459
	Operating Expense	22,033	39,783	35,000	35,000
	Capital Outlay	0	10,627	0	0
		$ 87,938	$ 131,465	$ 98,252	$ 92,459
Public Works/Fleet Maintenance					
40 03	Personnel Services	$ 567,651	$ 571,654	$ 551,437	$ 678,211
	Operating Expense	31,673	24,005	33,950	30,450
	Capital Outlay	0	0	0	0
		$ 599,324	$ 595,659	$ 585,387	$ 708,661
Public Works/Facilities Maintenance					
40 04	Personnel Services	$ 623,715	$ 611,050	$ 655,603	$ 667,671
	Operating Expense	472,694	505,128	365,750	362,250
	Capital Outlay	0	26,777	0	0
		$ 1,096,409	$ 1,142,955	$ 1,021,353	$ 1,029,921

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Public Works/Parks & Grounds					
40 05	Personnel Services	$ 1,336,138	$ 1,346,289	$ 1,385,814	$ 1,353,910
	Operating Expense	708,366	760,927	757,200	805,700
	Capital Outlay	5,750	14,469	0	0
		$ 2,050,255	$ 2,121,685	$ 2,143,014	$ 2,159,610
Public Works/Streets & Drainage					
40 06	Personnel Services	$ 992,192	$ 916,740	$ 973,219	$ 1,043,643
	Operating Expense	962,238	1,140,209	811,450	771,950
	Capital Outlay	3,425	0	0	0
		$ 1,957,855	$ 2,056,949	$ 1,784,669	$ 1,815,593
Engineering					
44 00	Personnel Services	$ 746,021	$ 784,962	$ 822,081	$ 830,985
	Operating Expense	363,771	232,567	471,630	470,430
	Capital Outlay	777	100	0	0
		$ 1,110,569	$ 1,017,629	$ 1,293,711	$ 1,301,415
Riverwalk Center					
45 04	Personnel Services	$ 118,447	$ 123,646	$ 231,786	$ 262,866
	Operating Expense	54,660	213,728	98,250	108,250
	Capital Outlay	0	0	0	0
		$ 173,107	$ 337,374	$ 330,036	$ 371,116

Proposed Budget for Fiscal Year 2019/20

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Administrative					
60 00	Personnel Services	$ 464,384	$ 483,253	$ 471,342	$ 483,134
	Operating Expense	4,106,393	4,572,778	4,661,178	5,044,672
	Capital Outlay	3,120,931	2,310,241	825,000	2,325,000
	Grants and Aid	254,396	268,441	255,000	255,000
	Non-Oper. Transfer	5,866,782	4,942,000	4,699,797	5,252,831
		$ 13,812,885	$ 12,576,714	$ 10,912,317	$ 13,360,637
All Departments					
	Personnel Services	$ 21,256,382	$ 21,962,040	$ 22,791,138	$ 23,821,095
	Operating Expense	9,383,334	10,595,874	10,332,678	10,656,046
	Capital Outlay	3,319,321	2,728,403	831,000	2,445,000
	Grants and Aid	254,396	268,441	255,000	255,000
	Non-Oper. Transfer	5,866,782	4,942,000	4,699,797	5,252,831
TOTAL GENERAL FUND EXPENDITURES		**$ 40,080,215**	**$ 40,496,759**	**$ 38,909,613**	**$ 42,429,972**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	City Commission
Fund/Division Number: 1000	Division:	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Mayor/Commissioner	1	1	1	1
Commissioners	4	4	4	4
Total Budgeted Staffing Level	5	5	5	5

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages-Mayor	$ 0	$ 31,668	$ 32,618	$ 33,598
1010	Salaries and Wages-Commissioners	119,121	97,094	100,007	103,028
1030	Accrued Compensation	0	0	0	0
2010	FICA	10,406	11,114	11,752	12,058
2020	Retirement Contributions	14,039	16,846	16,991	17,278
2030	Life & Health Insurance	39,674	39,169	42,390	42,960
2035	Dental Insurance	2,176	2,042	2,042	2,134
2040	Workers' Compensation	483	429	305	478
	Total Personnel Services	$ 185,899	$ 198,363	$ 206,106	$ 211,534
Operating Expense					
4010	Car Allowance	$ 20,695	$ 21,000	$ 21,000	$ 21,000
4030	Conferences	13,801	17,139	7,500	20,000
4110	Communications	7,057	11,382	9,000	10,000
4120	Freight and Postage	34	5	400	100
4710	Reproduction	239	0	250	250
4810	Advertising	465	465	1,000	500
4990	Miscellaneous Expense	1,295	1,061	350	1,500
5110	Office Supplies	1,311	431	500	500
5410	Books, Pubs, Subscriptions & Mbrshp	200	200	500	200
	Total Operating Expense	$ 45,096	$ 51,684	$ 40,500	$ 54,050
Capital Outlay					
6410	Office Equipment & Machinery	$ 5,594	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 5,594	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 236,589**	**$ 250,047**	**$ 246,606**	**$ 265,584**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	City Manager
Fund/Division Number: 1300	Division:	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
City Manager	1	1	1	1
Executive Assist/City Manager	1	1	1	1
Communication & Marketing Manager	0	1	1	1
Risk Manager	0	0	1	1
Special Projects Coordinator	0	0	0	1
Marketing Specialist	1	1	1	1
Administrative Assistant	0	1	1	1
Risk Management Admin. Specialist	0	0	1	1
Executive Assistant	1	0	0	0
Deputy City Manager	1	0	0	0
Total Budgeted Staffing Level	5	5	7	8

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 341,335	$ 351,465	$ 474,613	$ 569,472
1030	Accrued Compensation	5,649	4,550	6,000	6,000
1040	Overtime	1,088	0	0	0
2010	FICA Taxes	24,810	25,131	37,088	44,345
2020	Retirement Contributions	51,950	61,657	81,656	96,507
2030	Life & Health Insurance	50,552	53,055	74,891	83,887
2035	Dental Insurance	3,228	3,227	4,372	5,017
2040	Workers' Compensation	1,307	1,172	1,105	1,808
	Total Personnel Services	$ 479,918	$ 500,256	$ 679,725	$ 807,034
Operating Expense					
4010	Car Allowance	$ 4,200	$ 4,200	$ 4,200	$ 4,200
4020	Travel and Education	4,354	5,269	8,000	13,000
4030	Conferences	5,335	4,755	0	0
4110	Communications	7,174	9,174	8,000	8,000
4120	Freight and Postage	589	640	600	600
4410	Equipment Rental	3,990	2,945	4,700	5,700
4420	Vehicle	0	70	0	0
4650	Repairs & Maint. Service/Vehicle	383	0	400	0
4651	Vehicle Parts	0	678	0	200
4660	Equipment Maintenance	499	0	500	500

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	City Manager		
Fund/Division Number: 1300		Division:			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4675	Software Maintenance	2,031	2,793	2,200	2,793
4710	Reproduction	1,500	0	0	0
4720	Outside Printing	2,869	4,569	4,700	4,700
4810	Advertising	18,263	18,766	30,000	30,000
4990	Miscellaneous Expense	5,482	6,544	7,000	5,500
4990	Misc. Expense/Special Events	0	0	5,000	5,000
5110	Office Supplies	4,424	4,251	5,000	5,000
5120	EDP Supplies	1,050	33	0	0
5150	Misc. Equipment Expense	319	324	0	0
5210	Gas & Oil	335	318	675	675
5250	Uniforms	492	457	700	700
5410	Books, Pubs, Subscriptions & Mbrshp	5,280	4,554	6,500	6,500
	Total Operating Expense	$ 68,570	$ 70,341	$ 88,175	$ 93,068
Capital Outlay					
6410	Office Equipment & Machinery	$ 4,304	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 4,304	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 552,792**	**$ 570,597**	**$ 767,900**	**$ 900,102**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General			**Department:**	**City Attorney**	
Fund/Division Number: 1400			**Division:**		

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
City Attorney	1	1	1	1
Asst. City Attorney	2	2	2	2
Legal Secretary	1	1	1	1
Total Budgeted Staffing Level	4	4	4	4

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 428,517	$ 412,535	$ 444,284	$ 437,613
1030	Accrued Compensation	642	19,573	2,000	2,000
2010	FICA Taxes	32,563	30,379	34,462	33,952
2020	Retirement Contributions	38,446	43,766	45,339	46,086
2026	Retirement Contributions/ICMA	25,626	28,201	24,500	27,637
2030	Life & Health Insurance	16,732	19,393	25,857	51,908
2035	Dental Insurance	2,005	1,417	1,395	3,458
2040	Workers' Compensation	1,574	1,484	1,026	1,495
	Total Personnel Services	$ 546,105	$ 556,748	$ 578,864	$ 604,149
Operating Expense					
3100	Professional Services	$ 0	$ 14,000	$ 0	$ 0
3120	Legal Fees	38,614	101,099	0	$ 0
3121	Legal Fees-Civil Service/HR	0	41	0	0
3125	Trial Extra Ordinary Services	0	242	0	0
3135	Outside Labor Attorney	0	5,048	0	0
3490	Contractual Fees	4,997	134	50,000	50,000
3495	Temporary Employee Services	0	12,268	0	0
4010	Car Allowance	4,200	3,850	4,200	4,200
4020	Travel & Education	3,970	3,202	5,000	5,000
4030	Conferences	2,856	1,345	5,000	5,000
4110	Communications	1,708	1,483	4,000	4,000
4120	Freight and Postage	55	98	1,000	1,000
4410	Equipment Rental	2,337	125	3,000	3,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	City Attorney
Fund/Division Number: 1400	Division:	

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4660	Equipment Maintenance	0	0	1,000	0
4675	Software Maintenance	0	0	0	0
4710	Reproduction	1,200	2,882	1,300	1,300
4720	Outside Printing	63	63	1,000	1,000
4810	Advertising	0	0	0	0
4990	Miscellaneous Expense	1,589	932	2,000	2,000
5110	Office Supplies	2,650	1,375	3,000	3,000
5120	EDP Supplies	0	0	500	500
5150	Miscellaneous Equipment	0	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	2,755	9,281	8,000	9,000
	Total Operating Expense	$ 66,993	$ 157,467	$ 89,000	$ 89,000
Capital Outlay					
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 613,098**	**$ 714,215**	**$ 667,864**	**$ 693,149**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: City Clerk
Fund/Division Number: 1600	Division:

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
City Clerk	1	1	1	1
Deputy City Clerk/Permit Specialist	3	3	3	3
Total Budgeted Staffing Level	4	4	4	4

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 184,246	$ 184,700	$ 199,996	$ 214,178
1030	Accrued Compensation	3,133	1,882	2,500	2,500
1040	Overtie	0	23	0	0
2010	FICA Taxes	14,483	13,825	15,812	16,897
2020	Retirement Contributions	27,920	32,294	34,404	36,337
2030	Life & Health Insurance	39,233	33,749	34,982	43,989
2035	Dental Insurance	2,528	2,493	2,493	2,605
2040	Workers' Compensation	746	666	466	693
	Total Personnel Services	$ 272,288	$ 269,632	$ 290,653	$ 317,200
Operating Expense					
3480	Election Fees	$ 0	$ 0	$ 500	$ 500
3490	Contractual Fees	0	5,331	750	750
3495	Temporary Employee Svcs.	93	1,263	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	3,946	3,750	6,000	6,000
4110	Communications	4,586	4,756	6,000	6,000
4120	Freight and Postage	2,312	2,468	3,000	3,000
4410	Equipment Rental	2,496	2,924	3,510	3,510
4660	Equipment Maintenance	0	0	750	750
4675	Software Maintenance	736	0	0	0
4710	Reproduction	0	0	950	950
4720	Outside Printing	1,220	585	950	950
4810	Advertising	4,625	3,613	475	2,475

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	City Clerk		
Fund/Division Number: 1600		Division:			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4960	Administrative Charges	2,129	3,098	750	750
4990	Miscellaneous Expenses	1,027	935	0	0
5110	Office Supplies	1,909	3,433	1,400	1,400
5120	EDP Supplies	846	943	3,000	1,000
5150	Misc. Equipment Expense	0	351	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	25,831	1,093	880	880
	Total Operating Expense	$ 55,956	$ 38,743	$ 33,115	$ 33,115
Capital Outlay					
6410	Office Equip & Machinery	$ 974	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 974	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 329,217**	**$ 308,375**	**$ 323,768**	**$ 350,315**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		**Department: Human Resources**		
Fund/Division Number: 2200		**Division:**		

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Human Resources Manager	1	1	1	1
Human Resources Generalist	0	0	1	1
Human Resources Technician	1	1	1	1
Switchboard Operator	1	1	1	1
Executive Assistant	0	0	1	1
Risk Manager	1	1	0	0
Administrative Assistant	1	1	0	0
Total Budgeted Staffing Level	5	5	5	5

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 271,172	$ 308,142	$ 250,275	$ 263,022
1030	Accrued Compensation	1,018	3,698	3,000	3,000
1040	Overtime	2,198	498	0	0
2010	FICA Taxes	21,339	24,180	19,697	20,672
2020	Retirement Contributions	40,931	54,082	43,031	35,723
2030	Life & Health Insurance	46,163	43,355	43,057	44,058
2035	Dental Insurance	2,962	3,441	3,218	3,372
2040	Workers' Compensation	1,023	951	576	851
	Total Personnel Services	$ 386,805	$ 438,348	$ 362,854	$ 370,700
Operating Expense					
3120	Legal Fees	$ 0	$ 5,298	$ 2,500	$ 2,500
3180	Medical Services	20,121	16,746	25,000	25,000
3190	Consultant Fees	1,406	3,836	7,500	7,500
3490	Misc. Contractual Fees	2,252	0	500	500
3495	Temporary Employee Svcs.	15,710	39,077	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	3,808	11,943	8,000	8,000
4110	Communications	4,203	5,088	6,000	6,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Human Resources		
Fund/Division Number: 2200		Division:			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4120	Freight and Postage	136	42	1,000	1,000
4410	Equipment Rental	3,645	3,258	4,000	4,000
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	307	213	0	0
4660	Equipment Maintenance	0	0	1,000	1,000
4675	Software Mainteneance	0	984	0	0
4710	Reproduction	0	0	761	761
4720	Outside Printing	0	3,901	761	761
4810	Advertising	1,835	1,158	5,000	5,000
4990	Miscellaneous Expenses	2,067	1,827	1,000	1,000
5110	Office Supplies	1,036	3,732	1,850	1,850
5120	EDP Supplies	1,027	3,147	1,000	1,000
5150	Misc. Equipment Expense	150	970	931	931
5210	Gas & Oil	365	258	375	375
5410	Books,Pubs,Subscriptions & Mbrshp	1,648	3,517	1,500	1,500
	Total Operating Expense	$ 63,915	$ 109,195	$ 72,878	$ 72,878
Capital Outlay					
6410	Office Equip & Machinery	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 450,721**	**$ 547,543**	**$ 435,732**	**$ 443,578**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		**Department: Finance**		
Fund/Division Number: 2400		**Division:**		

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Director of Finance	1	1	1	1
Chief Accountant	1	1	1	1
Accountant	1	1	1	1
Senior Accounting Analyst	0	0	4	4
Payroll & Benefits Coordinator	0	0	1	1
Pension Analyst	0	0	1	1
Executive Assistant	1	1	1	1
Senior Accounting Clerk	6	6	0	0
Total Budgeted Staffing Level	10	10	10	10

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 507,963	$ 564,151	$ 571,950	$ 582,904
1030	Accrued Compensation	4,579	5,025	7,000	7,000
1040	Overtime	6,867	7,137	0	6,000
2010	FICA Taxes	37,809	41,964	44,611	45,908
2020	Retirement Contributions	69,115	90,344	98,364	99,933
2030	Life & Health Insurance	91,372	95,369	103,415	107,632
2035	Dental Insurance	6,184	6,160	6,432	7,023
2040	Workers' Compensation	1,993	1,842	1,332	1,907
	Total Personnel Services	$ 725,882	$ 811,992	$ 833,102	$ 858,307
Operating Expense					
3490	Misc. Contractual Fees	$ 1,778	$ 0	$ 6,000	$ 4,000
3495	Temporary Employee Svcs.	0	0	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	2,392	9,017	8,000	10,000
4110	Communications	4,121	4,883	8,300	8,300
4120	Freight and Postage	2,778	2,969	4,500	4,500
4660	Equipment Maintenance	0	0	1,500	1,500
4675	Software Maintenance	0	0	0	0
4720	Outside Printing	1,189	0	1,000	1,000
4810	Advertising	1,640	1,922	1,500	1,500
4960	Administrative Charges	1,717	2,267	1,800	1,800
4990	Miscellaneous Expenses	3,784	3,434	5,000	5,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Finance		
Fund/Division Number: 2400		Division:			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense, contd.					
5110	Office Supplies	5,036	6,933	7,000	7,000
5120	EDP Supplies	2,653	3,114	2,500	2,500
5150	Miscellaneous Equipment Expense	0	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	1,395	1,140	1,500	1,500
	Total Operating Expense	$ 32,682	$ 39,879	$ 52,800	$ 52,800
Capital Outlay					
6410	Office Equipment & Machinery	$ 0	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 758,564**	**$ 851,871**	**$ 885,902**	**$ 911,107**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Information Technology
Fund/Division Number: 2500	Division:	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
IT Manager	0	1	1	1
Media Administrator	0	0	0	1
GIS Analyst II	0	1	1	1
Systems Analyst II	0	1	1	1
Applications Analyst II	0	2	2	2
Media Specialist	0	1	1	1
Administrative Assistant	0	0	1	1
Systems Administrator	0	1	1	0
Network Administrator	1	0	0	0
Network Specialist	1	0	0	0
IT Support Specialist	2	0	0	0
Application Specialist	1	0	0	0
MIS Director	1	0	0	0
Total Budgeted Staffing Level	6	7	8	8

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 307,534	$ 379,458	$ 418,439	$ 445,159
1030	Accrued Compensation	5,627	6,145	5,500	5,500
1040	Overtime	23,682	20,186	15,000	15,000
2010	FICA Taxes	25,150	29,705	33,900	35,944
2020	Retirement Contributions	50,121	70,139	74,576	78,091
2030	Life & Health Insurance	64,421	88,706	96,403	95,893
2035	Dental Insurance	4,638	6,088	6,563	5,765
2040	Workers' Compensation	1,481	1,339	1,010	1,490
	Total Personnel Services	$ 482,653	$ 601,766	$ 651,390	$ 682,843
Operating Expense					
3190	Consultant Fees	$ 0	$ 10,209	$ 60,000	$ 80,000
3490	Misc. Contractual Fees	887	773	3,000	3,000
3495	Temporaty Employee Services	0	25,166	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	25,774	11,571	15,000	15,000
4110	Communications	11,787	26,644	10,000	10,000
4120	Freight and Postage	52	210	500	500
4410	Equipment Rental	19,857	13,238	30,750	30,750

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Information Technology
Fund/Division Number: 2500	Division:

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4651	Vehicle Parts	1,184	1,092	500	0
4660	Equipment Maintenance	0	355	500	500
4670	Computer Maintenance	20,422	26,526	30,000	30,000
4675	Software Maintenance	304,441	350,891	365,450	365,450
4710	Reproduction	0	0	0	0
4720	Outside Printing	0	0	0	0
4990	Miscellaneous Expenses	1,397	3,181	500	500
5110	Office Supplies	1,251	1,245	1,500	1,500
5120	EDP Supplies	7,710	15,072	9,950	9,950
5150	Miscellaneous Equipment	0	0	0	0
5210	Gas & Oil	76	230	800	500
5410	Books,Pubs,Subscriptions & Mbrshp	724	383	500	500
	Total Operating Expense	$ 399,763	$ 490,985	$ 533,150	$ 552,350
Capital Outlay					
6410	Office Equip & Machinery	$ 4,426	$ 4,795	$ 0	$ 0
6420	Furniture & Furnishings	2,168	0	6,000	20,000
	Total Capital Outlay	$ 6,594	$ 4,795	$ 6,000	$ 20,000
	TOTAL APPROPRIATIONS	**$ 889,010**	**$ 1,097,546**	**$ 1,190,540**	**$ 1,255,193**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Purchasing
Fund/Division Number: 2600	Division:

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Purchasing Manager	1	1	1	1
Purchasing Agent	0	1	2	2
Purchasing Specialist	1	1	1	1
Purchasing Director	1	0	0	0
Total Budgeted Staffing Level	3	3	4	4

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 178,913	$ 146,659	$ 204,167	$ 205,585
1030	Accrued Compensation	20,472	145	1,500	1,500
2010	FICA Taxes	15,041	11,109	15,734	15,842
2020	Retirement Contributions	15,699	25,410	34,943	34,728
2030	Life & Health Insurance	26,192	21,210	35,376	26,953
2035	Dental Insurance	1,566	1,150	1,783	1,385
2040	Workers' Compensation	820	547	473	663
	Total Personnel Services	$ 258,704	$ 206,230	$ 293,976	$ 286,656
Operating Expense					
3490	Misc. Contractual Fees	$ 0	$ 0	$ 500	$ 500
4010	Car Allowance	2,800	12,180	0	0
4020	Travel and Education	100	233	5,000	5,000
4110	Communications	4,219	4,332	6,000	6,000
4120	Freight and Postage	458	681	2,000	2,000
4410	Equipment Rental	2,301	3,583	4,000	4,000
4651	Vehicle Parts	12	0	0	0
4660	Equipment Maintenance	0	0	1,300	1,300
4810	Advertising	2,214	5,428	5,000	5,000
4990	Miscellaneous Expenses	1,587	925	1,000	1,000
5110	Office Supplies	2,471	2,198	1,850	1,850

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Purchasing
Fund/Division Number: 2600	Division:

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense, contd.					
5120	EDP Supplies	1,235	226	1,112	1,112
5150	Miscellaneous Equipment Expense	490	38	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	0	876	1,000	1,000
	Total Operating Expense	$17,887	$30,699	$28,762	$28,762
Capital Outlay					
6410	Office Equipment & Machinery	$ 4,817	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 4,817	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 281,408**	**$ 236,929**	**$ 322,738**	**$ 315,418**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Planning
Fund/Division Number: 2901	Division:

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Planning Manager	1	1	1	1
Senior Planner	1	1	1	1
Planner	1	1	1	1
Historic Preservation Officer	1	1	1	1
Planning Systems Analyst	1	1	1	1
Administrative Assistant	1	1	1	1
Total Budgeted Staffing Level	6	6	6	6

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 306,492	$ 282,731	$ 321,515	$ 357,888
1030	Accrued Compensation	1,173	13,293	2,000	2,000
2010	FICA Taxes	23,779	22,336	25,070	27,853
2020	Retirement Contributions	45,889	51,238	54,965	60,353
2030	Life & Health Insurance	45,941	48,887	58,304	59,087
2035	Dental Insurance	2,606	2,630	2,909	3,040
2040	Workers' Compensation	828	1,163	797	1,152
	Total Personnel Services	$ 426,708	$ 422,278	$ 465,559	$ 511,372
Operating Expense					
3140	Contractual Planning	$ 0	$ 2,875	$ 50,000	$ 50,000
3490	Contractual Fees	4,146	2,658	3,800	3,800
3495	Temp Employee Svc	0	0	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	3,022	6,220	7,500	7,500
4110	Communications	5,377	5,776	6,500	6,500

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Planning		
Fund/Division Number: 2901		Division:			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4120	Freight and Postage	827	1,422	1,000	1,000
4410	Equipment Rental	6,523	7,403	7,500	7,500
4651	Vehicle Parts	894	408	1,000	500
4675	Software Maintenance	462	443	0	0
4710	Reproduction	0	0	500	500
4720	Outside Printing	0	173	1,000	1,000
4810	Advertising	8,013	21,763	7,400	7,400
4990	Miscellaneous Expenses	299	663	500	500
5110	Office Supplies	3,212	4,633	5,000	5,000
5120	EDP Supplies	225	63	1,000	1,000
5150	Miscellaneous Equipment	0	0	0	0
5210	Gas and Oil	181	172	2,000	500
5232	Other Supplies	0	100	500	500
5410	Books,Pubs,Subscriptions & Mbrshp	1,251	2,123	2,000	2,000
	Total Operating Expense	$ 38,631	$ 61,094	$ 101,400	$ 99,400
Capital Outlay					
6410	Office Equipment & Machinery	$ 990	$ 808	$ 0	$ 0
	Total Capital Outlay	$ 990	$ 808	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 466,329**	**$ 484,179**	**$ 566,959**	**$ 610,772**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		**Department:**	**Code Enforcement**
Fund/Division Number: 2903		**Division:**	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Code Compliance Manager	1	1	1	1
Code Compliance Supervisor	0	0	0	1
Code Enforcement Officer (FT)	4	4	4	4
Code Enforcement/ParkingSpecialist (PT)	0	1	1	1
Executive Assistant	1	1	1	1
Admimistrative Assistant	0	0	1	1
Animal Control Officer	3	3	3	3
CodeEnforcement Officer (PT)	1	1	1	0
Code Enforcement/ParkingSpecialist (FT)	1	1	0	0
Senior Code Enforcement Officer	0	0	1	0
Total Budgeted Staffing Level	11	12	13	12

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 342,894	$ 412,632	$ 476,924	$ 444,007
1030	Accrued Compensation	7,113	2,648	1,250	1,250
1040	Overtime	30,543	24,163	10,000	10,000
2010	FICA Taxes	29,573	33,566	37,667	35,148
2020	Retirement Contributions	56,619	76,022	82,941	76,347
2030	Life & Health Insurance	65,661	78,558	98,059	108,299
2035	Dental Insurance	4,567	4,760	5,424	5,847
2040	Workers' Compensation	10,279	11,870	7,863	11,868
	Total Personnel Services	$ 547,250	$ 644,219	$ 720,127	$ 692,766
Operating Expense					
3440	Demolition	$ 12,528	$ 10,491	$ 50,935	$ 6,435
3449	Nuisance Abatement	0	0	0	80,000
3450	Lot Clearing	42,584	66,060	50,000	0
3490	Contractual Fees	3,876	7,905	3,500	10,000
3491	Humane Society	130,000	130,000	135,000	135,000
3492	Spay/Neuter Vouchers	18,594	39,025	15,000	15,000
3495	Temp Employee Svc	9,304	13,120	0	0
4010	Car Allowance	3,850	4,200	4,200	4,200
4020	Travel and Education	1,947	4,003	5,000	5,000
4110	Communications	13,896	20,028	14,500	14,500
4120	Freight and Postage	7,258	12,150	6,000	10,000
4410	Equipment Rental	4,481	3,951	6,000	6,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Code Enforcement
Fund/Division Number: 2903	Division:	

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4650	Vehicle Maintenance	0	1,688	1,000	1,000
4651	Vehicle Parts	12,709	16,793	5,000	5,000
4660	Equipment Maintenance	0	0	0	0
4675	Software Maintenance	2,050	0	0	8,000
4680	Radio Mainteneance	0	115	0	0
4710	Reproduction	128	0	1,000	1,000
4720	Outside Printing	966	579	1,000	1,000
4810	Advertising	328	2,248	500	500
4960	Administrative Fees	11,255	54,486	4,200	4,200
4990	Miscellaneous Expenses	1,326	2,183	2,000	2,000
4991	Condemnation Inspections	2,925	0	0	0
5110	Office Supplies	5,213	4,252	1,500	3,000
5120	EDP Supplies	32	100	0	0
5150	Miscellaneous Equipment	353	11	0	0
5210	Gas and Oil	12,121	14,504	18,000	16,000
5221	Animal Control Supplies	2,561	15,184	1,000	1,000
5222	Animal Care & Services	4,485	6,226	3,000	3,000
5223	Medical/Pharmaceutical Supplies	2,066	5,001	2,500	2,500
5224	Animal Registrations	3,184	3,154	2,750	2,750
5231	Safety Supplies	0	1,557	0	0
5232	Other Supplies	2,257	3,458	2,000	2,000
5250	Uniforms	2,863	853	1,000	1,000
5253	Clean & Safe Initiative	0	64,162	0	45,800
5410	Books,Pubs,Subscriptions & Mbrshp	677	818	500	1,000
	Total Operating Expense	$ 315,817	$ 508,300	$ 337,085	$ 386,885
Capital Outlay					
6410	Equipment & Machinery	$ 1,331	$ 542	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0	0
	Total Capital Outlay	$ 1,331	$ 542	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 864,398**	**$ 1,153,061**	**$ 1,057,212**	**$ 1,079,651**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Police
Fund/Division Number: 3000	Division:

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Chief of Police	1	1	1	1
Deputy Chief of Police	2	2	2	2
Police Major	0	1	1	1
Lieutenant	7	7	7	7
Sergeant	15	15	15	15
Police Officer	90	98	98	98
Public Information Officer	0	1	1	1
Comm. Service Aide	4	4	5	5
Crime Scene Investigator	2	2	3	3
Crime Analyst	2	2	2	2
Evidence Technician	1	1	1	1
Executive Assistant	2	2	2	2
Fiscal Manager	1	1	1	1
Grant Writer	1	1	1	1
Records Specialists	4	4	4	4
Records Supervisor	1	1	1	1
School Crossing Guard (p/t)	7	7	8	8
Administrative Assistant	3	3	3	3
Senior Accounting Clerk	1	1	1	1
Information System Administrator	2	2	2	2
Accreditation Manager	1	1	1	1
Police Payroll Specialist	1	1	1	1
Total Budgeted Staffing Level	148	158	161	161

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Police
Fund/Division Number: 3000	Division:

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 7,067,796	$ 7,560,153	$ 7,994,494	$ 8,515,384
1020	Incentive Pay	246,182	280,984	65,000	65,000
1030	Accrued Compensation	182,670	178,662	50,000	50,000
1040	Overtime	719,695	431,001	339,000	339,000
1050	Holiday Overtime	337,945	348,239	232,000	232,000
2010	FICA Taxes	646,445	648,918	664,058	703,906
2020	Retirement/General	152,020	181,790	224,538	227,414
2025	Retirement/Police Officers	988,994	835,164	833,404	833,158
2026	Retirement/ICMA	20,446	15,705	15,721	16,178
2030	Life & Health Insurance	1,294,360	1,441,439	1,807,138	1,677,582
2035	Dental Insurance	82,738	93,193	94,407	97,747
2040	Workers' Compensation	290,426	378,311	234,488	343,287
	Total Personnel Services	$ 12,029,716	$ 12,393,560	$ 12,554,248	$ 13,100,656
Operating Expense					
3130	Professional Services	$ 46,723	$ 39,262	$ 27,280	$ 27,280
3180	Medical Services	3,644	5,500	14,000	14,000
3190	Consultant Fees	10,654	9,257	16,150	16,150
3490	Misc. Contractual Fees	45,974	36,398	0	0
3510	Crime Lab	149,734	155,311	122,389	122,389
3530	Investigative Supplies	33,121	14,543	26,380	26,380
4020	Travel & Education	1,085		0	0
4110	Communications	173,815	132,117	183,650	183,650
4120	Freight & Postage	6,504	5,201	10,000	10,000
4310	Utilities	84,191	98,548	124,656	124,656
4410	Equipment Rental	3,045	8,081	8,400	8,400
4420	Vehicle Rental & Towing	10,151	9,257	14,200	14,200
4430	Equipment Lease	20,183	14,075	35,375	35,375
4610	Building Maintenance	8,929	3,801	15,000	15,000
4650	Vehicle Maintenance	19,991	43,009	60,000	40,000
4651	Vehicle Parts	137,232	149,497	159,686	100,000
4652	Tires, Tubes & Batteries	23,709	29,342	0	0
4660	Equipment Maintenance	18,328	16,702	37,520	37,520
4670	Computer Maintenance	13,438	7,155	31,488	31,488
4675	Software Maintenance	100,887	113,835	108,301	108,301
4680	Radio Maintenance	5,964	811	26,046	10,000
4710	Reproduction	0	0	6,912	6,912

Proposed Budget for Fiscal Year 2019/20

Fund Title: General			**Department:**	**Police**	
Fund/Division Number: 3000			**Division:**		

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4720	Outside Printing	8,285	14,131	12,500	12,500
4810	Advertising	396	0	3,500	3,500
4820	Crime Prevention	8,600	6,622	8,000	8,000
4830	Public Relations	29,160	13,813	10,750	10,750
4930	Citizen Volunteer Program	3,693	1,565	6,385	6,385
4980	Contingency	23,000	23,000	23,000	23,000
4990	Miscellaneous Expenses	7,581	6,954	8,000	8,000
5110	Office Supplies	38,478	23,811	35,500	35,500
5120	EDP Supplies	7,422	9,375	8,500	8,500
5150	Misc. Equipment Exp.	7,150	3,544	4,045	4,045
5210	Gas and Oil	267,538	308,178	335,637	275,000
5220	K-9 Operations	3,229	29,652	9,730	9,730
5230	Cleaning Supplies	443	0	3,000	3,000
5232	Other Supplies	20,794	2,432	5,000	5,000
5250	Uniforms	90,595	101,617	79,770	79,770
5251	Military Supplies	64,571	49,854	78,911	78,911
5410	Books,Pubs,Subscriptions & Mbrshp	5,756	6,086	8,744	8,744
5420	Educ Reimbursement	16,006	11,273	13,000	13,000
5430	Law Enforcement Educ	36,199	44,754	40,000	40,000
	Total Operating Expense	$ 1,556,198	$ 1,548,363	$ 1,721,405	$ 1,565,036
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6320	Improvements Other Than Bldg.	0	0	0	100,000
6410	Office Equip & Machinery	99,152	184,657	0	0
6420	Furniture & Furnishings	0	3,191	0	0
6440	Vehicles	64,681	172,195	0	0
	Total Capital Outlay	$ 163,833	$ 360,044	$ 0	$ 100,000
	TOTAL APPROPRIATIONS	**$ 13,749,748**	**$ 14,301,967**	**$ 14,275,653**	**$ 14,765,692**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Public Works
Fund/Division Number: 4002	Division:	Director's Office

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Executive Assistant	1	1	1	1
GIS/Database Analyst	0	0	0	0
Director of Public Works	0	0	0	0
Total Budgeted Staffing Level	1	1	1	1

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 40,460	$ 44,806	$ 42,227	$ 43,491
1030	Accrued Compensation	919	14,633	800	800
1040	Overtime	2,139	0	0	0
2010	FICA Taxes	3,326	4,565	3,292	3,388
2020	Retirement Contributions	6,488	8,010	7,310	0
2030	Life & Health Insurance	7,873	8,206	8,844	8,958
2035	Dental Insurance	702	696	681	681
2040	Workers' Compensation	3,999	139	99	142
	Total Personnel Services	$ 65,906	$ 81,056	$ 63,252	$ 57,459
Operating Expense					
3490	Contractual Fees	$ 0	$ 682	$ 0	$ 0
3495	Temporary Employee Services	0	0	0	0
4010	Car Allowance	0	0	0	0
4020	Travel and Education	300	3,374	1,000	1,000
4110	Communications	12,473	25,559	22,000	22,000
4120	Freight and Postage	56	51	500	500
4410	Equipment Rental	3,403	3,333	4,000	4,000
4651	Vehicle Parts	0	42	0	0
4670	Computer Maintenance	272	0	0	0
4675	Software Maintenance	745	522	0	0
4810	Advertising	0	147	0	0
4990	Miscellaneous Expenses	678	999	500	500

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Public Works		
Fund/Division Number: 4002		Division:	Director's Office		
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
5110	Office Supplies	1,536	1,921	2,000	2,000
5120	EDP Supplies	90	296	3,000	3,000
5210	Gas and Oil	403	1,029	500	500
5231	Safety Supplies	911	782	500	500
5232	Other Supplies	765	693	500	500
5410	Books,Pubs,Subscriptions & Mbrshp	402	355	500	500
	Total Operating Expense	$22,033	$39,783	$35,000	$35,000
Capital Outlay					
6410	Office Equip & Machinery	$ 0	$ 10,627	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 10,627	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 87,938**	**$ 131,465**	**$ 98,252**	**$ 92,459**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Public Works
Fund/Division Number: 4003	Division:	Fleet Maintenace

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Fleet Manager	0	0	0	1
Garage Foreman	1	1	1	1
Auto Mechanic	3	3	4	4
Diesel Mechanic	1	1	1	1
Master Mechanic	2	2	2	2
Senior Storekeeper	1	1	1	1
Trolley Operator/PT	1	1	0	0
Total Budgeted Staffing Level	9	9	9	10

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 301,510	$ 317,642	$ 356,154	$ 452,199
1030	Accrued Compensation	4,865	4,788	4,900	4,900
1040	Overtime	113,834	82,957	4,000	4,000
2010	FICA Taxes	31,686	30,534	27,927	35,274
2020	Retirement Contributions	47,108	58,103	55,100	60,559
2030	Life & Health Insurance	54,734	59,556	88,138	98,285
2035	Dental Insurance	4,386	4,056	5,947	6,164
2040	Workers' Compensation	9,528	14,019	9,272	16,830
	Total Personnel Services	$ 567,651	$ 571,654	$ 551,437	$ 678,211
Operating Expense					
3490	Contractual Fees	$ 3,759	$ 4,137	$ 4,000	$ 4,000
4020	Travel and Education	46	100	150	150
4410	Equipment Rental	2,942	2,711	3,000	3,000
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	6,552	2,938	7,000	4,500
4652	Tires, Tubes, & Batteries	0	0	0	0
4660	Equipment Maintenance	1,005	117	1,000	1,000
4670	Computer Maintenance	0	0	0	0
4675	Software Maintenance	0	0	0	0

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Public Works		
Fund/Division Number: 4003		Division:	Fleet Maintenace		
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4990	Miscellaneous Expenses	783	161	500	500
5120	EDP Supplies	297	85	750	750
5210	Gas and Oil	3,200	4,127	6,000	5,000
5230	Cleaning Supplies	832	120	750	750
5231	Safety Supplies	1,437	382	750	750
5232	Other Supplies	2,805	2,720	2,500	2,500
5250	Uniforms	6,285	4,774	5,800	5,800
5260	Expendable Tools	1,271	1,096	1,250	1,250
5410	Books,Pubs,Subscriptions & Mbrshp	460	538	500	500
	Total Operating Expense	$ 31,673	$ 24,005	$ 33,950	$ 30,450
Capital Outlay					
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 599,324**	**$ 595,659**	**$ 585,387**	**$ 708,661**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General			**Department:**	**Public Works**	
Fund/Division Number: 4004			**Division:**	**Facilities Maintenace**	

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level					
Supervisor		1	1	1	1
Foreman II		1	1	1	1
Facilities Maint Technician Asst.		4	4	4	4
Electrician		1	1	1	1
Facilities Maint Technician		3	3	3	3
Maint Repair Worker		1	1	1	2
Total Budgeted Staffing Level		11	11	11	12

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 387,646	$ 369,172	$ 415,121	$ 426,890
1030	Accrued Compensation	332	13,633	4,000	4,000
1040	Overtime	38,913	31,516	7,076	7,076
2010	FICA Taxes	31,003	30,005	32,604	33,504
2020	Retirement Contributions	36,833	41,237	53,858	47,594
2030	Life & Health Insurance	103,395	107,236	127,855	130,798
2035	Dental Insurance	6,372	6,269	6,821	6,859
2040	Workers' Compensation	19,222	11,982	8,268	10,949
	Total Personnel Services	$ 623,715	$ 611,050	$ 655,603	$ 667,671
Operating Expense					
3490	Contractual Fees	$ 162,807	$ 145,768	$ 200,000	$ 200,000
3495	Temporary Employee Services	64,502	77,688	0	0
4110	Communications	0	74	0	0
4310	Utilities	151	52	0	0
4410	Equipment Rental	4,516	3,635	2,000	2,000
4610	Building Maintenance	13,114	10,008	8,000	8,000
4620	Building Repair Supplies	143,478	147,973	75,000	75,000
4630	Air Condition Maintenance	14,234	15,723	7,000	7,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Public Works		
Fund/Division Number: 4004		Division:	Facilities Maintenace		
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	8,811	15,147	7,000	7,000
4652	Tires, Tubes & Batteries	0	0	0	0
4680	Radio Maintenance	0	0	0	0
4810	Advertising	187	0	0	0
4990	Miscellaneous Expenses	0	25	0	0
5110	Office Supplies	1,529	220	0	0
5210	Gas and Oil	10,780	12,338	18,500	15,000
5230	Cleaning Supplies	25,742	29,741	25,000	25,000
5231	Safety Supplies	1,288	3,136	1,500	1,500
5232	Other Supplies	2,539	4,952	5,000	5,000
5250	Uniforms	900	1,072	2,000	2,000
5260	Expendable Tools	3,480	4,318	3,750	3,750
5310	Paint and Sign Supplies	14,638	33,257	11,000	11,000
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0	0
	Total Operating Expense	$ 472,694	$ 505,128	$ 365,750	$ 362,250
Capital Outlay					
6320	Other Improvements	$ 0	$ 7,588	$ 0	$ 0
6445	Other Equipment	0	19,189	0	0
	Total Capital Outlay	$ 0	$ 26,777	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,096,409**	**$ 1,142,955**	**$ 1,021,353**	**$ 1,029,921**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Public Works
Fund/Division Number: 4005	Division:	Parks & Grounds

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Supervisor	1	1	1	1
Foreman II	1	1	1	1
Foreman I	4	4	4	4
Equipment Operator III	2	2	2	2
Equipment Operator II	2	2	2	2
Maintenance Worker	5	5	5	5
Chief Tree Trimmer	1	1	1	1
Ground Maintenance Specialist	6	6	6	6
Chief Irrigation Specialist	1	1	1	1
Irrigation Specialist	1	1	1	1
Total Budgeted Staffing Level	24	24	24	24

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 801,543	$ 821,895	$ 874,571	$ 830,971
1030	Accrued Compensation	9,813	7,158	5,900	7,500
1040	Overtime	99,645	51,568	29,000	29,000
2010	FICA Taxes	68,811	66,316	69,574	66,362
2020	Retirement Contributions	113,589	126,269	129,090	133,463
2030	Life & Health Insurance	203,457	223,061	235,082	237,478
2035	Dental Insurance	14,390	15,159	16,466	15,182
2040	Workers' Compensation	24,889	34,863	26,130	33,954
	Total Personnel Services	$ 1,336,138	$ 1,346,289	$ 1,385,814	$ 1,353,910
Operating Expense					
3490	Contractual Fees	$ 72,071	$ 109,585	$ 140,000	$ 205,000
3495	Temporary Employee Services	53,545	61,758	0	0
4020	Travel and Education	245	171	500	500
4310	Utilities	330,956	333,143	370,000	370,000
4410	Equipment Rental	2,076	1,038	1,000	1,000
4650	Vehicle Maintenance	2,654	1,801	2,000	2,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Public Works		
Fund/Division Number: 4005		Division:	Parks & Grounds		
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4651	Vehicle Parts	77,909	61,486	56,500	40,000
4652	Tire, Tubes & Batteries	2,336	1,029	0	0
4990	Miscellaneous Expenses	431	218	500	500
5210	Gas and Oil	50,027	64,563	72,800	72,800
5231	Safety Supplies	3,649	2,964	3,000	3,000
5232	Other Supplies	30,764	28,886	30,000	30,000
5241	Horticultural Supplies	13,340	24,103	20,000	20,000
5242	Chemicals	5,594	8,446	15,000	15,000
5250	Uniforms	2,200	2,331	2,900	2,900
5260	Expendable Tools	0	1,578	2,500	2,500
5270	Parks Supplies	60,088	57,826	40,000	40,000
5410	Books,Pubs,Subscriptions & Mbrshp	483	0	500	500
	Total Operating Expense	$ 708,366	$ 760,927	$ 757,200	$ 805,700
Capital Outlay					
6430	Heavy Equipment	$ 0	$ 0	$ 0	$ 0
6440	Vehicles	0	0	0	0
6445	Other Equipment	5,750	14,469	0	0
	Total Capital Outlay	$ 5,750	$ 14,469	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 2,050,255**	**$ 2,121,685**	**$ 2,143,014**	**$ 2,159,610**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Public Works
Fund/Division Number: 4006	Division: Streets

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Supervisor	1	1	1	1
Foreman II	0	0	0	1
Foreman I	3	3	3	3
Equipment Operator IV	1	1	1	1
Equipment Operator III	5	6	6	5
Maintenance Repair Worker	1	2	2	4
Maintenance Worker	4	4	4	2
Sign Maintenance Technician	1	1	1	1
Chief Equipment Operator	0	0	0	0
Foreman I Traffic	0	0	0	0
Equipment Operator II	1	0	0	0
Total Budgeted Staffing Level	17	18	18	18

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 539,317	$ 498,484	$ 587,603	$ 618,330
1030	Accrued Compensation	1,591	9,522	6,000	6,000
1040	Overtime	109,495	99,004	35,000	35,000
2010	FICA Taxes	49,454	45,986	48,088	50,439
2020	Retirement Contributions	77,989	90,053	101,496	110,570
2030	Life & Health Insurance	153,168	140,089	169,354	180,756
2035	Dental Insurance	10,449	8,483	8,642	10,176
2040	Workers' Compensation	50,729	25,119	17,035	32,373
	Total Personnel Services	$ 992,192	$ 916,740	$ 973,219	$ 1,043,643
Operating Expense					
3490	Contractual Fees	$ 11,137	$ 14,123	$ 15,000	$ 15,000
3495	Temporary Employee Services	31,897	53,136	0	0
4020	Travel & Education	6,596	686	0	0
4110	Communications	0	0	800	800
4310	Utilities	257,025	292,728	108,000	108,000
4320	Street Light Energy	431,202	538,567	408,000	408,000
4410	Equipment Rental	1,822	1,030	0	0
4651	Vehicle Parts	74,296	72,394	74,500	60,000
4652	Tires, Tubes & Batteries	1,780	183	0	0

Proposed Budget for Fiscal Year 2019/20

Fund Title: General			Department:	Public Works	
Fund/Division Number: 4006			Division:	Streets	
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4990	Miscellaneous Expenses	971	784	1,000	1,000
5210	Gas and Oil	45,427	50,674	85,800	60,800
5230	Cleaning Supplies	0	0	0	0
5231	Safety Supplies	3,116	3,015	3,000	3,000
5232	Other Supplies	1,905	2,702	1,500	1,500
5242	Chemicals	0	507	1,000	1,000
5250	Uniforms	1,665	1,052	850	850
5260	Expendable Tools	3,656	2,233	3,000	3,000
5310	Paint & Sign Supplies	23,802	16,497	17,000	17,000
5330	Surface Patching	20,172	33,195	32,000	32,000
5340	Street Supplies	24,088	33,531	33,000	33,000
5350	Sidewalk/Curb Supplies	21,598	22,996	27,000	27,000
5410	Books,Pubs,Subscriptions & Mbrshp	81	175	0	0
	Total Operating Expense	$ 962,238	$ 1,140,209	$ 811,450	$ 771,950
Capital Outlay					
6430	Heavy Equipment	$ 3,425	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 3,425	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,957,855**	**$ 2,056,949**	**$ 1,784,669**	**$ 1,815,593**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Engineering
Fund/Division Number: 4400	Division:

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
City Engineer	1	1	1	1
Asst. City Engineer	1	1	1	1
Stormwater Engineer Supervisor	1	1	1	1
Projects Coordinator	1	1	1	1
Chief Design Drafter	0	1	1	1
Supervisor, Engineering Inspector	1	1	1	1
SMU Technical Assistant/GIS	1	1	1	1
Executive Assistant	1	1	1	1
Survey Party Chief	0	0	0	0
Cad Operator	1	0	0	0
Total Budgeted Staffing Level	8	8	8	8

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 498,971	$ 524,084	$ 545,884	$ 556,503
1030	Accrued Compensation	6,751	7,157	6,000	6,000
1040	Overtime	7,439	613	5,000	5,000
2010	FICA Taxes	38,837	38,704	43,244	44,057
2020	Retirement Contributions	76,518	92,101	94,615	95,170
2030	Life & Health Insurance	101,480	106,563	113,997	108,847
2035	Dental Insurance	6,569	6,484	6,507	6,015
2040	Workers' Compensation	9,455	9,254	6,835	9,393
	Total Personnel Services	$ 746,021	$ 784,962	$ 822,081	$ 830,985
Operating Expense					
3490	Contractual Fees	$ 113,622	$ 96,545	$ 125,000	$ 125,000
3492	FDOT/Closed Loop	145,179	3,752	193,000	193,000
4010	Car Allowance	8,400	8,400	8,400	8,400
4020	Travel and Education	1,158	0	2,500	2,500
4030	Conferences	0	0	1,500	1,500
4110	Communications	10,707	14,409	12,080	12,080
4120	Freight and Postage	433	211	500	500

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Engineering			
Fund/Division Number: 4400		Division:				
			2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense						
4410	Equipment Rental		3,831	4,345	4,700	4,700
4650	Vehicle Maintenance		307	443	1,200	500
4651	Vehicle Parts		2,632	1,638	1,500	1,500
4660	Equipment Maintenance		0	0	1,500	1,500
4670	Computer Maintenance		0	0	1,500	1,500
4675	Software Maintenance		431	0	0	0
4710	Reproduction		500	0	2,000	2,000
4810	Advertising		0	242	500	500
4990	Miscellaneous Expenses		420	1,266	500	500
5110	Office Supplies		3,991	3,160	2,800	2,800
5120	EDP Supplies		924	394	500	500
5150	Misc. Equipment Expense		0	1,185	0	0
5210	Gas and Oil		3,115	3,297	4,000	3,500
5231	Safety Supplies		40	0	500	500
5232	Other Supplies		0	0	500	500
5250	Uniforms		537	611	0	0
5260	Expendable Tools		0	0	200	200
5320	Traffic Signal Materials		66,855	92,216	106,500	106,500
5410	Books,Pubs,Subscriptions & Mbrshp		690	453	250	250
	Total Operating Expense		$ 363,771	$ 232,567	$ 471,630	$ 470,430
Capital Outlay						
6410	Office Equipment & Machinery		$ 777	$ 100	$ 0	$ 0
	Total Capital Outlay		$ 777	$ 100	$ 0	$ 0
	TOTAL APPROPRIATIONS		**$ 1,110,569**	**$ 1,017,629**	**$ 1,293,711**	**$ 1,301,415**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Public Works
Fund/Division Number: 4504	Division:	Leisure Services

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Recreation Coordinator	0	0	1	1
Facilities Program Specialist	2	2	2	2
Trolley Operator (PT)	0	0	2	4
Total Budgeted Staffing Level	2	2	5	7

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 77,726	$ 79,635	$ 157,305	$ 180,376
1030	Accrued Compensation	1,453	1,833	1,500	1,500
1040	Overtime	716	0	0	0
2010	FICA Taxes	5,805	5,949	12,149	13,914
2020	Retirement Contributions	11,922	14,094	26,981	30,501
2030	Life & Health Insurance	19,924	20,926	31,399	31,821
2035	Dental Insurance	701	939	1,383	1,644
2040	Workers' Compensation	200	270	1,069	3,111
	Total Personnel Services	$ 118,447	$ 123,646	$ 231,786	$ 262,866
Operating Expense					
3495	Temporary Employee Services	$ 0	$ 540	$ 0	$ 10,000
4110	Communications	20,092	20,296	20,000	20,000
4120	Postage & Freight	23	19	0	0
4410	Equipment Rental	0	0	0	0
4560	Insurance/Special Events	6,486	7,844	3,500	3,500
4610	Building Maintenance	15,408	1,476	4,000	4,000
4611	Janitorial Services	(7,810)	2,918	4,000	4,000
4620	Building Supplies	1,400	0	1,000	1,000
4651	Vehicle Parts	405	289	0	0
4675	Software Maintenance	825	18,407	2,000	2,000
4710	Reproduction	0	0	500	500
4810	Advertising	2,108	0	1,000	1,000
4940	Bad Debt/Loss Expense	0	0	500	500
4960	Administrative Charge	1,769	3,022	1,000	1,000
4990	Miscellaneous Expenses	981	1,105	1,000	1,000
4992	Youth Activities	4,732	143,335	50,000	50,000
5110	Office Supplies	3,105	2,734	3,000	3,000
5120	EDP Supplies	0	100	750	750

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department:	Public Works
Fund/Division Number: 4504	Division:	Leisure Services

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense					
5150	Misc. Equipment Exp.	3,383	8,853	3,000	3,000
5210	Gas & Oil	189	313	500	500
5232	Other Supplies	1,490	2,463	2,500	2,500
5410	Books,Pubs,Subscriptions & Mbrshp	75	15	0	0
	Total Operating Expense	$ 54,660	$ 213,728	$ 98,250	$ 108,250
Capital Outlay					
3495	Temporary Employee Services	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 173,107**	**$ 337,374**	**$ 330,036**	**$ 371,116**

Proposed Budget for Fiscal Year 2019/20

Fund Title: General	Department: Administrative Services
Fund/Division Number: 6000	Division:

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salary & Wages	$0	$0	$0	$0
1030	Accrued Compensation	0	0	0	0
2010	FICA Taxes	0	0	0	0
2020	Retirement/General Members	0	0	0	0
2025	Retirement/Police Officers	329,933	367,113	300,000	350,000
2030	Life & Health Insurance	134,450	116,140	160,811	133,134
2035	Dental Insurance	0	0	10,531	0
	Total Personnel Services	$ 464,384	$ 483,253	$ 471,342	$ 483,134
Operating Expense					
3110	Insurance Consultant	$ 32,338	$ 24,450	$ 35,000	$ 35,000
3190	Consultant Fees	0	0	5,000	5,000
3200	Accounting and Auditing	33,750	37,532	66,500	39,000
3490	Contractual Fees	99,212	190,835	150,000	150,000
4110	Communications	97,956	92,079	100,000	100,000
4120	Freight and Postage	24,467	9,539	25,000	17,500
4310	Utilities	323,385	336,534	330,500	330,500
4410	Equipment Rental	58,060	67,500	0	0
4430	Land Lease	54,000	18,000	55,000	55,000
4510	Insurance & Fidelity Bond	605,826	677,926	625,000	860,000
4530	Fla. Unemploy. Comp Fund	340	10,961	10,000	10,000
4540	Workers' Comp. Claims	0	100	20,000	5,000
4550	Liability & Property Claims	0	0	50,000	25,000
4590	Property Damage Reimb	6,646	3,323	5,000	5,000
4651	Vehicle Parts	0	6,551	0	0
4660	Equipment Maintenance	103	0	10,000	5,000
4675	Software Maintenance	46,266	47,597	10,000	50,000
4710	Reproduction	1,124	1,139	0	1,000
4810	Advertising	303	0	2,000	500
4925	Computer Loans	14,448	6,601	30,000	30,000
4940	Bad Debt Expense	0	0	0	0
4945	Refunds	0	58,338	0	0
4947	Wellness	1,468	529	10,000	10,000
4950	Settlements	1,929	0	0	0
4960	Administrative Charges	111	582	5,000	2,500

Proposed Budget for Fiscal Year 2019/20

Fund Title: General				Department:	Administrative Services		
Fund/Division Number: 6000				Division:			
			2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.						
4970	Inventory Adjustments		21,277	1,272	5,000	5,000
4980	Contingency		0	0	0	0
4985	Tax Increment Financing		2,496,395	2,778,307	3,021,178	3,210,672
4986	Stormwater Fees		51,720	61,930	55,000	60,000
4990	Miscellaneous Expenses		115,072	125,406	10,000	10,000
4993	Keep Ft. Pierce Beautiful		18,764	11,104	15,000	15,000
5110	Office Supplies		0	198	0	0
5150	Miscellaneous Equipment		307	390	0	0
5210	Gas & Oil		(6,207)	(990)	0	0
5410	Books,Pubs,Subscriptions & Mbrshp		7,336	5,046	11,000	8,000
	Total Operating Expense		$ 4,106,393	$ 4,572,778	$ 4,661,178	$ 5,044,672
Capital Outlay						
6200	Buildings		$ 0	$ 0	0	0
6310	Roads & Bridges		1,186,038	388,849	300,000	300,000
6315	Infrastructure Sales Tax Projects		0	0	0	1,500,000
6320	Other Structures & Facilities		0	22,237	0	0
6410	Office Equipment & Machinery		505,308	150,747	525,000	525,000
6420	Furniture & Furnishing		0	5,587	0	0
6440	Vehicles		1,429,586	1,742,822	0	0
	Total Capital Outlay		$ 3,120,931	$ 2,310,241	$ 825,000	2,325,000
Grants and Aids						
8101	Weatherization/FPUA		$ 35,000	$ 0	$ 0	$ 0
8230	Economic Development Co		25,000	25,000	25,000	$ 25,000
8255	Chamber of Commerce		35,000	36,486	35,000	35,000
8270	SLC Council on Aging		15,000	15,000	15,000	15,000
8391	Ft. Pierce PAL		26,071	67,474	0	0
8392	Special Events:					
	Sights & Sounds Parade		15,000	16,000	15,000	15,000
	Christmas Decorations		49,125	49,901	50,000	50,000
	Fireworks		20,000	20,000	20,000	20,000
	Mainstreet		10,000	10,000	10,000	10,000
	Lincoln Park Mainstreet		0	0	10,000	10,000
	United For Animals		10,000	10,000	10,000	10,000
	Youth Crime Prevention Conference		5,000	6,147	5,000	5,000
	Youth & Crime Prevention Activities		7,600	10,000	10,000	10,000
8410	Community Projects		1,600	2,433	50,000	50,000
	Total Grants and Aids		$ 254,396	$ 268,441	$ 255,000	$ 255,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: General		Department:	Administrative Services			
Fund/Division Number: 6000		Division:				
			2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
NON-OPERATING EXPENDITURES						
9125	Debt Service 2010 A		649,188	521,470	0	0
9130	Debt Service 2010 B		0	0	414,091	420,922
9167	Capital Improvement 2008 B		998,900	981,656	0	0
9164	Golf Course Debt 2004		0	358,000	0	0
9165	Capital Improvement 2014 (Energy)		474,777	201,231	499,452	502,525
9166	Capital Reserve Loan		35,561	197,057	197,057	197,057
9168	Capital Improvement 2015		1,379,692	1,337,778	2,421,614	2,317,300
9176	Debt Service 2016A/FPUA Adv Repmt.		243,145	155,735	159,625	159,738
9178	Debt Service 2016B-Land		0	172,721	67,403	71,012
9179	Debt Service 2016C-Radios		117,200	224,023	173,043	173,275
9179	Debt Service 2018		0	111,171	218,512	219,002
9180	Capital Leases- White Fleet		2,232	270,651	212,000	350,000
9180	Capital Leases- Police Fleet		54,373	0	242,000	742,000
9184	Special Revenue/Police Grant		58,813	135,514	50,000	50,000
9186	Special Revenue/103 CDBG		0	0	0	0
9187	Special Revenue/106 Grants		0	0	45,000	50,000
9180	Transfer to FPRA		1,526,901	274,994	0	0
9188	Transfer to Golf Course		170,000	0	0	0
9189	Transfer to Sunise Theatre		156,000	0	0	0
	Total Non-Operating		$ 5,866,782	$ 4,942,000	$ 4,699,797	$ 5,252,831
	TOTAL ADMINISTRATIVE		**$ 13,812,885**	**$ 12,576,714**	**$ 10,912,317**	**13,360,637**
TOTAL GENERAL FUND APPROPRIATIONS			**$ 40,080,215**	**$ 40,496,759**	**$ 38,909,613**	**$ 42,429,972**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Restricted Fund Fund/Division Number: 101-0000		Department: Division:	Police Grants	
	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Interfund Grants				
331 20 30 VOCA	$ 36,515	$ 12,692	$ 98,718	$ 148,414
334 20 32 FCADV 11 Violence Women	62,432	62,818	0	0
331 20 38 OJJDP Gang Prevention	107,341	119,814	0	0
331 20 50 IRSC- College Policing	0	0	80,000	80,000
331 20 59 FDLE JAGC-STLU	31,363	2,801	37,500	0
331 20 60 12 JAG Byrne DJ-BX-0237	11,115	1,087	0	0
331 21 00 Other Public Safety	(39,332)	0	0	0
331 21 40 DOJ COPS 3 #13 UMX0053	174,537	0	0	0
334 20 54 FL DOH Distracted Driving	0	0	76,100	0
334 20 47 CADV InVEST Grant	0	0	84,502	0
334 20 55 Capital Equipment Grant (Gate)	0	0	125,000	0
334 20 55 Capital Equipment Grant (General)	0	0	77,750	0
334 20 56 OJJDP Anti-Gang Stratetgies	0	0	79,646	0
334 20 57 Allegany Continuation	0	5,000	0	0
334 20 58 FDLE 2019 JAGC-3395	0	0	0	32,291
334 20 59 FDLE JAG Bryne 2018-DJ-BX-0844	0	0	0	26,749
334 20 58 FDLE JAG Bryne 2017-DJ-BX-0803	0	0	0	22,957
334 20 61 OJP Bullet Proof Vests	0	0	30,000	22,855
334 20 62 Jag Byrne	0	55,900	39,500	0
334 20 63 Public Relations Funding	0	0	10,000	0
334 20 64 Youth Gang Desistance/Diversion	0	0	0	166,666
334 20 65 Victim Specialist Program	0	0	0	92,000
334 20 66 DOT Grant	0	0	0	20,000
334 90 00 Other State Grants	0	3,396	0	0
Total Interfund Grants	$ 383,972	$ 263,508	$ 738,716	$ 611,932
Miscellaneous Revenue				
361 10 00 Interest on Investments	$ 185	$ 0	$ 0	$ 0
369 40 00 Reimb.-Contract Svcs.	80,000	80,000	50,000	0
Total Miscellaneous Revenues	$ 80,185	$ 80,000	$ 50,000	$ 0
Interfund Transfers				
381 01 00 Transfer from General (Grant)	$ 246,295	$ 135,514	$ 0	$ 50,000
Total Interfund Transfers	$ 246,295	$ 135,514	$ 0	$ 50,000
TOTAL RESOURCES	**$ 710,452**	**$ 479,022**	**$ 788,716**	**$ 661,932**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Restricted Fund	Department:	Police Grants
Fund/Division Number: 101-0000	Division:	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Victim Advocate	0	0	0	2
Victim Secialist	0	0	0	1
Police Officer	5	2	6	2
Police Crime Analyst	1	1	1	0
Victim Assistant-Police	1	1	1	0
Domestic Violence Investigator	1	0	0	0
Youth Violence Prevention Coordinator	1	1	1	0
Total Budgeted Staffing Level	9	5	9	5

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 456,504	$ 259,496	$ 254,591	$ 154,990
1020	Incentive Pay	7,158	11,447	0	0
1030	Accrued Compensation	6,025	15,766	0	0
1040	Overtime	18,679	10,907	5,000	5,000
1050	Holiday Overtime	18,906	(5,432)	0	0
2010	FICA Taxes	37,978	20,435	19,859	11,857
2020	Retirement/General	19,031	15,310	11,717	26,333
2020	Retirement/Police	40,323	8,159	13,664	10,362
2030	Life & Health Insurance	81,230	32,122	45,967	35,112
2035	Dental Insurance	5,482	2,302	2,721	5,280
2040	Workers' Compensation	10,981	4,427	3,763	4,400
	Total Personnel Services	$ 702,294	$ 374,939	$ 357,281	$ 253,334
Operating Expense					
3190	Consultant Fees	$ 0	$ 2,553	$ 0	$ 0
3490	Misc. Contractual Fees	838	24,683	0	4,000
4020	Travel and Education	0	2,269	6,750	8,000
4110	Communications	0	812	1,000	1,000
4675	Computer Software	0	3,855	32,500	0
4990	Misc. Expenses	0	10,246	54,000	0
4999	Unallocated	0	0	87,185	0

Proposed Budget for Fiscal Year 2019/20

Fund Title: Restricted Fund			Department:	Police Grants		
Fund/Division Number: 101-0000			Division:			
			2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense, cont'd.						
5110	Office Supplies		506	440	10,000	10,000
5250	Uniforms		0	1,440	0	14,000
5251	Military Supplies		12,359	25,609	30,000	0
5430	Law Enforcement Education		0	0	10,000	10,000
	Total Operating Expense		$ 13,702	$ 71,907	$ 231,435	$ 47,000
Capital Outlay						
6410	Office Equip & Machinery		$ 1,976	$ 22,027	$ 200,000	$ 65,000
6440	Vehicles		0	0	0	33,000
	Total Capital Outlay		$ 1,976	$ 22,027	$ 200,000	$ 98,000
Transfers						
9110	Transfer to General		$ 0	$ 0	$ 0	$ 0
	Total Transfers		$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS		**$ 717,972**	**$ 468,873**	**$ 788,716**	**$ 398,334**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Community Redevelopment Fund/Division Number: 104-0000		Department: Community Redevelopment Division: FPRA			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Taxes					
311 10	Ad Valorem Taxes	$ 5,127,986	$ 5,798,627	$ 6,306,127	$ 6,700,934
	Total Taxes	$ 5,127,986	$ 5,798,627	$ 6,306,127	$ 6,700,934
Licenses and Permits					
329 20	Lot Clearing Permits	$ 0	$ 0	$ 0	$ 0
	Total Licenses and Permits	$ 0	$ 0	$ 0	$ 0
Intergovernmental					
347 54	Marina Dockage	$ 13,472	$ 11,202	$ 0	$ 4,000
384 90	Other Grants	0	0	0	0
	Total Intergovernmental	$ 13,472	$ 11,202	$ 0	$ 4,000
Miscellaneous Revenue					
361 10	Interest on Investments	$ 7,726	$ 8,807	$ 500	$ 500
362 14	Leases	203,672	205,697	170,000	194,000
363 10	Liens	53	0	500	100
369 31	Reimburse of Expenditures	6,290	8,528	5,000	5,000
369 44	Reimburse - Utility Authority	23,283	654	0	0
369 90	Other Misc. Revenues	440,219	149	2,000	500
	Total Miscellaneous Revenues	$ 681,243	$ 223,835	$ 178,000	$ 200,100
Transfers					
	Transfer from General Fund	$ 1,526,901	$ 274,994	$ 0	$ 0
	Transfer from Construction Fund	0	0	0	0
	Transfer from Restricted Fund	0	0	0	0
	Total Transfers	$ 1,526,901	$ 274,994	$ 0	$ 0
	Total Revenues	**$ 7,349,601**	**$ 6,308,658**	**$ 6,484,127**	**$ 6,905,034**
Prior Year Carry-Overs Operating		0	0	0	0
	TOTAL RESOURCES	**$ 7,349,601**	**$ 6,308,658**	**$ 6,484,127**	**$ 6,905,034**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Community Redevelopment	Department: Community Redevelopment
Fund/Division Number: 104-0000	Division: FPRA

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense					
3120	Legal Fees	$ 30,063	$ 0	$ 0	$ 0
3190	Consultant Fees	0	0	100,000	0
3200	Accounting & Auditing	6,500	5,000	5,000	5,500
3468	Marina Operation	5,183	8,479	10,000	10,000
3490	Contractual Fees	674	47,161	1,000	1,000
4020	Travel	0	0	0	0
4110	Communications	498	0	10,000	5,000
4120	Freight and Postage	5	0	500	500
4310	Utilities	18,905	18,024	30,000	20,000
4510	Insurance	77,644	83,703	85,000	90,000
4620	Site Maintenance	5,310	3,195	35,000	10,000
4650	Vehicle Maintenance	688	318	2,500	500
4651	Vehicle Parts	0	369	0	0
4675	Software Maintenance	0	200	0	0
4810	Advertising	958	520	1,000	10,000
4911	Loan Interest	441,886	654	0	0
4960	Administrative Fees	125,000	125,000	125,000	125,000
4980	Contingency	0	0	52,761	176,838
4985	Real Estate Taxes	21,580	29,153	30,000	40,000
4990	Miscellaneous Expenses	579	1,136	1,000	1,000
5110	Office Supplies	0	0	0	0
5120	EDP Supplies	0	0	0	0
5210	Gas and Oil	975	1,616	1,000	2,000
5410	Books, Pubs, Subscriptions & Mbrshp	2,470	3,940	2,500	4,000
	Total Operating Expense	$ 738,918	$ 328,469	$ 492,261	$ 501,338
Capital Outlay					
6100	Land	$ 829,389	$ 0	$ 0	$ 0
6320	Other improvements	9,691	80,944	0	0
6410	Office Equip & Machinery	0	6,525	0	0
6440	Vehicles	0	0	0	0
	Total Capital Outlay	$ 839,079	$ 87,469	$ 0	$ 0

Proposed Budget for Fiscal Year 2019/20

Fund Title: Community Redevelopment Fund/Division Number: 104-0000	Department: Community Redevelopment Division: FPRA			
	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Other Programs & Projects				
8340 Other Grants & Aids	$ 10	$ 0	$ 0	$ 0
8347 School Resorce Officers	0	0	350,000	350,000
8391 Ft. Pierce/PAL	22,385	0	0	0
8392 Youth Activities	0	1,204	20,000	20,000
Total Programs & Projects	$ 22,395	$ 1,204	$ 370,000	$ 370,000
Transfers				
90 01 General-Debt Service (2010B)	$ 419,185	$ 421,459	$ 414,091	$ 420,922
90 01 General-Debt Service/(2008A)	1,358,060	1,358,803	2,179,453	2,179,122
90 01 General-Debt Service/(2008B)	985,250	981,656	0	0
9118 Debt Service 2015A	1,621,360	1,619,040	1,620,760	1,621,360
9119 Debt Service 2015B	891,160	888,400	890,160	891,280
9120 Debt Service 2016-Land	66,892	68,793	67,403	71,012
9166 Sunrise Theatre	450,000	450,000	450,000	450,000
9167 General	0	0	0	400,000
9188 HUD Grants	0	14,350	0	0
Total Transfers	$ 5,791,907	$ 5,802,501	$ 5,621,866	$ 6,033,696
TOTAL APPROPRIATIONS	**$ 7,392,299**	**$ 6,219,643**	**$ 6,484,127**	**$ 6,905,034**

Proposed Budget for Fiscal 2019/20

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
CDBG REVENUE					
331 90	Entitlement Grant	$ 515,251	$ 455,340	$ 549,380	$ 557,327
334 50	Program Income	0	0	5,000	5,000
361 39	Other Interest Earnings	7,043	12,968	1,000	1,000
366 00	Contributions from Private Sources	500	19,368	0	0
369 31	Reimbursement of Expenditures	25,295	27,277	3,918	3,918
	CDBG Carry Over Funding	70,816	(9,384)	309,940	391,027
	Total REVENUE	**$ 618,905**	**$ 505,569**	**$ 869,238**	**$ 958,272**
TRANSFERS					
369 41	Contractual Svc./CDBG	$ 0	$ 14,350	$ 0	$ 0
369 42	Contractual Svc./SHIP	0	0	0	7,730
369 43	Contractual Svc./Grants Admin.	0	0	0	26,475
381 10	Transfer from General	0	0	0	50,000
	Total TRANSFERS	**$ 0**	**$ 14,350**	**$ 0**	**$ 84,205**
	Total CDBG REVENUE	**$ 618,905**	**$ 519,919**	**$ 869,238**	**$ 1,042,477**

Proposed Budget for Fiscal 2019/20

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Grants Administration Manager	1	0	1	1
Community Resource Specialist	1	0	1	1
Reporting & Grants Specialist	0	1	0	1
Total Budgeted Staffing Level	**2**	**1**	**2**	**3**

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
10 10	Salaries and Wages	$ 105,840	$ 91,086	$ 111,833	$ 172,718
10 30	Accrued Compensation	268	2,950	500	1,000
10 40	Overtime	1,734	0		
20 10	FICA Taxes	8,239	7,163	8,593	13,289
20 20	Retirement	16,086	16,276	19,085	29,133
20 30	Life & Health Insurance	24,228	17,588	22,559	32,194
20 35	Dental Insurance	1,388	929	1,136	1,638
20 40	Workers' Compensation	147	149	259	556
	Total Personnel Services	**$ 157,930**	**$ 136,141**	**$ 163,965**	**$ 250,528**
CDBG Department Expenditures					
	Administrative				
34 90	Administrative-Contractual	$ 716	$ 738	$ 0	$ 0
49 60	Administrative Expenses	14,810	28,472	11,911	0
	Rehabilitation Department				
83 10	Housing Rehabilitation	$ 28,568	$ 17,859	$ 20,000	$ 0
83 30	Senior Citizens Housing	32,091	6,272	0	20,000
83 40	Other Grants & Aids	16,159	10	0	0
83 45	Weatherization	20,000	20,000	20,000	20,000
83 82	Code Enforcement	37,598	0	0	0

Proposed Budget for Fiscal 2019/20

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
	Economic Development				
83 80	Lincoln Park Mainstreet	$ 50,000	$ 50,000	$ 50,000	$ 50,000
83 80	Fort Pierce Mainstreet	50,000	50,000	50,000	50,000
83 83	Micro-Bus/Economic Development	105,065	54,961	30,000	113,000
83 83	Lincoln Park/Orange Ave. Business Dev	7,059	1,960	70,000	7,500
83 86	Local Art/Cultural Heritage	21,720	28,939	33,422	39,280
86 86	FPAT	4,098		20,000	10,000
83 87	Commercial Facades	3,116	18,788	50,000	40,000
	Public Service				
83 97	Public Facility Improvements	$ 3,000	$ 13,346	$ 20,000	$ 0
83 97	Public Amenities	1,894	2,606	0	50,000
83 98	Youth and Children Projects	42,995	69,243	80,000	30,000
	Total CDBG	**$ 438,890**	**$ 363,192**	**$ 455,333**	**$ 429,780**
	Prior Grants-Programs & Projects				
83 10	Housing Rehabilitation (Roll-over)	$ 0	$ 0	$ 18,000	20,000
83 41	Commercial Façade (Roll-over)	0	0	25,000	25,000
83 30	Senior Citizen Housing/ Security	0	0	30,000	0
83 82	Code Enforcement	0	0	0	0
83 83	Micro-Bus/Economic Development	0	0	48,000	50,000
83 85	Community Focal Point	0	0	0	0
83 86	Local Art/Cultural Heritage	0	0	30,000	25,000
83 98	Public Service	0	1,100	45,000	45,000
83 99	Weatherization	0	0	0	0
83 99	Infrastructure Improvements	0	0	30,000	0
83 99	Playgrnd Equip (Roll-over & Re-Alloc)	0	0	23,940	20,000
	Administrative Expenses	0	0	0	177,169
	Total Roll-Over Expenditures	**$ 0**	**$ 1,100**	**$ 249,940**	**$ 362,169**
	Capital				
63 10	Road & Bridge Improvement	$ 0	$ 0	$ 0	$ 0
63 20	Other Improvements	13,350	15,000	0	0
64 10	Office Equipment & Machinery	990	4,486	0	0
64 45	Other Equipment	7,746	0	0	0
99 99	Unencumbered	0	0	0	0
	Total Capital	**$ 22,086**	**$ 19,486**	**$ 0**	**$ 0**
	TOTAL CDBG APPROPRIATIONS	**$ 618,905**	**$ 519,919**	**$ 869,238**	**$ 1,042,477**

Proposed Budget for Fiscal 2019/20

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
SHIP REVENUES					
344 90	SHIP	$ 270,480	$ 185,444	$ 73,000	$ 77,300
334 50	Program Income	50	200	40,000	5,000
361 10	Interest on Investments	3,116	5,631	500	500
369 90	Other Misc. Revenues	7,050	6,000	0	0
381 90	Program Income HHR	0	0	0	0
	Carry Over Funding	(189,716)	296,796	280,000	295,000
	Total SHIP Revenue	**$ 90,980**	**$ 494,071**	**$ 393,500**	**$ 377,800**
SHIP EXPENDITURES					
Total Operating Expenses		$ 1,341	$ 52,603	$ 25,000	$ 25,000
Total Grants-Programs &Projects		89,639	441,468	368,500	352,800
	TOTAL SHIP APPROPRIATIONS	**$ 90,980**	**$ 494,071**	**$ 393,500**	**$ 377,800**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Department of Urban Redevelopment Fund/Division Number:		Grant Administration			
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Grants					
334 50	Program Income	$ 18,254	$ 71,873	$ 0	$ 0
	Total Intergovernmental	$ 18,254	$ 71,873	$ 0	$ 0
Miscellaneous Revenue					
361 10	Interest on Investments	$ 7,223	$ 16,174	$ 250	$ 250
361 38	HHRP Loan	922	957	20,000	20,000
369 31	Reimb. Of Expenditures	0	0	0	0
369 40	Contractual Svcs./Allegany(AFM)	66,750	43,500	43,500	62,250
369 90	Other Misc. Revenues	0	0	0	0
	Carry Forward Funding	(83,967)	(24,724)	150,000	160,000
	Total Miscellaneous Revenues	($9,072)	$ 35,907	$ 213,750	$ 242,500
Interfund Transfers					
381 10	General Fund	$ 0	$ 0	$ 45,000	$ 27,000
381 91	FPRA	0	0	0	0
	Total Interfund Transfers	$ 0	$ 0	$ 45,000	$ 27,000
	Total Revenues	**$ 9,182**	**$ 107,780**	**$ 258,750**	**$ 269,500**

Proposed Budget for Fiscal Year 2019/20

Fund Title: Department of Urban Redevelopment Fund/Division Number:	Grant Administration			
	2016/17 Actual	**2017/18 Actual**	**2018/19 Approved**	**2019/20 Proposed**
Budgeted Staffing Level				
Lincoln Park Revitalization Coordinator	1	1	1	0
Total Budgeted Staffing Level	**1**	**1**	**1**	**0**

	2016/17 Actual	**2017/18 Actual**	**2018/19 Approved**	**2019/20 Proposed**
Personnel Services				
10 10 Salaries and Wages	$ 4,019	$ 70,634	$ 58,338	$ 0
10 30 Accrued Compensation	0	0	500	0
10 40 Overtime	476	0	0	0
20 10 FICA Taxes	344	5,437	4,501	0
20 20 Retirement	695	12,231	9,997	0
20 30 Life & Health Insurance	979	14,618	14,084	0
20 35 Dental Insurance	53	775	681	0
20 40 Workers' Compensation	0	0	134	0
Total Personnel Services	**$ 6,566**	**$ 103,695**	**$ 88,235**	**$ 0**
Operating Expense				
3120 Legal Fees	$ 0	$ 0	$ 0	$ 0
4020 Travel & Education	830	4,082	2,500	5,000
4120 Freight and Postage	0	(4)	1,000	100
4810 Advertising	0	0	0	0
4960 Administrative Fees	1,785	0	4,000	4,000
4965 Escrow Expenses	0	0	0	0
4990 Miscellaneous Expenses	0	7	5,000	5,000
Programs & Projects	0	0	158,015	228,925
Total Operating Expense	$ 2,615	$ 4,085	$ 170,515	$ 243,025
Interfund Transfers				
Transfer to CDBG	$ 0	$ 0	$ 0	$ 26,475
Total Interfund Transfers	$ 0	$ 0	$ 0	$ 26,475
TOTAL APPROPRIATIONS	**$ 9,182**	**$ 107,780**	**$ 258,750**	**$ 269,500**

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Marina Fund			
Fund/Division Number: 401-0000					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Grants					
331 50	Disaster Relief/Federal	$0	$0	$0	$0
334 39	Physical Environmental Grant	0	351,425	100,000	86,583
334 50	Disaster Relief/State	0	0	0	0
	Total Grants	$ 0	$ 351,425	$ 100,000	$ 86,583
Charges for Services					
347 54	Dockage	$ 1,059,764	$ 1,191,087	$ 1,000,000	$ 1,000,000
347 55	Transient Dockage	538,526	511,770	500,000	500,000
	Total Charges for Services	$ 1,598,291	$ 1,702,857	$ 1,500,000	$ 1,500,000
Miscellaneous Revenue					
361 10	Interest Earnings	$ 4,567	$ 9,624	$ 5,000	$ 6,000
361 33	Other Investment Interest	20	1,836	0	0
362 14	Leases	9,740	10,286	8,762	2,500
362 15	Tiki Lease	233,906	221,948	133,000	133,000
364 41	Sale of Surplus Equipment	0	0	0	0
369 31	Reimburse of Expenditures	50	0	0	0
369 70	Events	0	0	0	0
369 85	Settlement of Claims	275,000	400	0	0
369 90	Other Misc. Revenue	13,561	6,942	7,500	7,500
369 91	Gas and Oil Sales	1,162,724	1,237,730	950,000	825,000
369 92	Electric Utility Sales	149,003	149,084	150,000	150,000
369 93	Utility Fees	21,545	23,578	21,000	21,000
369 94	Soda, Candy & Ice Sales	199,299	190,540	200,000	170,000
369 96	Late Payment Charges	2,640	3,298	3,000	3,000
369 97	Live Aboards	51,218	71,658	46,000	60,000
369 98	Other Miscellaneous Revenues	12,427	16,815	12,000	12,000
	Total Miscellaneous Revenue	$ 2,135,698	$ 1,943,740	$ 1,536,262	$ 1,390,000
	Total Revenue	$ 3,733,989	$ 3,998,022	$ 3,136,262	$ 2,976,583
	Appropriated Retained Earnings	(300,242)	(260,877)	797,594	845,579
	TOTAL RESOURCES	**$ 3,433,747**	**$ 3,737,145**	**$ 3,933,856**	**$ 3,822,162**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	Marina Fund
Fund/Division Number: 401-4100-575	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Marina Manager	1	1	1	1
Senior Accounting Analyst	0	1	1	1
Assistant Dockmaster	1	1	1	1
Marina Concierge Retailer	0	1	1	1
Dock Attendant	1	1	1	1
Storekeeper (FT)	1	1	1	1
Storekeeper (PT)	1	0	0	1
Dock Master	0	1	1	0
Executive Assistant	1	0	0	0
Marina Operations Supervisor	1	0	0	0
Total Budgeted Staffing Level	7	7	7	7

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 224,430	$ 248,351	$ 310,783	$ 334,042
1030	Accrued Compensation	16,697	3,986	6,000	6,000
1040	Overtime	6,785	3,094	5,000	5,000
2010	FICA Taxes	20,898	19,645	24,938	26,717
2020	Retirement Contributions	37,111	43,943	54,671	50,412
2030	Life & Health Insurance	45,116	48,962	59,065	54,537
2035	Dental Insurance	2,475	2,847	3,863	3,787
2040	Workers' Comp.	9,422	14,006	9,809	13,832
	Total Personnel Services	$ 362,935	$ 384,835	$ 474,129	$ 494,327
Operating Expense					
3120	Legal Fees	$ 1,425	$ 914	$ 5,000	$ 5,000
3190	Consulting Fees	0	0	5,000	0
3200	Accounting & Auditing	2,527	2,606	2,700	2,850
3490	Misc. Contract Services	137,523	199,192	150,000	100,000
3495	Temp Employee Svc	190,834	192,418	185,000	185,000
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel & Education	110	3,487	3,000	3,000
4110	Communications	33,727	33,579	40,000	35,000
4120	Freight and Postage	1,254	2,704	1,500	3,000

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Marina Fund			
Fund/Division Number: 401-4100-575					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4310	Utilities	127,635	140,771	148,000	148,000
4410	Equipment Rental	6,690	527	1,500	1,500
4430	Land Lease	39,586	33,724	40,000	40,000
4510	Insurance & Fidelity Bond	352,591	371,225	390,000	410,000
4540	FLC Liability & Property	0	0	15,000	15,000
4610	Building Maintenance	5,348	15,879	10,000	10,000
4620	Restroom/Laundry Maint.	388	4,520	4,000	4,000
4630	Pier Maintenance	154,258	25,320	18,000	15,000
4650	Vehicle Maintenance	0	0	400	400
4651	Vehicle Parts	3	125	250	250
4660	Equipment Maintenance	4,724	4,565	4,000	4,000
4670	Computer Maintenance	272	0	0	0
4675	Software Maintenance	13,769	25,200	8,000	20,807
4710	Reproduction	1,958	2,120	1,200	2,197
4810	Advertising	23,503	22,698	24,000	20,000
4920	Cost of Goods Sold Fuel	901,819	1,023,633	850,000	700,000
4925	Cost of Events	263	93	2,500	2,500
4930	Cost of Goods Sold	97,101	101,394	95,000	85,000
4940	Bad Debt Expense	1,661	4,222	5,000	7,788
4960	Administrative Charges	123,714	128,622	100,000	125,000
4970	Inventory Adjustment	0	0	2,500	2,500
4975	Taxes	33,856	34,036	35,000	35,000
4990	Miscellaneous Expense	2,617	859	3,500	3,500
5110	Office Supplies	7,882	7,793	4,000	7,500
5120	EDP Supplies	1,315	371	500	500
5150	Misc. Equipment	15,025	32,117	3,000	3,000
5210	Gas and Oil	348	685	1,000	1,000
5230	Cleaning Supplies	15,919	15,042	15,000	15,000
5231	Safety Supplies	0	0	500	500
5232	Other Supplies	0	0	500	500
5241	Horticultural Supplies	1,160	1,460	1,500	1,500

Proposed Budget for Fiscal Year 2019/20

Fund Title:				Marina Fund	
Fund/Division Number: 401-4100-575					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
5250	Uniforms	0	775	1,800	2,000
5260	Expendable Tools	3,918	4,683	2,000	2,000
5410	Books,Pubs,Subscriptions&Mbrshp	250	315	1,500	1,500
5900	Depreciation	1,119,996	1,117,618	1,119,996	1,117,618
	Total Operating Expense	$ 3,429,166	$ 3,559,492	$ 3,305,546	$ 3,143,110
Capital Outlay					
6310	Other Improvements	$ 0	$ 423,726	$ 150,000	$ 150,000
6320	Other Structures Facility	0	0	250,000	150,000
6360	Hurricane Improvements	0	0	0	0
6410	Office Equip & Machinery	7,213	11,688	4,000	4,000
6420	Furniture & Furnishings	0	0	500	500
6445	Other Equipment	6,880	12,395	25,000	12,000
	Total Capital Outlay	$ 14,093	$ 447,809	$ 429,500	$ 316,500
Debt Service					
7010	Principal	$ 0	$ 0	$ 267,369	$ 390,494
7020	Interest	208,933	174,335	168,478	186,519
7030	Other Debt Service Cost	3,964	14,684	4,000	4,000
	Total Debt Service	$ 212,897	$ 189,018	$ 439,847	$ 581,013
Non-Operating Expenses					
9110	Transfer to General	$ 250,000	$ 250,000	$ 250,000	$ 250,000
9200	Loan Principal	0	0	136,493	140,645
9300	Loan Interest	27,313	23,609	18,337	14,185
	Total Non-Operating Expenses	$ 277,313	$ 273,609	$ 404,830	$ 404,830
	TOTAL APPROPRIATIONS	**$ 4,296,403**	**$ 4,854,763**	**$ 5,053,852**	**$ 4,939,780**

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Solid Waste			
Fund/Division Number: 402-0000					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Grants					
331 50	Disaster Relief/Federal	$ 0	$ 0	$ 0	$ 0
331 50	Disaster Relief/State	0	0	0	0
	Total Grants	$ 0	$ 0	$ 0	$ 0
Charges for Services					
343 40	Residential Service	$ 2,735,213	$ 3,171,863	$ 3,200,000	$ 3,200,000
343 41	Commercial Service	3,431,596	3,854,724	3,900,000	4,125,000
343 43	Commercial Trash	101,291	101,291	115,000	115,000
343 44	Recycling/Billing	330,198	384,516	345,000	375,000
343 45	Other Income	0	0	1,000	1,000
343 46	Recycling Program	23,840	16,559	18,000	12,000
	Total Charges for Services	$ 6,622,138	$ 7,528,954	$ 7,579,000	$ 7,828,000
Miscellaneous Revenue					
361 10	Interest on Investments	$ 3,289	$ 9,961	$ 4,000	$ 4,000
361 20	Interest of SBA	0	0	0	0
364 41	Sale of Surplus	0	0	0	0
366 90	Contributions/Private Sources	15,485	277,361	0	0
369 85	Settlement of Claims	0	0	0	0
369 90	Miscellaneous Revenue	39,152	0	0	0
	Total Miscellaneous Revenue	$ 57,926	$ 287,322	$ 4,000	$ 4,000
	Total Revenues	$ 6,680,064	$ 7,816,275	$ 7,583,000	$ 7,832,000
	Appropriated Retained Earnings	129,500	(808,190)	(419,775)	(534,132)
	TOTAL RESOURCES	**$ 6,809,564**	**$ 7,008,085**	**$ 7,163,225**	**$ 7,297,868**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	**Solid Waste**
Fund/Division Number: 402-4200-534	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Public Works Director	0	0	1	1
Deputy Public Works Director	0	0	1	1
Fleet Manager	0	0	1	1
Division Manager	1	1	1	1
Operations Manager-Fleet	1	1	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	1	1	1	1
Sanitation Driver	20	20	20	20
Maintenance Worker	2	2	2	2
Master Mechanic	1	1	1	1
Diesel Mechanic	3	3	3	3
GIS Analyst	1	1	1	1
Inspector	1	1	1	1
Public Works Manager	1	1	0	0
Total Budgeted Staffing Level	33	33	35	35

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 1,140,969	$ 1,118,374	$ 1,583,676	$ 1,499,634
1030	Accrued Compensation	53,675	28,634	14,700	14,700
1040	Overtime	185,389	165,920	50,000	50,000
2010	FICA Taxes	106,938	98,351	126,101	119,672
2020	Retirement Contributions	174,234	190,181	259,861	247,459
2030	Life & Health Insurance	274,899	240,910	376,676	374,132
2035	Dental Insurance	19,094	18,205	21,892	23,171
2040	Workers' Comp.	106,247	115,201	84,210	91,529
	Total Personnel Services	$ 2,061,444	$ 1,975,776	$ 2,517,116	$ 2,420,297

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Solid Waste			
Fund/Division Number: 402-4200-534					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense					
3200	Accounting & Auditing	$ 6,166	$ 6,358	$ 6,500	$ 6,800
3420	U.A. Customer Service Admin.	171,600	187,200	187,200	187,200
3430	Landfill Contract	1,897,542	1,836,500	1,650,000	1,650,000
3490	Misc. Contract Services	165,570	230,284	200,000	200,000
3495	Temp Employee Svcs	378,260	417,960	200,000	200,000
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel & Education	3,361	8,807	10,000	10,000
4110	Communications	92,586	106,493	93,000	93,000
4120	Freight and Postage	2,573	2,566	1,000	1,000
4310	Utilities	14,058	15,311	16,000	16,000
4410	Equipment Rental	3,130	3,121	0	0
4510	Insurance & Fidelity Bond	129,588	125,079	130,000	140,000
4550	Liability & Property Claims	0	0	26,165	10,000
4650	Vehicle Maintenance	3,865	4,522	5,000	5,000
4651	Vehicle Parts	447,857	288,613	175,000	300,000
4652	Tires, Tubes & Batteries	167,534	136,922	85,000	85,000
4653	Unforeseeable	524	0	25,000	25,000
4660	Equipment Maintenance	6,768	22,889	50,000	50,000
4670	Computer Maintenance	272	0	1,000	1,000
4675	Software Maintenance	8,150	15,361	10,000	10,000
4680	Radio Maintenance	0	0	500	500
4710	Reproduction	3,510	3,252	5,000	5,000
4810	Advertising	10,756	7,146	5,000	5,000
4950	Settlement of Claims	0	0	0	0
4960	Administrative Charges	80,000	80,000	80,000	80,000
4990	Miscellaneous Expense	12,332	10,902	10,000	10,000
5110	Office Supplies	5,445	6,339	5,000	5,000
5120	EDP Supplies	0	1,932	300	300
5150	Miscellaneous Equip Expense	27,667	26,873	0	0

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Solid Waste			
Fund/Division Number: 402-4200-534					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
5210	Gas and Oil	257,270	305,223	300,000	300,000
5232	Other Supplies	4,845	7,739	6,000	6,000
5242	Chemicals	3,941	6,371	8,000	8,000
5250	Uniforms	15,692	17,916	20,000	20,000
5260	Expendable Tools	2,402	1,262	1,500	1,500
5410	Books,Pubs,Subscriptions&Mbrshp	1,184	14,998	1,000	1,000
5900	Depreciation	283,133	487,631	287,418	487,625
	Total Operating Expense	$ 4,211,779	$ 4,389,770	$ 3,604,783	$ 3,924,125
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6320	Other Improvements	0	3,652	0	0
6410	Office Equip & Machinery	6,052	870	0	0
6420	Furniture & Furnishings	0	1,154	0	0
6430	Heavy Equipment	15,600	100,000	0	0
6445	Other Equipment	106,767	126,554	150,000	150,000
	Total Capital Outlay	$ 128,419	$ 232,230	$ 150,000	$ 150,000
Non-Operating Expense					
9110	Transfer to General	$ 660,609	$ 860,925	$ 800,000	$ 860,000
9200	Capital Loan Payment	30,446	0	332,734	385,000
9200	Debt Service/Radios	0	37,014	46,010	46,072
	Total Non-Operating Expense	$ 691,054	$ 897,939	$ 1,178,744	$ 1,291,072
	TOTAL APPROPRIATIONS	**$ 7,092,697**	**$ 7,495,716**	**$ 7,450,643**	**$ 7,785,493**

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Stormwater			
Fund/Division Number: 403-0000					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Grants					
331 36	Federal Grants	$ 170,000	$ 0	$ 0	$ 0
334 36	State Grants	2,000	2,000	0	0
	Total Grants	$ 172,000	$ 2,000	$ 0	$ 0
Charges for Services					
343 90	Stormwater Utility Fee	$ 2,704,602	$ 2,691,049	$ 2,502,089	$ 2,676,067
	Total Charges for Services	$ 2,704,602	$ 2,691,049	$ 2,502,089	$ 2,676,067
Miscellaneous Revenue					
361 10	Interest on Investments	$ 13,014	$ 9,118	$ 15,000	$ 10,000
361 20	Interest of SBA	8	0	0	0
361 33	Other Investment Interest	29,698	50,523	0	0
366 90	Contributions Private Sources	0	0	0	0
369 43	Contractual/CDBG	0	0	0	0
369 31	Reimb. of Expenditures	18	0	0	0
369 31	Reimb. of Expenditures/FPUA	1,800	0	0	0
369 60	Reimb. of Expenditures/State	168,619	1,431,974	0	0
369 90	Miscellaneous Revenue	0	0	0	0
	Total Miscellaneous Revenue	$ 213,156	$ 1,491,614	$ 15,000	$ 10,000
	Total Revenues	$ 3,089,758	$ 4,184,663	$ 2,517,089	$ 2,686,067
	Appropriated Retained Earnings	3,536,443	(195,326)	639,033	46,000
	TOTAL RESOURCES	**$ 6,626,201**	**$ 3,989,337**	**$ 3,156,122**	**$ 2,732,067**

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Stormwater			
Fund/Division Number: 403-4300-538					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense					
3120	Legal	$ 32,580	$ 0	$ 0	$ 0
3200	Accounting & Auditing	2,741	2,824	3,000	3,000
3470	SMU Locates	33,784	30,290	60,000	60,000
3490	Misc. Contract Services	5,154,033	746,308	630,738	482,937
3520	Financial & Admin	47,993	50,682	0	50,000
4020	Travel & Education	669	1,314	2,500	2,500
4110	Communications	3,738	4,135	3,000	3,000
4120	Freight and Postage	95	328	1,500	500
4410	Equipment Rental	2,325	2,554	6,000	6,000
4610	Storm Drainage	285,632	212,480	325,000	200,000
4620	Canals	99,456	264,289	500,000	400,000
4651	Vehicle Parts	0	0	2,500	0
4670	Computer Maintenance	0	0	500	500
4675	Software Maintenance	1,589	5,614	5,000	5,000
4710	Reproduction	2,143	0	4,000	4,000
4960	Administrative Charges	233,894	289,269	285,000	300,000
4990	Miscellaneous Expense	521	474	500	500
5120	EDP Supplies	825	831	2,000	2,000
5410	Books,Pubs,Subscriptions&Mbrshp	1,327	800	1,000	1,000
5900	Depreciation	1,313,652	1,311,892	1,185,000	1,185,000
	Total Operating Expense	$ 7,216,997	$ 2,924,084	$ 3,017,238	$ 2,705,937
Capital Outlay					
6320	Other Structures & Facilities	$ 0	$ 2,025,813	$ 0	$ 0
6410	Office Equip & Machinery	0	0	5,000	5,000
6430	Heavy Equipment	0	0	0	0
	Total Capital Outlay	$ 0	$ 2,025,813	$ 5,000	$ 5,000
Debt Service					
7071	Principal	$ 0	$ 0	$ 855,000	$ 855,000
7072	Interest	542,329	347,130	347,130	347,130
7073	Other Debt Service Cost	180,527	4,202	4,000	4,000
	Total Debt Service	$ 722,856	$ 351,332	$ 1,206,130	$ 1,206,130
	TOTAL APPROPRIATIONS	**$ 7,939,853**	**$ 5,301,229**	**$ 4,228,368**	**$ 3,917,067**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	Golf Course Fund
Fund/Division Number: 405 0000	

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Charges for Services					
347 20	Membership Dues	$ 2,510	$ 24,540	$ 3,500	$ 4,000
347 22	Other Memberships	20,299	892	35,000	36,000
347 24	Golf Fees	860,213	944,945	1,100,000	1,080,000
347 24	Adjustment Golf Fees	0	(80,485)	0	0
347 25	Driving Range	15,603	18,231	28,000	35,000
	Total Charges for Services	$ 898,625	$ 908,122	$ 1,166,500	$ 1,155,000
Miscellaneous Revenue					
361 10	Interest Earnings	$ 244	$ 132	$ 250	$ 250
369 25	Pro Shop Merchandise	25,500	71,952	85,000	90,000
369 31	Reimbursement of Expenses	0	7,622	0	0
369 70	Events	516	(418)	0	3,514
369 80	Food	10,494	18,815	25,000	32,000
369 85	Settlement of Claims	0	48,984	0	0
369 89	Alcoholic Beverages	24,930	40,621	45,000	57,200
369 90	Misc Revenues	6,917	9,464	10,000	25,000
369 94	Snacks & Beverages	12,478	22,095	25,000	32,000
369 98	Other Misc Revenues	0	0	0	25,000
	Total Miscellaneous Revenue	$ 81,080	$ 219,267	$ 190,250	$ 264,964
	Total Revenues	$ 979,705	$ 1,127,390	$ 1,356,750	$ 1,419,964
Transfers					
381 01	Transfer from General Fund	$ 170,000	$ 358,000	$ 0	$ 0
382 50	Transfer from Solid Waste	0	0	0	0
	Total Transfers	$ 170,000	$ 358,000	$ 0	$ 0
	Appropriated Retained Earnings	0	0	0	0
	TOTAL RESOURCES	**$ 1,149,705**	**$ 1,485,390**	**$ 1,356,750**	**$ 1,419,964**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	**Golf Gourse Fund**
Fund/Division Number: 405-4500-572	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Golf Course Manager	1	1	1	1
Golf Pro	0	1	1	2
Assistant Golf Pro	2	0	0	0
Superintendent	1	0	0	0
Cart Attendant (PT)	1	0	0	0
Lead Greenskeeper	1	0	0	0
Greenskeeper	5	0	0	0
Facilities Maint. Supervisor	1	0	0	0
Facilities Attendant	1	0	0	0
Total Budgeted Staffing Level	13	2	2	3

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 364,833	$ 46,678	$ 143,760	$ 146,202
1030	Accrued Compensation	5,003	59,280	1,100	1,600
1040	Overtime	5,797	558	0	0
2010	FICA Taxes	30,770	7,922	11,082	11,307
2020	Retirement Contributions	55,439	14,623	24,612	24,786
2030	Life & Health Insurance	96,848	(28,400)	29,765	31,217
2035	Dental Insurance	6,785	1,134	1,593	1,654
2040	Workers' Comp.	7,928	1,890	2,035	2,956
	Total Personnel Services	$ 573,404	$ 103,685	$ 213,946	$ 219,723

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Golf Gourse Fund			
Fund/Division Number: 405-4500-572					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense					
3190	Consultant Fees	$ 0	$ 0	$ 0	$ 0
3200	Accounting & Auditing	1,795	1,851	2,000	2,100
3440	Aquatic Weed Control	6,985	635	0	0
3490	Contractual Fees	1,725	551,655	567,000	584,500
3495	Temp Employee Svcs	165,133	209,527	120,000	115,000
4110	Communications	22,848	24,022	17,500	17,500
4120	Freight and Postage	211	8	50	250
4310	Utilities	56,488	53,800	45,000	45,000
4410	Equipment Rental-Golf Carts	38,408	43,953	47,000	46,800
4420	Land Lease	44,398	45,602	37,000	45,000
4510	Insurance & Fidelity Bond	52,019	49,588	34,000	55,000
4610	Building Maintenance	1,159	837	1,000	1,000
4620	Building Supplies	1,845	79	1,000	1,000
4630	Irrigation Maintenance	14,824	0	0	750
4651	Vehicle Parts	0	0	0	0
4660	Equipment Maintenance	25,639	11,611	3,000	500
4670	Computer Maintenance	272	0	500	500
4675	Software Maintenance	7,721	10,611	5,000	2,000
4810	Advertising	28,544	29,999	25,000	23,000
4925	Cost of Events	499	883	0	1,200
4930	Cost of Goods Sold	0	22,491	26,500	20,000
4932	Liquor Expense	0	17,699	14,200	23,000
4935	Merchandise CGS	22,463	39,440	45,000	63,000
4940	Bad Debt Expense	0	0	0	0
4960	Administrative Charges	56,480	58,110	60,000	60,000
4976	License and Fees	723	723	3,000	1,200
4980	Over/Short Expense	297	(144)	0	0
4985	Taxes	14,076	14,030	19,447	15,000
4990	Miscellaneous Expense	0	1,278	0	0

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Golf Gourse Fund			
Fund/Division Number: 405-4500-572					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
5110	Office Supplies	1,084	1,379	750	1,000
5120	EDP Supplies	201	574	750	750
5150	Misc Equipment Expense	4,300	18,424	0	0
5210	Gas and Oil	20,173	37,432	20,000	25,000
5231	Safety Supplies	0	0	500	1,500
5232	Other Supplies	0	4,262	2,966	5,000
5235	Maintenance Supplies	3,442	0	0	0
5240	Golf Supplies	1,278	464	9,000	3,000
5241	Horticultural Supplies	0	0	0	0
5242	Chemicals	56,515	14,067	0	0
5243	Turf Supplies	21,033	0	0	0
5244	Fertilizer	56,880	22,727	0	0
5250	Uniforms	13,362	523	1,000	750
5410	Books,Pubs,Subscriptions&Mbrshp	3,129	3,298	2,000	3,300
5900	Depreciation	134,701	135,347	134,729	135,347
	Total Operating Expense	$ 880,648	$ 1,426,784	$ 1,244,892	$ 1,298,947
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0	0
6410	Office Equip & Machinery	0	12,603	0	0
6420	Furniture & Furnishings	0	0	0	0
6445	Other Equipment	4,200	52,606	0	4,000
	Total Capital Outlay	$ 4,200	$ 65,209	$ 0	$ 4,000
Non-Operating Expense					
9110	Transfer to General	$ 7,000	$ 7,000	$ 28,000	$ 28,000
9300	Loan Principal	0	0	4,597	4,597
9010	Loan Interest	0	0	44	44
	Total Non-Operating Expense	$ 7,000	$ 7,000	$ 32,641	$ 32,641
	TOTAL APPROPRIATIONS	**$ 1,465,252**	**$ 1,602,678**	**$ 1,491,479**	**$ 1,555,311**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	Sunrise Theatre Fund
Fund/Division Number: 406 0000	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Grants				
331 00 00 Federal Grants	$ 0	$ 0	$ 0	$ 0
334 70 10 State Grant/DCF	0	0	0	42,000
Total Grants	$ 0	$ 0	$ 0	$ 42,000
Charges for Services				
347 56 10 Ticket Sales	$ 1,789,847	$ 1,663,539	$ 2,000,000	$ 1,750,000
347 56 11 Ticket Sales - Rentals	348,729	172,321	200,000	525,000
347 56 15 Ticket Handling Fees	98,323	112,016	110,000	115,000
347 56 50 Sponsorship Fees	25,075	21,000	15,000	30,000
347 56 80 Memberships	131,420	129,680	130,000	130,000
347 56 90 Donations & Pledges	14,630	16,692	15,000	15,000
Total Charges for Services	$ 2,408,023	$ 2,115,248	$ 2,470,000	$ 2,565,000
Miscellaneous Revenue				
361 10 00 Interest Earning	$ 428	$ 780	$ 600	$ 600
362 14 00 Rents and Royalties	61,687	32,638	50,000	50,000
369 31 00 Reimb. of Expenditures	121,334	115,215	100,000	116,400
369 70 00 Events	28,081	25,509	25,000	25,000
369 89 00 Packaged Sales	138,096	125,892	140,000	148,900
369 90 00 Miscellaneous Revenues	3,298	(1,838)	3,000	3,000
369 95 00 Commission/Tips/Merch.	4,925	2,688	5,000	5,000
369 96 00 Late Payment Charges	0	0	0	0
Total Miscellaneous Revenues	$ 357,849	$ 300,884	$ 323,600	$ 348,900
Other Resources				
381 01 00 Transfer from General	$ 156,000	$ 0	$ 0	$ 0
381 91 00 Transfer from FPRA	450,000	450,000	450,000	450,000
381 89 00 Transfer from Restricted Fund	96,825	5,726	0	0
Total Other Resources	$ 702,825	$ 455,726	$ 450,000	$ 450,000
Appropriated Retained Earnigs	0	0	0	(90,800)
TOTAL RESOURCES	**$ 3,468,697**	**$ 2,871,858**	**$ 3,243,600**	**$ 3,315,100**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	**Sunrise Theatre Fund**
Fund/Division Number: 406-4600-575	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Executive Director	1	1	1	1
Technical Director/Facilities Manager	1	1	1	1
Box House/Operations Manager	1	1	1	1
Marketing & Public Relations Mgr	1	1	1	1
Public Relations & Development Mgr	1	1	1	1
Box Office Clerk	1	1	1	1
Executive Assistant	1	1	1	1
Total Budgeted Staffing Level	7	7	7	7

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 396,458	$ 376,685	$ 373,307	$ 423,704
1030	Accrued Compensation	6,039	66,722	6,000	6,000
1040	Overtime	1,874	0	5,000	5,000
2010	FICA Taxes	33,447	27,347	29,721	33,576
2020	Retirement Contributions	59,484	62,574	62,591	72,900
2030	Life & Health Insurance	43,843	53,614	46,427	68,045
2035	Dental Insurance	2,968	3,156	2,830	3,757
2040	Workers' Comp	7,792	9,181	5,150	8,694
	Total Personnel Services	$ 551,905	$ 599,279	$ 531,025	$ 621,676
Operating Expense					
3120	Legal Fees	$ 0	$ 0	$ 0	$ 0
3200	Accounting & Auditing	4,288	4,421	4,300	4,600
3490	Misc. Contract Services	46,103	55,383	90,000	95,000
3491	Custodial	60,724	62,567	65,000	62,000
3492	House Crew	74,527	71,012	85,000	75,000
3493	Support Staff	132,203	93,520	90,000	85,000
3495	Temp Employee Svc	64,307	75,531	65,000	62,000

Proposed Budget for Fiscal Year 2019/20

Fund Title:		Sunrise Theatre Fund			
Fund/Division Number: 406-4600-575					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
3499	Security	24,404	21,966	15,000	18,000
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel & Education	3,501	4,567	5,720	7,000
4040	Hospitality/Entertainment	4,474	2,598	2,200	2,000
4043	Food	80,268	59,776	60,000	60,000
4044	Transportation	4,216	934	2,000	4,000
4045	Lodging	0	0	2,000	2,000
4110	Communications	51,559	52,904	45,000	50,000
4120	Freight and Postage	4,809	4,928	5,000	5,500
4310	Utilities	141,619	150,496	150,000	150,000
4410	Equipment Rental	23,251	21,662	25,000	25,000
4411	Audio Gear	560	400	1,000	1,000
4412	Backline	35,761	41,745	45,000	40,000
4413	Lighting	10,105	3,978	5,000	25,000
4414	Rigging	0	0	500	200
4415	Visual	0	0	1,000	1,000
4510	Insurance & Fidelity Bond	144,514	177,976	128,000	225,000
4540	FLC Liability & Property	3,323	3,323	3,200	3,200
4610	Building Maintenance	7,129	11,619	10,000	5,000
4640	A/C Maintenance	18,828	32,134	25,000	20,000
4645	Building Repair Supplies	1,697	3,133	4,000	3,000
4646	Theatre Supplies	4,562	3,995	3,500	2,500
4660	Equipment Maintenance	6,607	901	5,000	2,500
4670	Computer Maintenance	407	0	1,000	1,000
4675	Software Maintenance	926	2,910	2,000	2,000
4710	Reproduction	0	0	1,000	1,000
4720	Outside Printing	7,514	1,904	2,000	25,000
4810	Advertising	392,433	408,944	365,000	300,000

Proposed Budget for Fiscal Year 2019/20

Fund Title: Sunrise Theatre Fund
Fund/Division Number: 406-4600-575

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating Expense contd.					
4925	Cost of Events	1,251,335	1,002,018	1,100,000	1,000,000
4926	Cost of Events/Rent Reimb	441,055	148,616	128,755	154,000
4930	Cost of Goods Sold	80	0	0	0
4932	Packaged Sales	31,731	30,545	32,000	35,000
4933	Concession Supplies	7,713	3,230	6,500	6,500
4940	Bad Debt Expense	0	46	0	0
4950	Settlement of Claims	0	0	0	0
4960	Administrative Charges	97,091	92,809	110,000	110,000
4976	Licenses & Fees	664	625	1,000	2,224
4985	Taxes	0	0	1,000	500
4990	Miscellaneous Expense	1,464	2,745	1,200	1,500
5110	Office Supplies	1,674	1,978	4,000	4,000
5120	EDP Supplies	0	470	1,000	1,000
5150	Misc Equipment Expense	771	808	1,000	1,000
5210	Gas & Oil	250	0	0	0
5230	Cleaning Supplies	6,539	7,144	6,500	6,500
5410	Books,Publications,Subs&Mbrshp	3,421	2,799	2,000	2,500
5900	Depreciation	538,917	546,199	535,000	546,199
	Total Operating Expense	$ 3,741,521	$ 3,219,457	$ 3,247,575	$ 3,239,623
Capital Outlay					
6200	Other Structures Facilities	$ 0	$ 0	$ 0	$ 0
6320	Other Improvements	96,285	0	0	0
6410	Office Equip & Mach	745	6,563	0	0
	Total Capital Outlay	$ 97,030	$ 6,563	$ 0	$ 0
Transfers					
9110	Transfer to General	$ 0	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 4,390,456**	**$ 3,825,300**	**$ 3,778,600**	**$ 3,861,299**

Proposed Budget for Fiscal Year 2019/20

Fund Title:					Building Inspection Fund
Fund/Division Number: 420-2902					
		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Licenses and Permits					
322 10	Permits-Building Dept.	$ 725,969	$ 1,201,407	$ 805,000	$ 1,750,000
322 20	Inspections	11,289	15,184	15,000	17,500
322 90	Other Permit Fees	516,605	780,274	539,972	750,000
329 40	Contractor's License	50,270	63,255	55,000	55,000
	Total Licenses and Permits	$ 1,304,133	$ 2,060,120	$ 1,414,972	$ 2,572,500
Grants					
331 10	General Government	$ 0	$ 0	$ 0	$ 0
	Total Grants	$ 0	$ 0	$ 0	$ 0
Charge for Services					
341 40	Cert, Copying, Rcd Search	$ 107	$ 61	$ 2,000	$ 2,000
341 60	Administration Fees	2,925	0	0	0
341 61	Demo & Flood Plain Mgmnt	0	4,507	0	25,000
341 94	Credit Card Process Fees	26,340	37,567	20,000	25,000
	Total Charges for Services	$ 29,371	$ 42,134	$ 22,000	$ 52,000
Fines & Forfeits					
354 60	Unlicensed Contracting	$ 3,000	$ 500	$ 18,000	$ 15,000
354 70	Violation of Local Ordinance	0	0	0	20,000
	Total Fines & Forfeits	$ 3,000	$ 500	$ 18,000	$ 35,000
Miscellaneous Revenue					
361 10	Interest on Investments	$ 3,347	$ 7,215	$ 0	$ 12,500
361 33	Other Investment Interest	2,713	9,064	0	0
369 31	Reimbursement of Expeditures	211	0	0	0
369 43	Contractual CDBG	0	0	0	0
369 57	St. Lucie County	9,598	27,918	0	10,000
369 90	Other Misc. Revenues	22,852	27,920	21,000	25,000
	Total Miscellaneous Revenues	$ 38,721	$ 72,116	$ 21,000	$ 47,500
	Total Revenues	$ 1,375,225	$ 2,174,871	$ 1,475,972	$ 2,707,000
Interfund Transfers					
381 10	General Fund	$ 0	$ 0	$ 0	$ 0
	TOTAL Interfund Transfers	$ 0	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	(110,611)	(536,648)	222,170	(154,694)
	TOTAL RESOURCES	**$ 1,264,614**	**$ 1,638,223**	**$ 1,698,142**	**$ 2,552,306**

Proposed Budget for Fiscal Year 2019/20

Fund Title:	**Building Inspection Fund**
Fund/Division Number: 420-2902-524	

	2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Budgeted Staffing Level				
Building Official	1	1	1	1
Building Department Coordinator	0	0	1	1
CRS Coordinator	1	1	1	1
Executive Assistant	0	1	1	1
Administrative Assistant	1	1	1	1
Building Inspector /Investigator	0	1.5	1	7
Senior Permit Specialist	0	1	1	1
Permit Specialist	1	2	1	1
Plan Examiner	4	4	4	4
Building Inspector	0	1	1	0
Building Inspector/Plans Examiner (3 p/t)	4	4	5	0
Deputy Building Official	1	0	0	0
Total Budgeted Staffing Level	13	18	18	18

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Personnel Services					
1010	Salaries and Wages	$ 446,837	$ 610,754	$ 851,169	$ 791,740
1030	Accrued Compensation	5,071	6,573	7,000	7,000
1040	Overtime	15,640	12,727	5,000	5,000
2010	FICA Taxes	37,946	47,351	66,032	61,486
2020	Retirement Contributions	69,198	98,149	130,609	126,205
2030	Life & Health Insurance	82,600	125,682	171,302	183,562
2035	Dental Insurance	6,483	8,527	12,405	12,348
2040	Workers' Compensation	13,142	15,271	12,338	17,221
	Total Personnel Services	$ 676,917	$ 925,034	$ 1,255,855	$ 1,204,562
Operating Expense					
3120	Legal Fees	$ 0	$ 0	$ 2,000	$ 2,000
3170	Examination Fees	199	278	0	750
3200	Accounting & Auditing	1,123	1,158	1,200	1,400
3490	Contractual Fees	129,593	119,780	51,000	150,000

Proposed Budget for Fiscal Year 2019/20

Fund Title:	Building Inspection Fund
Fund/Division Number: 420-2902-524	

		2016/17 Actual	2017/18 Actual	2018/19 Approved	2019/20 Proposed
Operating contd.					
3495	Temp Employee Svcs	92,061	67,179	15,000	5,000
4010	Car Allowance	0	0	4,200	4,200
4020	Travel and Education	4,404	5,736	26,000	17,500
4110	Communications	19,371	27,010	22,000	22,000
4120	Freight and Postage	3,480	2,700	5,000	3,000
4410	Equipment Rental	6,438	6,818	10,000	7,500
4510	Liability	9,033	9,171	7,000	10,000
4650	Vehicle Maintenance	83	1,117	2,000	2,000
4651	Vehicle Parts	4,840	5,154	3,000	2,500
4652	Tires & Batteries	0	0	1,000	1,000
4660	Equipment Maintenance	0	0	0	0
4670	Computer Maintenance	0	0	0	0
4675	Software Maintenance	45,068	145,085	87,000	87,000
4710	Reproduction	2,465	3,709	1,000	2,500
4720	Outside Printing	3,653	3,397	2,500	2,500
4810	Advertising	451	467	500	500
4945	Refunds	77,701	0	0	0
4960	Administrative Fees	125,705	130,344	95,000	140,000
4990	Miscellaneous Expenses	2,109	2,149	1,000	2,500
5110	Office Supplies	2,827	4,883	4,000	4,000
5120	EDP Supplies	299	487	1,000	1,000
5150	Misc. Equipment	734	2,890	1,000	2,500
5210	Gas and Oil	8,968	9,979	15,000	15,000
5232	Other Supplies	140	267	1,000	1,000
5410	Books, Pubs, Subscriptions&Mbrshp	6,075	5,796	6,000	5,000
5900	Depreciation	972	62,000	972	62,000
	Total Operating Expense	$ 547,792	$ 617,554	$ 365,372	$ 554,350
Capital Outlay					
6410	Office Equipment & Mach	$ 35,538	$ 152,358	$ 0	$ 0
6440	Vehicles	0	0	72,500	75,000
6420	Furniture & Furnishings	0	0	0	850,000
	Total Capital Outlay	$ 35,538	$ 152,358	$ 0	$ 850,000
Non-operating Expenses					
9201	Debt Service/Radios	$ 5,340	$ 5,277	$ 5,387	$ 5,394
	Total Capital Outlay	$ 5,340	$ 5,277	$ 5,387	$ 5,394
	TOTAL APPROPRIATIONS	**$ 1,265,586**	**$ 1,700,223**	**$ 1,626,614**	**$ 2,614,306**

City Commission Regular Meeting **12. e.**

Meeting Date: 09/16/2019

Re: Waiver of Distance - Angelina's Brick Oven Pizza Restaurant - 1126 Colonnades Drive

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance for Beer and Wine Consumption, submitted by Robert Musser, to open a new restaurant with 2COP Alcoholic Beverages License at 1126 Colonnades Drive, Fort Pierce, Florida. The property is zoned Tourist Commercial (C-5), Parcel ID: 2401-501-0331-220-2.

SUMMARY:

The Applicant is asking for approval of a Waiver of Distance in order to open a new restaurant with a 2COP Alcoholic Beverages License.

RECOMMENDATION:

The requested Waiver of Distance does not present factors that adversely affect the community health, safety or general welfare, and meets the criteria set by City Code. Therefore, staff recommends Approval of the Waiver of Distance subject to one Condition of Approval:
Provide a lighting plan with a minimum average of three footcandles, consistent with Section 22-60. *Off-street parking and loading (j) Lighting (1) d.*

ALTERNATIVES:

Approval with additional or modified conditions.
Disapproval

RESPONSIBLE STAFF:

Maria Lewicka, AICP
Historic Preservation Planner

COORDINATED WITH:

Jennifer Hofmeister, AICP, LCAM, Planning Director
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Location Map
Zoning Map
Floor Plan
Application & Supporting Documents
Property Card
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:19 AM

Form Started By: Maria Lewicka Started On: 08/30/2019 12:31 PM
Final Approval Date: 09/10/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Waiver of Distance – 2 COP Alcoholic Beverage License**
Angelina's Brick Oven Pizza
1126 Colonnades Drive

DATE: August 7, 2019

STAFF REPORT

Applicant: Robert Musser
1126 Colonnades
Fort Pierce, FL 34949

Property Owner B & L Development LLC
1102 Colonnades Drive
Fort Pierce, FL 34949

Applicant's Request: Approval of a Waiver of Distance for an Alcoholic Beverage License

Type of License: 2COP: Sale of Beer and Wine for Consumption On Premises and Package Sales of Sealed Containers.

Type of Establishment: Restaurant

Site Location: 1126 Colonnades Drive

Parcel ID: 2401-501-0331-220-2

Current Zoning: C-5, Tourist Commercial

Future Land Use: CG, General Commercial

Site Size: 0.95 acres

Surrounding Zoning

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

Request:
Application for a Waiver of Distance for Beer and Wine Consumption. The applicant is seeking to utilize one of the suites within the commercial plaza (previously occupied by a restaurant) for a new restaurant.

Background:
The proposed restaurant is located approximately 600 feet from the Pelican Yacht Club, 1,150 feet from On the Edge Bar & Grill, and 1,200 feet from Goodfellas Pizza.

Staff Analysis:
Section 3-7 of the City Code prohibits the City from granting approval for the sale of alcoholic beverages for consumption on the premises when the establishment is located within 1,600 feet of other licensed establishments, a church, or a school unless a Waiver of Distance is granted.

The applicant is requesting a "2COP" license to serve beer and wine for consumption on premises in a restaurant. However, three licensed establishments are located within 1,600 feet of the proposed establishment. Therefore, in accordance with Section 3-9 of the City Code, the applicant is requesting a waiver of the minimum required distance of 1,600 feet between the applicant's establishment and the three neighboring licensed establishments.

As specified by Section 3-15 of the City Code, a Waiver of Distance shall be granted only if it does not adversely affect the community health, safety, or general welfare and 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.

Per the manner of measurement outlined in City Code Section 3-8, there are three similarly licensed establishments located within 1,600 feet of the proposed establishment: the Pelican Yacht Club, On the Edge Bar & Grill, and Goodfellas Pizza.

b. The type and size of the establishment, including any bar floor space and seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building.

The proposed restaurant is anticipated to seat 30 patrons via traditional dining tables and 14 at the bar area. Given the type and size of the proposed establishment, staff finds that it is not likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about the outside of the building.

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

The existing site contains adequate parking and landscaping, consistent with applicable City Codes.

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

The proposed establishment is physically separated from residentially-zoned areas by two parking lots and two right-of-ways. The existing perimeter landscaping, abutting roadways, and parking lots offer a sufficient buffer for the surrounding uses.

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

The proposed establishment's access is from Colonnades Drive and Carlton Court. It would not appear to be necessary for either customers or commercial vehicles to pass through low or moderate density residentially zoned neighborhoods.

Technical Review Committee
The Technical Committee reviewed the request for a Waiver of Distance at their June 20, 2019, meeting. All provided comments were acknowledged by the applicant.

Planning Board
At their August 13, 2019, meeting, the Planning Board voted unanimously to recommend approval of the requested Waiver of Distance subject to one Condition of Approval:

Provide a lighting plan with a minimum average of three footcandles, consistent with Section 22-60. *Off-street parking and loading* (j) *Lighting (1) d.*

Staff Recommendation
The requested Waiver of Distance does not present factors that adversely affect the community health, safety or general welfare, and meets the criteria set by City Code. Therefore, staff recommends Approval of the Waiver of Distance with the stated Condition provided above.



THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
Angelina's Brick Oven Pizza - 1126 Colonnades Drive
Location Map

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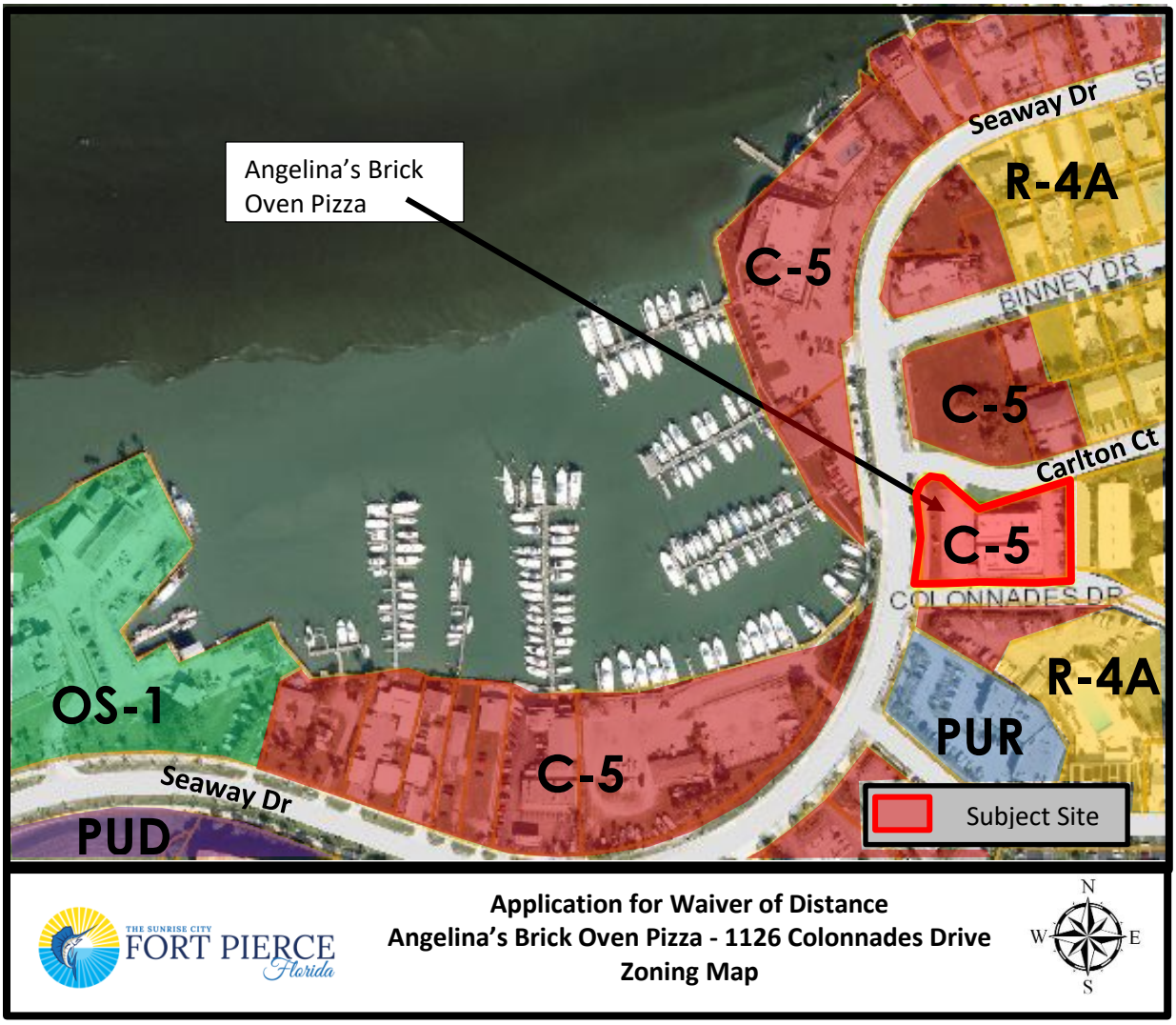

THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
Angelina's Brick Oven Pizza - 1126 Colonnades Drive
Zoning Map

N W E S

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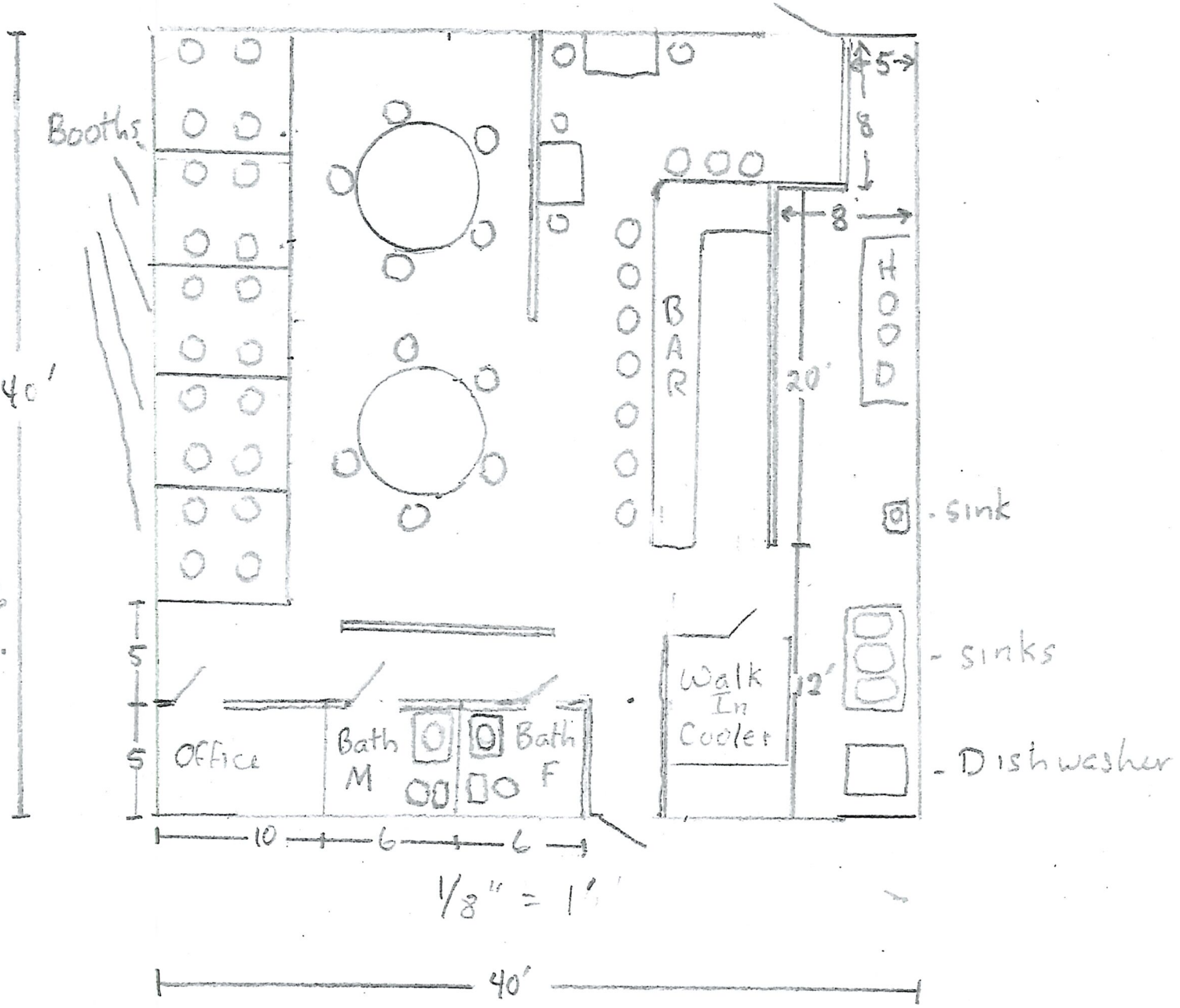


○ = seat

~~46~~ seats total

30 dining

14 bar

Kitchen sf=296

Bathrooms = 30 ea.

Dining = 600

Bar = 420

1/8" = 1'

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 1100 (1126) Colonnades

Parcel ID #(s)

Project description restaurant / ba

Chi Chiou Liu	Robert Musser
Property Owner(s)	**Applicant/Representative, Title, Company**
1102 Colonnades	1126 colonnades
Street Address	Street Address
Ft Pierce FL 34949	Ft Pierce FL 34948
City State Zip	City State Zip
772 466-0200	954 600 3160
Phone Number	Phone Number
	robertbmusser@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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 2nd day of July, 2019, by CHI-CHIOU LIU who is personally known to me or has produced FL DL as identification.

Signature of Notary

VERONICA BERRONES
Commission # GG 301228
Expires February 12, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

(seal)

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:

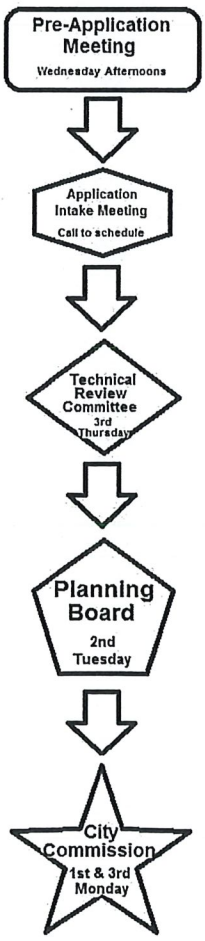
- ☑ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 1600 Maximum Occupancy 44 Total Seating 44 Parking Spaces 40

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to

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:

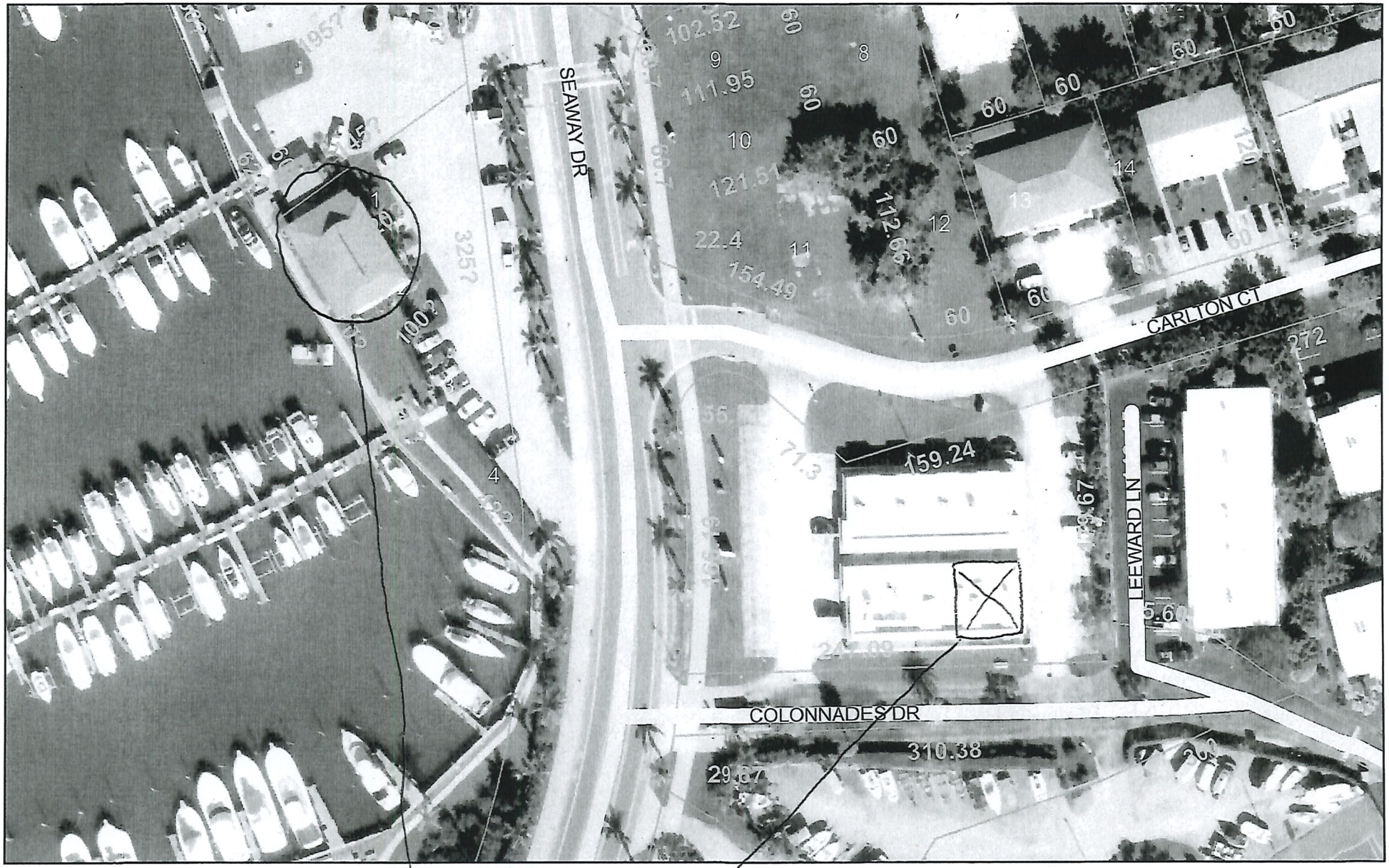
(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(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.

Saint Lucie County Property Appraiser



July 2, 2019

Street Names

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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

Property Identification

Site Address: 1100 COLONNADES DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/02N
Zoning: C5

Parcel ID: 2401-501-0331-220-2
Account #: 14855
Use Type: 1600
Jurisdiction: Fort Pierce

Ownership

B & L Development LLC.

1102 Colonnades Drive
Fort Pierce, FL 34949



Legal Description

FT PIERCE BEACH S/D BLK 23 FROM SW COR OF BLK 22 REVISED MAP OF FT PIERCE BCH S/D AS RECORDED INPL BK 8-29 RUN S 17 DEG 09 MIN E 50 FT TO PT ON S R/W CARLTON CT, TH S 72 DEG 51 MIN W ALG SD R/W 850.35 FT FOR POB, TH CONT S 72 DEG 51 MIN W ALG SD R/W 159.24 FT, TH N 49 DEG 13 MIN W 71.3 FT TO P OF C OF CURVE CONC TO S, RAD OF 22.87 FT CA OF 139 DEG 04 MIN 30 SEC RUN AN ARC DIST OF 55.51 FT TO PT OF REVERSE CURVATURE, TH RUN SLY ALGARC OF CURVE CONC TO W, RAD OF 623.6 FT CA OF 15 DEG 16 MIN 11 SEC DIST OF 166.19 FT, TH N 88 DEG 21 MIN E 247.09 FT, TH N 01 DEG 39 MIN W 179.67 FT TO POB (OR 1738-1812)

Current Values

Just/Market Value:	$868,800
Assessed Value:	$675,881
Exemptions:	$0
Taxable Value:	$675,881

Total Areas

Finished/Under Air (SF):	8,000
Gross Sketched Area (SF):	9,949
Land Size (acres):	0.95
Land Size (SF):	41,599

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 13, 2003	1738 / 1812	XX01	WD	Benitez Oswaldo D	$600,000
Jun 3, 1999	1227 / 2272	XX04	WD	Benitez Oswaldo D	$30,000
Nov 10, 1993	0870 / 1683	XX01	PR	Dominic Procino	$100
May 1, 1979	0309 / 2687	XX00	CV		$300,000
Nov 1, 1974	0240 / 0095	XX01	CV		$185,000

Building Information (1 of 2)

Finished Area: 4,000 SF

Gross Sketched Area: 4,864 SF

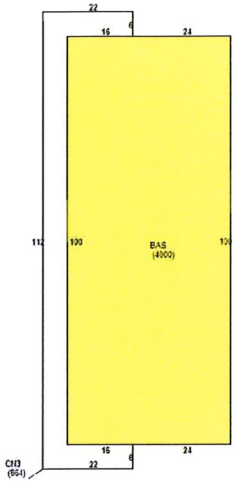
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1975	Frame:
Grade: Y D+	Effective Year: 1988	Primary Wall: CB Stucco

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 %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4000	4000	280
CN3	CANOPY	864	0	300

Building Information (2 of 2)

Finished Area: 4,000 SF

Gross Sketched Area: 5,085 SF

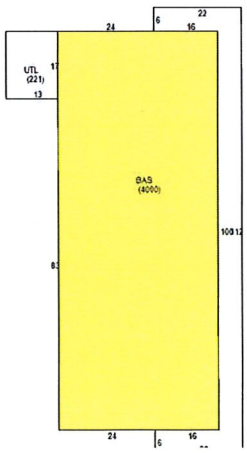
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1975	Frame:
Grade: Y_D+	Effective Year: 1988	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 8	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: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4000	4000	280
CN3	CANOPY	864	0	300
UTL	UTILITY ROOM	221	0	60

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	210	1972
ASP1 HIGH	1	11280	1972
CONCRETE LOW	1	1592	1972
CBSWall8"Blk	1	1000	1972
SINGLE LIGHT	1	2	1975

Current Year Values

Current Values Breakdown

Building:	$161,600
Land:	$707,200
Just/Market:	$868,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$192,919
Assessed:	$675,881
Exemption(s):	$0
Taxable:	$675,881

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	13.2	Fort Pierce Stormwater Charge	$910.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$868,800	$675,881	$0	$675,881
2017	$707,500	$614,438	$0	$614,438
2016	$707,500	$558,580	$0	$558,580

Permits

Number	Issue Date	Description	Amount	Fee
F89000291B	Apr 1, 1989	Additions to existing construction	$1,000	$1,000
F89000291E	Apr 1, 1989	Additions to existing construction	$100	$100
F89000291M	Apr 1, 1989	Additions to existing construction	$500	$500
F95-000863	Aug 17, 1995	Alterations/Remodeling	$3,000	$3,000
F96-000318	Mar 27, 1996	Roof	$12,500	$12,500
F98-000401	Apr 15, 1998	Demolition	$0	$0
F99-000117	Feb 2, 1999	Roof	$6,000	$6,000
F01-1571	Nov 26, 2001	Heat and Air Conditioning	$2,800	$153
CR2003108	Dec 29, 2003	Alterations/Remodeling	$32,000	$505
AW20043	Feb 27, 2004	Awning/Shutters	$3,738	$187
RF20041186	Oct 27, 2004	Roof	$40,000	$0

TENT200610	Apr 17, 2006	Unknown	$0	$75
BP12-1607	Sep 5, 2012	Air Conditioning Only	$3,600	$155
BP14-2582	Oct 10, 2014	Air Conditioning Only	$4,800	$155
BP18-1629	Jan 1, 2018	Occupancy Change	$0	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Waiver of Distance – Angelina's Brick Oven Pizza Restaurant – 1126 Colonnades Drive

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public hearings A, B and D

NOTICE BY NEWSPAPER: September 1, 2019

NOTICE BY MAIL: September 5, 2019

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka **TITLE:** Historic Preservation Planner

SIGNATURE: **DATE:** 08/30/2019

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

September 1, 2019

Subscribed and sworn to before on September 3, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $104.52
Ad No: 0003765252
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, September 16, 2019 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. to consider review and approval of an application for Waiver of Distance for Beer and Wine Consumption, submitted by Robert Musser, authorized by the Property Owner, B & L Development LLC, to open the Angelina's Brick Oven Pizza Restaurant with 2COP Alcoholic Beverages License at 1126 Colonnades Drive, Fort Pierce, Florida. The property is zoned Turist Commercial (C-5), Parcel ID: 2401-501-0331-220-2.

All interested parties may appear at the meeting and be heard with respect to the Application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEALAND THAT SUCHPERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Pub: September 1, 2019 TCN 3765252

City Commission Regular Meeting **12. f.**

Meeting Date: 09/16/2019

Re: Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Commonwealth Multi-Properties USA Inc. and Applicant, Architectonic Inc. - Mike Menard, to operate an Arcade Amusement Center with 65 machines at 3220 S. US Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3) and has a Parcel ID of 2427-123-0013-040-1.

SUMMARY:

The applicant and representative Mike Menard, and the property owner Commonwealth Multi-Properties USA Inc, who owns both parcels containing Building Units 4 and 5, are seeking a Conditional Use with No New Construction Approval to operate an arcade amusement center at 3220 S. US Highway 1. The property is .96 acres and the building (Unit 5) is a multi-tenant building with two suites. The subject site has a building that was constructed in 1977 and is approximately 6,269 square feet in size. As noted above, the building is a multi-tenant building with two suites. Currently, Suite 1 of Unit 5 is vacant. The arcade amusement center is proposed for Suite 2 of Unit 5 and is approximately 3,666 square feet in size. -The Arcade Amusement Center is anticipated to run at 100% capacity (65 machines), Monday through Friday from 9am–12am and on Saturday and Sunday from 9am–2am. The property currently provides 46 parking spaces for Unit 5 of the two-building commercial plaza. The adjacent building, Unit 4, which compliments Unit 5, provides 41 parking spaces. The parking requirement for 65 machines at the arcade amusement center is 49 parking spaces. The parking calculation pursuant to City Code 22-71 (b)(12) is .75 parking spaces per each machine. Staff recommends that the applicant provide a shared access agreement and unity of title to assure that the current parking calculations are kept in compliance with City Code 22-71 (b)(12).

RECOMMENDATION:

Staff recommends that the City Commission Approve the Conditional Use with No New Construction with the following condition: Provide a Unity of Title or Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).

ALTERNATIVES:

Approval with alternative conditions
Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Application
Narrative
Property Card
Surveys
Site Plan
As-Built Floor Plan
Floor Plan
Photometrics Plan
TRC Comments
City Code Section 22-71
Planning Board Minutes
Public Notice Certification
Proof of Publication
Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:24 AM

Form Started By: Vennis Gilmore
Started On: 09/05/2019 06:11 PM
Final Approval Date: 09/10/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Conditional Use with No New Construction** **Spin Win 2 Arcade Amusement Center** **3220 S. US Highway 1**
BOARD DATE:	September 16, 2019

STAFF REPORT

Property Owner:	Commonwealth Multi- Properties USA Inc 16370 NW 8th Drive Pembroke Pines, FL 33028
Applicant/Representative:	Architectonic Inc. - Mike Menard 806 Delaware Avenue Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.
Location(s):	3220 S. US Highway 1
Parcel ID:	2427-123-0013-040-1
Current Zoning:	General Commercial Zone (C-3)
Future Land Use:	General Commercial (GC)

Surrounding Zoning:

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

Utilities:	FPUA

Staff Analysis:

Request
In accordance with Sections 22-22, 22-31, 22-71, and 22-76 of the City Code, the applicant and representative Mike Menard, and the Property Owner Commonwealth Multi- Properties USA Inc, who owns both parcels containing Building Units 4 and 5, are seeking a Conditional Use with No New Construction Approval to operate an arcade amusement center at 3220 S. US Highway 1. The property is .96 acres in size and the building (Unit 5) is a multi-tenant building with two suites.

The property is located at the northeast corner Wendell Road and South 7th Street. The subject site is surrounded by commercial uses to the north, west, and south, and mobile and manufactured homes to the east. The property is zoned General Commercial (C-3), with a Future Land-Use of General Commercial (GC).

Project Summary
The subject site has a building that was constructed in 1977 and is approximately 6,269 square feet in size. As noted above, the building is a multi-tenant building with two suites. Currently, Suite 1 of Unit 5 is vacant. The arcade amusement center is proposed for Suite 2 of Unit 5 and is approximately 3,666 square feet in size.

The Arcade Amusement Center is anticipated to run at 100% capacity (65 machines), Monday through Friday from 9am–12am, Saturday and Sunday from 9am–2am.

The property currently provides 46 parking spaces for Unit 5 of the two-building commercial plaza. The adjacent building, Unit 4, which compliments Unit 5, provides 41 parking spaces. The parking requirement for 65 machines at the arcade amusement center is 49 parking spaces. The parking calculation pursuant to City Code 22-71 (b)(12) is .75 parking spaces per each machine. Staff recommends that the applicant provide a shared access agreement and unity of title to assure that the current parking calculations are kept in compliance with City Code 22-71 (b)(12).

Staff has worked with the applicant's representative to address City Code Section 22-71, Amusement Arcades and Arcade Amusement Centers. A floor plan for the arcade and a site improvement plan are provided in the application packet. The applicant has existing site landscaping with planters along the front of both buildings, Units 4 and 5. The applicant has provided a photometric plan, which is in compliance with City Code 22-60(j)(a). The applicant or property owner will provide the addition of bicycle racks, as required by City Code Section 22-71 (b)(6). The required number of bicycle stalls for a 65-machine arcade amusement center is 13 bicycle stalls. The site plan shows two proposed bike racks, able to accommodate up to 14 bicycles.

Zoning & Land Use

The site is located within the General Commercial Zone (C-3) District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.

The use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, an Arcade establishment has a section of the City Code, Section 22-71, devoted solely to the regulation of this type of business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents. A complete copy of Section 22-71 is attached to the submittal packet.

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.

Property Owner Response Summary

A total of 214 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of September 5, 2019, there have been no responses by adjacent property owners in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their August 13th, 2019 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation

Staff recommends that the City Commission **Approve** the Conditional Use with No New Construction with the following condition:

1. Provide a Unity of Title or Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 28 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 3220 S. US HIGHWAY 1, FORT PIERCE, FL 34982

Parcel ID #(s) 2427-123-0013-040-1 SUITE # 6, 7 AND 8

Project description _____

COMMONWEALTH MULTI-PROPERTIES USA, INC
Property Owner(s)

16370 N.W. 8TH DRIVE
Street Address

PEMBROKE PINES, FL 33028
City State Zip

954 447 6165
Phone Number

MSAPPAL@BELLSOUTH.NET
Email Address

MICHAEL MENARD
ARCHITECTONIC INC
Applicant/Representative, Title, Company

806 DELAWARE AVE
Street Address

FT PIERCE FL 34950
City State Zip

772 460 7751
Phone Number

MMENARD@ARCHITECTONICINC.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.*

MSappal
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward.

The foregoing instrument was acknowledged before me this 14 day of June, 2019, by Malkit Sappal who is personally known to me or has produced Known as identification.

Signature of Notary

POONAM KOHLI
MY COMMISSION #GG026579
EXPIRES: SEP 11, 2020
Bonded through 1st State Insurance

(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

☐ 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 9050 ~~9935~~ Parking Spaces: 87 SPACES

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

North	South	East	West
BUSINESS	BUSINESS	RES.	BUSINESS

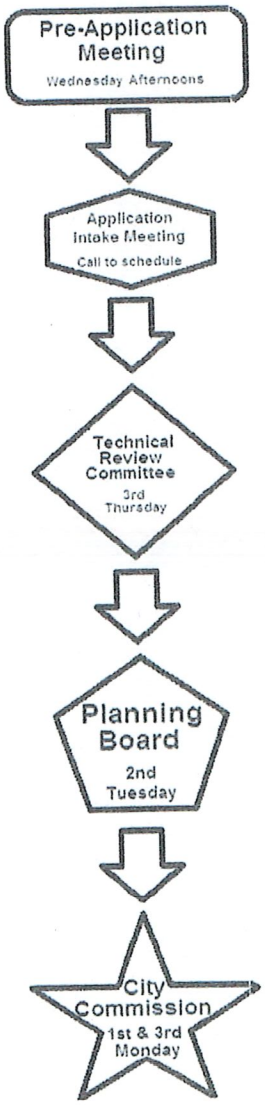
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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



Business Description for Amusement Arcade Center

We are gaming Arcade for adults 18 years and older providing fun, safe and entertaining environment.
People can come in and play table, platform, mechanical or electronic games for amusement, pleasure, test of a skill, competition or sport, where the use or operation of which is conditioned upon payment of a consideration either by insertion of a coin or token.

Our planning hours of operation are 9AM till midnight on weekdays and 2AM on weekends. We will be providing water, soda and cookies free of charge.

806 Delaware Avenue
Fort Pierce, Florida 34950
Tel: 772 460 7751
Fax: 772 460 4244
www.architectonicinc.com
FL Reg #AA26003348

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

Property Identification

Site Address:	3220 S US HIGHWAY 1
Parcel ID:	2427-123-0013-040-1
Account #:	156031
Map ID:	24/27N
Use Type:	1600
Zoning:	C-3 -Gen C
City/County:	Fort Pierce

Ownership

Commonwealth Multi- Properties USA Inc
16370 NW 8th DR
Pembroke Pines, FL 33028

Legal Description

27 35 40 FROM INT OF NW COR OF THAT PROP DESC IN OR 968-1347 AND E RD R/W LI OF US 1, TH S 00 01 31 E ALG R/W LI 471.75 FT, TH S 88 51 40 E 250 FT TO POB; TH N 00 01 31 W 125 FT, TH N 88 51 40 W 42.12 FT, TH N 01 08 20 E 119 FT, TH S 89 43 07 E 189.67 FT, TH S 00 01 31 E 246.87 FT, TH N 88 51 40 W 150 FT TO POB- (0.96 AC - 41,818 FT)



Current Values

Just/Market Value:	$432,300
Assessed Value:	$432,300
Exemptions:	$0
Taxable Value:	$432,300

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	10,050
Gross Sketched Area (SF):	11,292
Land Size (acres):	0.96
Land Size (SF):	41,818

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

Sale History

Date:	Nov 27, 2018
Book/Page:	4208 / 0542
Sale Code:	0205
Deed:	WD
Grantor:	Janc Inc
Price:	$825,000
Date:	Jul 24, 1995
Book/Page:	0968 / 1347
Sale Code:	XX02
Deed:	WD
Grantor:	G G GULF PROP ASSOC L P
Price:	$1,235,000
Date:	Dec 1, 1985
Book/Page:	0485 / 0103

Sale Code:	XX02
Deed:	CV
Grantor:	
Price:	$1,805,000
Date:	Dec 1, 1977
Book/Page:	0279 / 2347
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$1,613,000

Building Information (1 of 1)

Finished Area: 10,050 SF

Gross Sketched Area: 11,292 SF

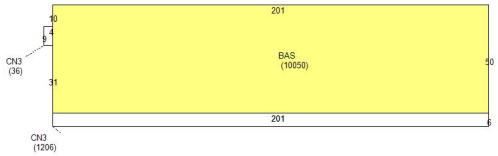
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1977	Frame:
Grade: Y_D	Effective Year: 1977	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 5	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: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Type:	CEMENT CURB
Quantity:	1
Units:	1200
Year Built:	1960
Type:	ASP2 LOW
Quantity:	1
Units:	20000
Year Built:	1977

Current Year Values

Current Values Breakdown

Building:	$280,700
Land:	$151,600
Just/Market:	$432,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$432,300
Exemption(s):	$0
Taxable:	$432,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	19.3	Fort Pierce Stormwater Charge	$1,331.70

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

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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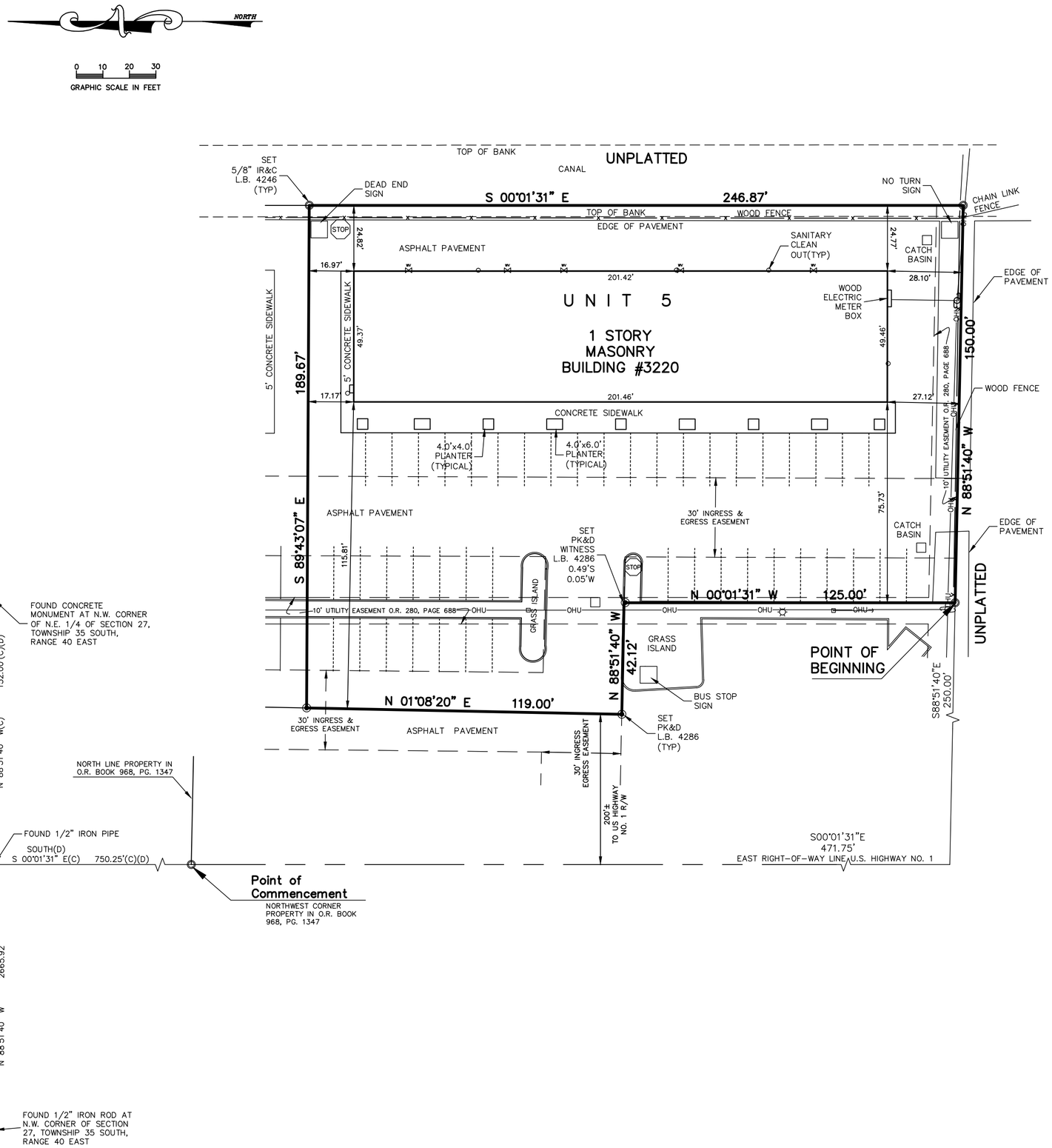


LEGEND

IR&C = Iron Rod with Plastic Cap
IP&C = Iron Pipe and Cap
IP = Iron Pipe
CM = Concrete Monument
PRM = Permanent Reference Monument
OHU = Over Head Utility
(P) = As shown on recorded plat.
(D) = Deed
(C) = Calculates by Field Measurement
R/W = Right of Way
LS = Land Surveyor
LB = License Business
P.L.S. = Professional Land Surveyor
= Wood Pole
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
= Center Line
STOP = Stop Sign

[B] = Bell South Service Box
BLDG. = Building
CONC. = Concrete
TOB = Top of Bank
CBS = Concrete Block Structure
ELEV = Elevation
INV = Invert
Δ = Included Angle
R = Radius Length
L = Arc Length
N.A.V.D. = North American Vertical Datum
N.G.V.D. = National Geodetic Vertical Datum
F.D.O.T. = Florida Department of Transportation
CMP = Corrugated Metal Pipe
RCP = Reinforced Concrete Pipe
± = Plus or Minus
Ⓓ = Drainage Manhole
Ⓢ = Sanitary Manhole
= Fire Hydrant
= Water Valve
Ⓣ = Bell South Manhole
☼ = Light Pole

DESCRIPTION

Being a Parcel of Land lying in Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the northwest corner of the property described in O.R. Book 968, Page 1347. Thence South 00°01'31" East along the said East right-of-way line of us highway # 1 (a 143 feet wide right-of-way) a distance of 471.75 feet to the south west corner of said property; thence South 88°51'40" East along the southerly line of said property a distance of 250.00 feet to the Point of Beginning of the following described parcel:

Thence North 00°01'31" West a distance of 125.00 feet; thence North 88°51'40" West a distance of 42.12 feet; thence North 01°08'20" East a distance of 119.00 feet; thence South 89°43'07" East a distance of 189.67 feet to the East Boundary of land as described in o.r. book 968, page 1347; thence South 00°01'31" East along the easterly Boundary of said property a distance of 246.87 feet to the south east corner of said property; thence North 88°51'40" West along the southerly Boundary of said lands a distance of 150.00 feet to the Point of Beginning.

Containing 0.96 acres more or less.

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) 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.
3) Descriptions shown hereon provided by the client and/or their agent.
4) Underground Utilities, foundations and improvements were not located as part of this survey.
5) Overall parcel contains 0.96 Acres, more or less.
6) The last date of field work was March 14, 2005.
7) The East right-of-way line of U.S. Highway No. 1 is assumed to bear S00°01'31"E and all other bearings shown hereon are relative thereto.
8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No. 12111C0187 G with a date of identification of November 04, 1992, for Community Panal Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Easements and their recording information shown hereon are supplied by the client, ingress & egress easement are recorded in O.R. Book 2150, Page 1745.

REVISED: CHANGE CERTIFICATIONS 11/08/07 TCF

CERTIFIED TO:

First Peoples Bank;
Stewart Title of Martin County
Treasure Coast Victory Center Inc.

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5556

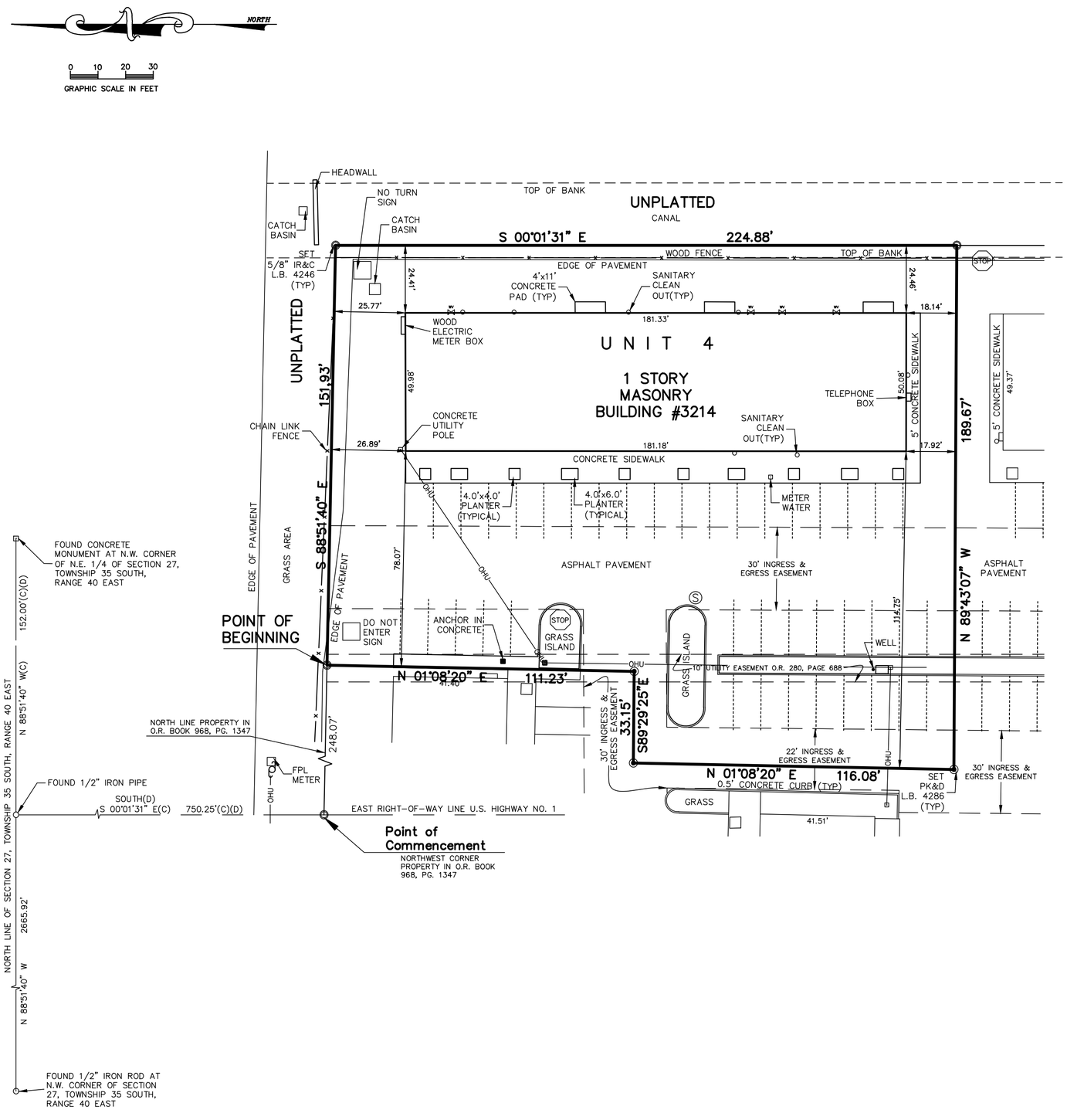
SIGNATURE DATE

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
772-464-3537
CERTIFICATION NO. 4286

BOUNDARY SURVEY UNIT 5

PREPARED FOR:
JANC, INC.

DATE	DRAWN BY	FIELD	SURVEY NO.
3/04/05	GLL	GA	04-093
FILE NAME	F.B., PG.	SCALE	SHEET NO.
04-093 bndry.dwg		1"=30'	5 OF 5



LEGEND

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R = Radius Length
L = Arc Length
N.A.V.D. = North American Vertical Datum
N.G.V.D. = National Geodetic Vertical Datum
F.D.O.T. = Florida Department of Transportation
CMP = Corrugated Metal Pipe
RCP = Reinforced Concrete Pipe
± = Plus or Minus
Ⓓ = Drainage Manhole
Ⓢ = Sanitary Manhole
= Fire Hydrant
= Water Valve
Ⓣ = Bell South Manhole
= Light Pole

DESCRIPTION

Being a Parcel of Land lying in Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the northwest corner of the property described in O.R. Book 968, Page 1347. Thence South 88°51'40" East along the said North line of the property described in o.r. book 968, page 1347 a distance of 248.07 feet to the Point of Beginning of the following described parcel:

Thence continue South 88°51'40" East a distance of 151.93 feet to the north east corner of property described in o.r. book 968, page 1347; thence South 00°01'31" East along the easterly line of said property a distance of 224.88 feet; thence North 89°43'07" West a distance of 189.67 feet; thence North 01°08'20" East a distance of 116.08 feet; thence South 89°29'25" East a distance of 33.15 feet; thence North 01°08'20" East a distance of 111.23 feet to the Point of Beginning.

Containing 0.89 acres more or less.

NOTES:

1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2) 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.
3) Descriptions shown hereon provided by the client and/or their agent.
4) Underground Utilities, foundations and improvements were not located as part of this survey.
5) Overall parcel contains 0.89 Acres, more or less.
6) The last date of field work was March 14, 2005.
7) The East right-of-way line of U.S. Highway No. 1 is assumed to bear S00°01'31"E and all other bearings shown hereon are relative thereto.
8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No. 12111C0187 G with a date of identification of November 04, 1992, for Community Panal Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
9) Easements and their recording information shown hereon are supplied by the client, ingress & egress easement are recorded in O.R. Book 2150, Page 1745.

CERTIFIED TO:

Theodore J. & Josephine B. Campo;
First Peoples Bank, its successors and/or assigns, ATIMA; and Stewart Title of Martin County

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5556

SIGNATURE DATE

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
772-464-3537
CERTIFICATION NO. 4286

BOUNDARY SURVEY
UNIT 4

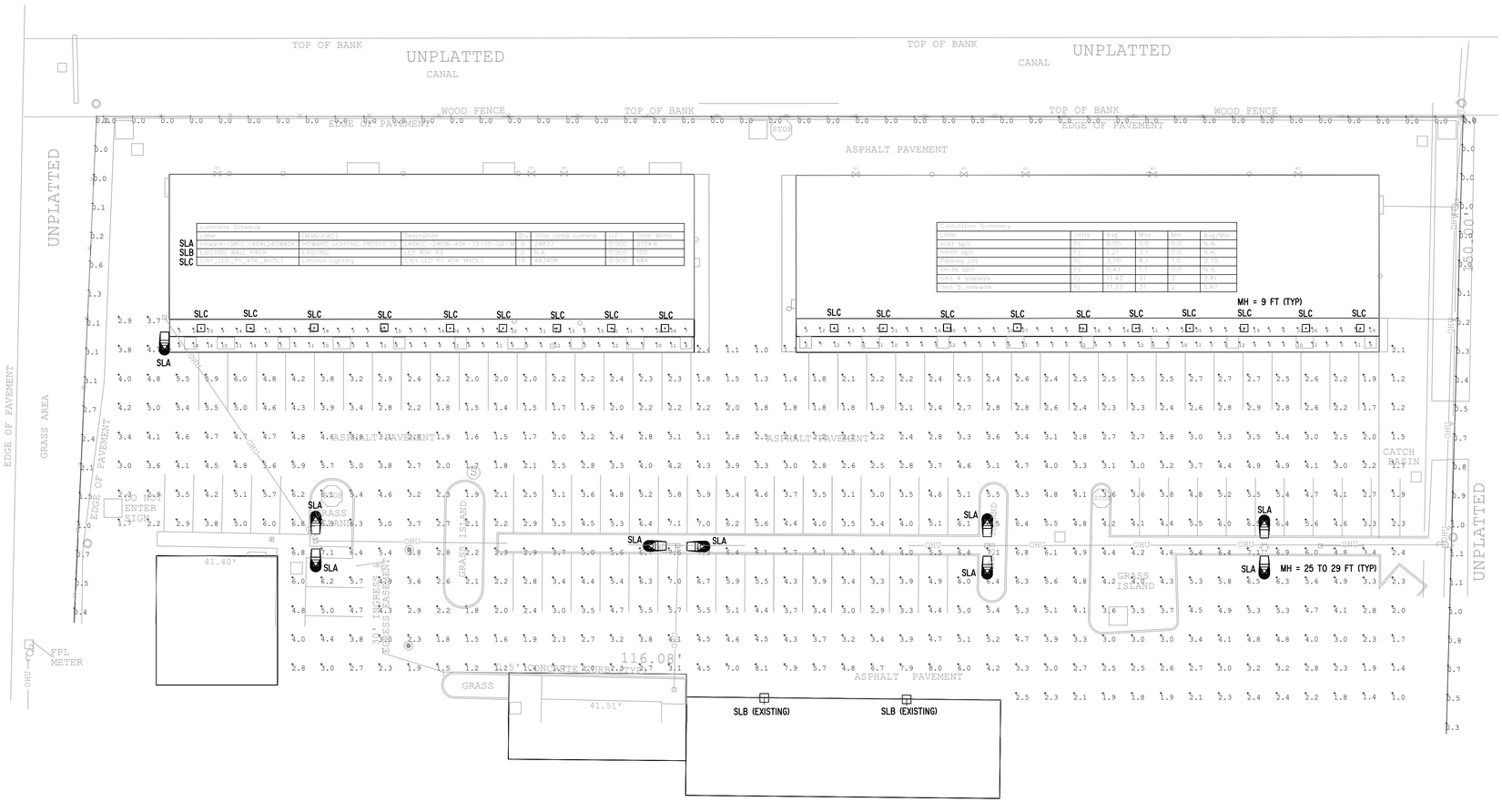
PREPARED FOR:
JANC, INC.

DATE	DRAWN BY	FIELD	SURVEY NO.
3/04/05	GLL	GA	04-093
FILE NAME	F.B., PG.	SCALE	SHEET NO.
04-093 bndry.dwg		1"=30'	4 OF 5

[redacted]

[redacted]

[redacted]



SITE PHOTOMETRIC ANALYSIS

N.T.S.



CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

	CNY LED P0/P1/P2	CNY LED P3/P4
Width:	10"	14"
Height:	4.5"	6"
Depth:	10"	14"
Weight:	6.5lbs	13lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 400W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED							
Series	**Performance Package**		**Color Temperature**[1]		**Voltage**		**Finish**
CNY LED	**P0** 3,500 lumens[2]		**40K** 4000K		**MVOLT**[3] 120-277V		**DDB** Dark bronze
	P1 4,500 lumens[2]		**50K** 5000K [4]				**WH**[5] White
	P2 6,600 lumens						
	P3 11,100 lumens						
	P4 14,000 lumens						

Accessories
Ordered and shipped separately.

CNYBCP 14 Inch x 14 Inch Beauty Cover Plate

NOTES
1. The combination of P0 50K WH is not available.
2. Not available in 50K.
3. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
4. Not available in P1 performance package.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6. Available with P0 or P1 only.

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 400W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL
Includes an MVOLT (120-277V) driver. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours).

INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ½ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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CNY LED
Rev. 05/13/19

L400 Series — HOWARD LIGHTING PRODUCTS

LED Street & Area Light

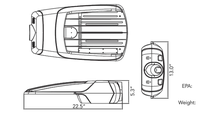
L400 Series
L403/L404 Models
LED Street and Area Light



The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
• Ten year limited warranty.



Ordering Information							
Model	**Options**	**Power**	**Color**	**Distribution**	**Control Options**	**Finish**	**Input Voltage**
L403	L: No Photocontrol*	120W	30K: 3000 K	T2: Type 2	10: 0-10V Dimming*	GR: Grey*	M: 120-277VAC*
	LC: With Long Life Photocontrol	180W	40K: 4000 K*	T3: Type 3		WH: White	H: 347-480VAC
L404		150W		T4: Type 4		BL: Black	
		240W		T5: Type 5		BR: Brown	

*Standard Configuration

Standard Features:
• Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
• Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
• Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 8SA, 14-2AWG terminal block)
• Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
• Integral Tilt-adjustment Steps ±5°
• Bird-guard
• Tool-Less Entry
• Input Voltage: 120-277V or 347-480V, 50/60Hz
• Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
• Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.
11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

POLE WIND LOAD NOTE:

ALL POLES USED IN THIS LIGHTING PROJECT ARE EXISTING, OWNED BY FPUA AND ARE PRE-CAST CONCRETE.

THE PURPOSE OF THIS PLAN IS TO SHOW COMPLIANCE WITH CITY OF FORT PIERCE MUNICIPAL CODE, ARTICLE IV, SECTIONS 22-58 & 60(j)

58. SIDEWALKS HAVE MINIMUM 2 AND 3 FC AND MAX UNIFORMITY OF 5.67 AND THUS COMPLY.

60(J) (1)(a) 2.5l FC AVERAGE > 2 FC COMPLIES.
(2) 2.5l < 4 UNIFORMITY COMPLIES.
(3) BUILDING HAS LIGHTING TIME CLOCK AND FPUA RENTAL LIGHTS HAVE PHOTOCELLS AND THEREFORE COMPLIES.
(4) SPILL TO EAST RESIDENTIAL AREA < 0.5 FC COMPLIES; SPILL TO NORTH 3.1 FC MAX DOES NOT COMPLY, BUT FALLS PRIMARILY ON HEAVY FOLIAGE OR ROADWAY AND IT IS PROPOSED THAT THIS IS NOT OBJECTIONABLE; SPILL TO SOUTH OF 1.1 FC DOES NOT COMPLY, BUT FALLS ON A FENCE AND ON COMMERCIAL PARKING SPACES AND THUS IT ALSO PROPOSED THAT THIS IS NOT OBJECTIONABLE. SPILL TO WEST IS ONTO COMMERCIAL PROPERTY.
(5) COMPLIANCE PENDING INSTALLATION.

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

PROJECT NAME:
SPIN WIN ARCADE

PROJECT LOCATION:
3214-3220 US-1
FORT PIERCE, FLORIDA 34982

CLIENT:
ARCHITECTONIC INC
806 DELAWARE AVE.
FORT PIERCE, FLORIDA 34950

ENGINEER SEAL

TIMOTHY C. TREWIN LICENSE No 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewin, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 06-28-2019

DRAWN: MJB

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

19001-12

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Michael Menard, Architectonic Inc.
806 Delaware Avenue
Fort Pierce, FL. 34950
Re: Conditional Use – Spin Win II – 3220 S. US Highway 1

Dear Mr. Menard,

The following are comments from the Planning Department's review of the application for a Conditional Use in the C-3, General Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments):

1. **Per City Code Section 22-71, please accommodate one bicycle for each five (5) game machines located within the premises by installing bike racks.**
2. **Per City Code Section 22-71, Landscaping must comply with requirements of the City's Landscaping Ordinance prior to the issuance of a business tax receipt.**
3. **Per City Code Section 22-71, Lighting for parking lots must satisfy lighting requirements of Section 22-60(j) of the City Code prior to issuance of a business tax receipt. Lighting for commercial uses must have a minimum average 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
Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.18.19
Property Address: 3220 S. US Highway 1 (Suites 6, 7, and 8)
Property Name:
Project Name: Spin Win 2
Planner:

Please be advised that the project may trigger the requirements indicated below:

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☐ Handicapped parking spaces
- ☑ Means of egress

☑ 7. Change of Use required

- ☑ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/15/19

Technical Review Committee meeting

July 18th, 2019

Case # 19-04000009

Conditional Use with no new construction

Spin Win 2 Arcade, 3220 South Us-1, FP

Comments:

With regards to the proposal of non-objectionable of light spillage onto adjacent foliage and commercial parking areas, there is no objection from the Police Department as long as the spillage of lighting is resurrected and brought into compliance should the need ever arise.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

July 18, 2019

TECHNICAL REVIEW PROJECT # 19-04000009

Conditional Use – Spin Win 2 – 3220 S. US Highway 1 (Suites 6, 7, and 8)

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comments

July 8th, 2019

Project: **Spin Win 2 Arcade**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

1) Please provide an updated survey. The surveys provided are dated March 14th, 2005. This was performed 14years ago and there may be numerous changes since then.

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

RECEIVED
JUL 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore, Planner

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

RE : Spin Win 2 – 3220 South U.S. Highway 1
Conditional Use Application - TRC No. 19-04000009

DATE : July 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on July 3, 2019:

- [x] Conditional Use 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] Conditional Use
- [ ] 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\S\Spin Win 2\Conditional Use\CU Approval - 071719.docx

Sec. 22-71. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(a) *General operating standards.*

(1) No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 a.m. and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends.

(2) No game shall be played by persons who are under eighteen (18) years of age.

(3) No arcade amusement center shall be located within one thousand two hundred fifty (1,250) feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

(4) No amusement arcade or arcade amusement centers shall be permitted within the Downtown Business and Entertainment Overlay District.

(5) No amusement arcade or arcade amusement centers shall be located within two hundred fifty (250) feet of the Downtown Business and Entertainment Overlay District boundaries.

(6) Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

(7) Amusement arcades or arcade amusement centers shall not exceed nine thousand (9,000) square feet.

(8) Amusement arcades or arcade amusement centers shall operate in full compliance with all state and federal law.

(b) *Design standards.*

(1) No sign, display, or merchandise, shall be placed on or adjacent to any window if such placement would interfere with the clear and unobstructed view of the entire interior of the establishment from ground level through exterior windows.

(2) Placement of game machines along front windows are prohibited.

(3) Window tinting, mirrored windows, or other obscuring elements are prohibited.

(4) All entrances shall be adequately lighted.

(5) All amusement arcades or arcade amusement centers must post at least

two conspicuous signs within the premises, and one conspicuous sign at the entrance, stating the following:

a. Minimum age requirements as described above.

b. School hours use restrictions as described above.

c. No smoking.

d. No drugs.

e. No alcohol.

(6) Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five (5) game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.

(7) All amusement arcades or arcade amusement centers must provide public restrooms in accordance with applicable country health department requirements.

(8) Lighting for parking lots must satisfy lighting requirements of Section 22-60(g)(1) of the City Code prior to the issuance of a business tax receipt.

(9) Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.

(10) Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in Section 22-62.

(11) Any proposed exterior change to a building used for arcade uses will be subject to city design review guidelines pursuant to Section 22-59. This shall not apply to buildings located in historic districts or buildings that are individually designated.

(12) Parking shall be provided at a rate of three-fourths (0.75) parking spaces per machine (or three (3) spaces for every four (4) machines).

(c) *Permitting requirements.*

(1) All amusement arcades or arcade amusement centers shall pay a fee per machine annually in conjunction with the business tax receipt. The fee shall be established by resolution by the city commission. The fee shall apply to

all operating and nonoperating machines located on premises.

(2) All amusement arcades or arcade amusement centers shall pay a fee per machine annually in connection with the business tax receipt. The fee shall be established by resolution by the city commission. The fee shall apply to all operating and nonoperating machines located on premises.

(3) An applicant for a permit to operate an amusement arcade or arcade amusement center shall submit the following information to the police department:

a. All applications shall include a list of all current owners and employees of the arcade.

b. If the city determines that any applicant lacks good moral character, it shall deny the license application. For purposes of this section, an applicant will be deemed to have good moral character if the applicant, its owners, and its employees meet the level two standards of screening set forth in F.S. § 435.04.

c. The applicant shall pay a fee established by resolution by the city commission to cover the cost of police department background checks.

d. Whenever an amusement arcade or arcade amusement center hires a new employee or changes its ownership composition, the police department shall inspect the new employee's or owner's background to ensure that the employee or owner has not been convicted of any of the crimes described in Section (b)(2). Any failure by an amusement arcade to provide the police department with the information necessary for the officer to conduct such an inspection shall constitute a willful violation of this chapter.

e. The city may deny an application for a permit to operate an amusement arcade or arcade amusement center or may revoke a permit issued pursuant to this chapter if the applicant fails to meet any of the requirements of this section. If the city denies an application, the city shall provide reasons for the denial in writing within five (5) days of receipt of the completed application. If the city revokes a permit issued pursuant tot this chapter, the city shall provide reasons for the revocation in writing.

(4) Provide an operating plan consisting of an interior layout plan drawn to scale showing the location of all machines, devices, equipment and access

ways, and such other information as may be reasonably requested.

(5) Amusement arcades or arcade amusement centers that serve food or provide catering services on premises must be licensed by the Department of Health, Department of Business Professional Regulation, or Department of Agriculture and Consumer Services.

(d) *Machine registration requirements.*

(1) The permittee is required to maintain its premises a complete inventory, along with serial numbers or equivalent identification, as set forth in Sections (d) and (e) below, the amusement devices in operation on the premises of the amusement arcade at all times. The initial application for permit shall include a certificate of inspection by the planning department of the inventory, along with serial numbers or equivalent of identification, as set forth in Sections (d) and (e) below, of the machines that the permittee intents to put into operation when the amusement arcade begins its business activities.

(2) Each renewal permit application shall contain a certificate of inspection of updated inventory, along with serial numbers or equivalent identification, as set forth in Sections (d) and (e) below, of the amusement device that the permittee intends to put into operation when the amusement arcade begins its business activities under the renewal license.

(3) Before a new amusement device is put into operation at the amusement arcade or arcade amusement center, the permittee shall notify the planning department of the addition of the device to the inventory and update its inventory accordingly.

(4) Upon review of the inventory of devices under Sections (1), (2) and (3) above, the planning department shall enter each amusement device into a registry that the license administrator shall create. For each amusement device registered, the permit administrator shall cause to be issued and delivered to permittee for each amusement device within seven days of the notification required under Section (c) a numbered metal or plastic decal. The registration decal of each amusement device shall be affixed to the upper left front of the game in a prominent position where easily viewed by zoning inspectors, code enforcement inspectors and police. Registration

decals are not transferable. The failure of any amusement device to display a current registration decal shall be a violation of this section and subject to enforcement action by the city.

(5) The inventory of devices under Sections (1), (2) and (3) above shall provide the following information: the manufacturer(s) serial number(s); common name, type or description of the game played on the machine. The registration decal shall contain the inventory number of the amusement device.

(6) Each inventory of amusement devices submitted under Sections (a), (b), and (c) above shall be accompanied by a certificate issued by an independent testing laboratory licensed by the state pursuant to F.S. Ch. 551, certifying that the game played by the skill-based amusement devices identified in the inventory meet the application of skill requirement contained in F.S. §§ 551.104(d), 551.105 and 551.107.

(e) *Waiver of distance.*

(1) The city commission shall determine if the health, safety, or general welfare have been provided for with any waiver request and may impose any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

(2) The city commission may not waive distance restrictions imposed by Sections (a)(4) and (a)(5).

(3) The city commission shall consider the following for any waiver request:

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;

b. The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

c. Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 22-187 and 22-61;

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

e. Whether traffic generated by patrons or pickup/delivery vehicles will

pass through low or moderate density residentially zoned neighborhood;

f. The number of police calls to the proposed location and/or adjacent properties within the past year.

(f) *Preexisting amusement arcades or arcade amusement centers.*

(1) Preexisting amusement arcades or arcade amusement centers will be required to immediately comply with all procedural requirements such as permitting, licensing, general operating standards, fees, and nonhardscape design standards. Hardscape design standards such as parking lots, exterior lighting, landscaping, sidewalks, etc. will be subject to a twenty-four-month time for compliance.

(g) *Florida law compliance.* It is not the intent of this section to allow amusement arcades or arcade amusement centers that:

(1) Mimic the look and feel of gambling venues which are prohibited by law.

(2) Include any game, machine or device that violates any provision of state and federal law, including, but not limited to F.S. Ch. 849.

(3) All amusement arcades or arcade amusement centers shall operate in full compliance with all Florida Statute requirements and other applicable laws.

(Ord. No. L-217, § 4, 12-5-11)

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, AUGUST 13, 2019, 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:	**Bob Burdge**; **Gloria Johnson-Scott**; **Tim O'Connell**; **Michael Broderick**; **Chairman Frank Creyaufmiller**
Absent:	**Brian Paul**; **Jovona Parker**
Staff Present:	**Peter Sweeney**, **City Attorney**; **Rebeca Guerra**, **Interim Planning Director**; **Maria Lewicka**, **Historic Preservation Planner**; **Vennis Gilmore**, **Planning Analyst**; **Brandon Creagan**, **Planner**; **Alicia Rosenthal**, **Executive Assistant**

Attendees: **Marty Sanders, St. Lucie County School District**

4. CONSIDERATION OF ABSENCES

Ms. Parker and Mr. Paul were excused.

5. APPROVAL OF MINUTES

a. Minutes from the July 9, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the July 9, 2019 meeting.

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

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **2019 Comprehensive Plan Evaluation & Appraisal Review Ordinance 19-033**

Ms. Guerra explained the state determined that the Planning Board needed to see the Evaluation & Appraisal Review Ordinance, which reflects the exact text that was seen at last months Planning Board meeting. Ms. Guerra answered questions from the Board about addressing the Technical Review Committee comments in subsequent Comprehensive Plan phases.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

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

Passed

7. NEW BUSINESS

a. **Rezoning - Fort Pierce Aggregate Facility - 2432-123-0001-000-8**

This item was moved to 7d.

Mr. Broderick disclosed that he had a conversation with Brandon Creagan in the Planning department.

Chairman Creyaufmiller disclosed that he met with the River Oaks at Ten Mile Creek Homeowner's Association and he also met with Planning staff members, Brandon Creagan and Rebeca Guerra.

Mr. Creagan gave an overview of the application and answered questions from the Board on berm height, buffers, concrete barrier, fencing, composition of access road and stacking agreement.

Emily O'Mahoney, representative from 2GHO, gave a detailed presentation and answered questions from the Board on the activity in the storage area, dust mitigation plan, and the height of aggregate piles.

Douglas Steven Eakins, Jr., owner of D.S.E. Holdings, explained that the aggregate piles solidify and the dust is in the processing and traveled area. Mr. Eakins said the closest residential site to their West Palm Beach facility is 2,000 feet away and of all three facilities that he runs, there has been no violations or complaints from the residences.

Mr. Broderick suggested that to improve noise penetration and dust concerns to the neighborhood and school, that the applicant consider concrete fencing.

Mr. Eakins stated that the piercing truck noise will not be buffered by a concrete wall and the dust generated will not affect the residences and school because it is too far away. Mr. Eakins said the facility will crush concrete 4 days a week and they hardly crush on Saturday because the public comes in to drop off concrete. Mr. Eakins explained that the aggregate goes into road projects and pavers and taken by trucks to job sites.

Mr. Sanders complimented the applicant on listening to the community and modifying their plan. Mr. Sanders stated he visited the West Palm Beach facility and he was surprised how little dust was created and how well the operation is run. Mr. Sanders expressed concerns

with the line of sight from the 2nd story townhomes in River Oaks.

Jonathan Ricketts, Civil Engineer of Record, stated that the operation should not be visible from the 2nd floor of the townhomes because from the top of the berm plus the height of the fence will be 30 feet.

Chairman Creyaufmiller stated he visited the West Palm Beach site and talked with the neighbors, and he said there was not much dust and the neighbors did not have many concerns.

Harold Melvlle, attorney, representing River Oaks at Ten Mile Creek Homeowner's Association, stated the HOA is opposed to the project. Mr. Melville said normally you would not see heavy industrial zoning next to residential zoning without buffering. Mr. Melville provided the Board with a handout with maps and ordinances showing the incorrect annexation of the subject property. Mr. Melville asked the Board to deny the rezoning request and asked the Board to not compound the problem that already exists. Mr. Melville said the city should rezone the property to the proper zoning because it is not compatible with the bordering residential and institutional use.

Mr. Sweeney stated since no one was here at the initial time of the rezoning, he will not speculate and the purview of the Board is to change the zoning based on the application received.

Board discussion ensued on the rezoning boundary lines.

John Cherveny, developer and president of River Oaks at Ten Mile Creek Homeowners Association, stated they were never notified of any zoning changes and they were forced to be annexed into the City of Fort Pierce. Mr. Cherveny said he is having a hard time selling the 18 units that are left.

Jean David Cidel, realtor for River Oaks at Ten Mile Creek, stated he is losing potential clients due to the disclosure.

Melanie Trewyn, teacher, expressed concerns with the effect of high school students being exposed to silica containing dust.

Jay Stewart, Palm Lakes Gardens homeowners association president, expressed concerns with the dust.

Beth Coke, Palm Lakes Garden resident, expressed concerns with the noise and dust.

Robert Gehrig, Palm Lakes Garden resident, stated he can hear the diesel engines and back up alarms from Precast and he said the dust will increase from crushing concrete. Mr. Gehrig stated that the errors from the city have stripped the serenity from the community and adding an industrial plant will make matters worse.

Atie Makhoul, Palm Lakes Garden resident, stated that before 6:00 AM, he hears a horrendous horn that signals the shift start at Precast. Mr. Makhoul also complained about the generator noise and the shining of the lights.

Nick Makris, Palm Lakes Garden resident, has concerns that the walls and berms won't break the dust and there is noc cure for silica getting into your lungs. Mr. Makris said the city will be compounding the issue by putting in another industrial site.

John Ladden, Palm Lakes Garden resident, expressed concerns with the dust.

Dennis Petersen, Palm Lakes Garden resident, stated the residents can't sell their homes because nothing can be done about the issues with Precast and they would like the city to help the residents and students.

Keith Eaton, Palm Lakes Garden resident and Real Estate Appraiser, showed the Board a picture of the view of the Precast plant from his backyard and he stated this is potential external obsolescence.

Ms. Guerra reiterated that the issue at hand is the proposed use and changes from the underlying zoning district of heavy industrial to PD - Planned Development, which includes reduced heights and different landscaping.

Emily O'Mahoney, representative from 2GHO, stated that the heavy industrial use is following the supposed zoning and an office building with a warehouse and outdoor equipment storage will be located to the east.

Dennis Corrick, attorney representing the applicant from Dean, Mead, Minton & Zwemer Law Firm, stated that the Planning Board meeting is not the forum for doing a facial challenge to the City of Fort Pierce Comprehensive Plan. Mr. Corrick said the 2007 and 2010 Comprehensive Plan map showed the property as Industrial Heavy Land Use and the effected parties had the right to challenge the Comprehensive Plan Changes within 30 days. Mr. Corrick stated the applicant has changed the zoning to PUD, precisely to do the buffering that Mr. Melville was talking about. Mr. Corrick said the applicant made significant changes to the design to accommodate the neighbors.

Mr. Melville stated the project is not compatible with low density residential and there is no obligation for the Board to approve the zoning request. Mr. Melville explained that the zoning is discretionary and the Board can put any type of limitations on it. Mr. Melville asked the Board to not compound the problem by making additional errors and to think about the residences.

Mr.Burdge asked if the Board can extend the landscape plan from 2 to 5 years and change the stacking request to 30 feet.

Mr. Sweeney stated typically with a PD there is great latitude that is allowed.

Ms. Guerra explained that the code states that outdoor materials are to be stored at 15 feet and aggregate material has a much greater risk of spreading outwards as opposed to outdoor storage containers.

Mr. Broderick expressed concerns with reaching an equitable solution to say the applicant's rights are superior simply because the property was annexed incorrectly.

Board discussion ensued on the zoning errors, internal buffering and health effects from the dust.

Mr. Sanders stated he had some recommendations to add to staff's conditions for the motion. He stated the applicant has come a long way in meeting the spirit and intent of providing a buffer. Mr. Sanders said it is more important to have these conditions in writing, so people are clear that these are provisions they have to be abided by. Mr. Sanders said it is unfortunate that the project to the south has not honored their site plan and there is no enforcement mechanism in place and there is dust blowing from the 60 acres of open ground because of lack of caring by the developer. Mr. Sanders stated that this applicant has a dust control plan in place and they are about 150 feet away in meeting the buffering of the original

AR1 zoning. Mr. Sanders said we are fortunate to have a reasonable applicant that is trying to work with the city on coming up with solutions.

Mr. Broderick suggested moving the line of demarcation further away from the school and residential development and increase the landscape buffers.

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following eleven (11) conditions.

1. **The height of staked materials shall not exceed 25 feet pursuant to City Code 22-67(e)(S).**
2. **At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.**
3. **The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).**
4. **Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.**
5. **No melting or burning of any materials shall take place on site.**
6. **The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.**
7. **The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.**
8. **The recycling, processing operation and storage of finished and unprocessed materials shall be located at least 547 feet from the east property line and as shown on the Fort Pierce Industrial Aggregate Recycling Facility for D.S. Eakins Planned Development Site Plan dated 5-31.2019.**
9. **The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.**
10. **Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system.**
11. **The work hour shall be 7 AM until 7 PM Monday thru Saturday.**

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

Mr. Sanders explained that he overlayed the site plan over the aerial and if the weigh station was moved 150 feet to the west, it would be within the original industrial zoned land.

Board discussion ensued on modifying the conditions by creating a 15 foot berm and moving the unprocessed material line approximately 150 feet to the west.

Mr. Corrick stated on the site plan it says eastern limit of aggregate recycling and if that line was moved to the quarter section line that would accomplish the move to the west.

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following eleven (11) conditions.

1. **The height of staked materials shall not exceed 25 feet.**
2. **At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.**
3. **The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).**
4. **Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.**
5. **No melting or burning of any materials shall take place on site.**
6. **The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.**
7. **The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.**
8. **The eastern limit of the aggregate recycling facility shall now become the quarter section line.**
9. **The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.**
10. **Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.**
11. **The work hours shall be 7 AM until 7 PM Monday thru Saturday.**

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

Passed

b. **Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1**

Mr. Gilmore gave an overview of the application and answered questions from the Board on parking and lighting requirements.

Mike Menard, applicant representative from Architectonic, stated he would like to have an option between either a Unity of Title or shared parking agreement.

Ms. Guerra explained that a Unity of Title ties parcels together under one parcel identification number and this assures that the minimum standards of parking will be addressed if the parcels are ever split up.

The Board suggested that reducing the number of arcade machines would reduce the parking requirements.

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

1. Provide a Unity of Title or Parking Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).

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

Passed

c. **Development & Design Review - Home 2 Suites - 6505 Metal Drive**

Ms. Guerra gave an overview of the application and answered questions from the Board on alcohol licensing and landscaping.

Rich Laventure, applicant representative from Atlantic Civil Engineering, stated that Hilton will be the brand of the hotel.

Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval of the requests with the following five (5) conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.
3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.
4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.
5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal.

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

Passed

d. **Waiver of Distance - Angelina's Brick Oven Pizza - 1126 Colonnades Drive**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the Technical Review Committee (TRC) comments and parking requirements.

Ms. Guerra explained that the TRC comments are addressed at the time of building permit.

Robert Musser, applicant, stated lights are being rented from Fort Pierce Utilities and the soffitt lights have been augmented.

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

1. Provide a lighting plan or photometric survey which complies with City Code 22-60 (j)(1)(d)

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

Passed

8. **COMMENTS FROM THE PUBLIC**

Robert Gehrig, President of Palm Lakes Garden homeowners association, stated if the Planning Board and City Commission had done their due diligence, there would be a lot less problems with Precast. Mr. Gehrig recommended that someone in the city correct the injustices that were done with Precast.

John Cherveny, Developer and President of Ten Mile Creek Homeowners Association, stated that a mistake was made by the Planning Board by recommending approval of the Fort Pierce Aggregate Recycling Facility.

Nick Makris, Palm Lakes Garden resident, stated that berms do not work because sound carries up. Mr. Makris said the Board should take into consideration the people that live in the five communities, closest to the Fort Pierce Aggregate Recycling Facility.

Jay Stewart, Palm Lakes Garden resident, told the Board they did a great job accommodating the issue with the Fort Pierce Aggregate Recycling Facility project.

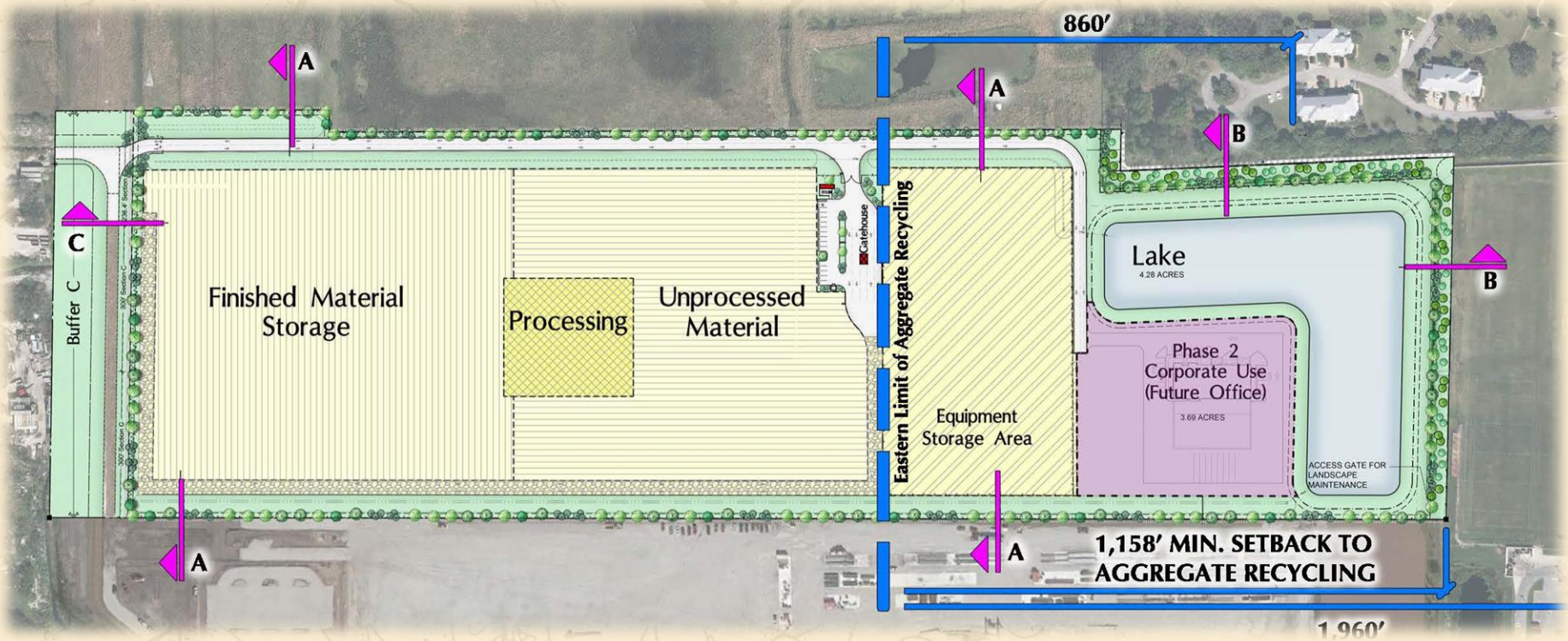
9. BOARD COMMENTS

Mr. Sanders said that PUD zoning for the Fort Pierce Aggregate Recycling Facility allows more controls and puts the city in a better place instead of straight zoning.

The Board stated the input from Mr. Sanders on the Fort Pierce Aggregate Recycling Facility was critical.

10. ADJOURNMENT

Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



DSE Holdings

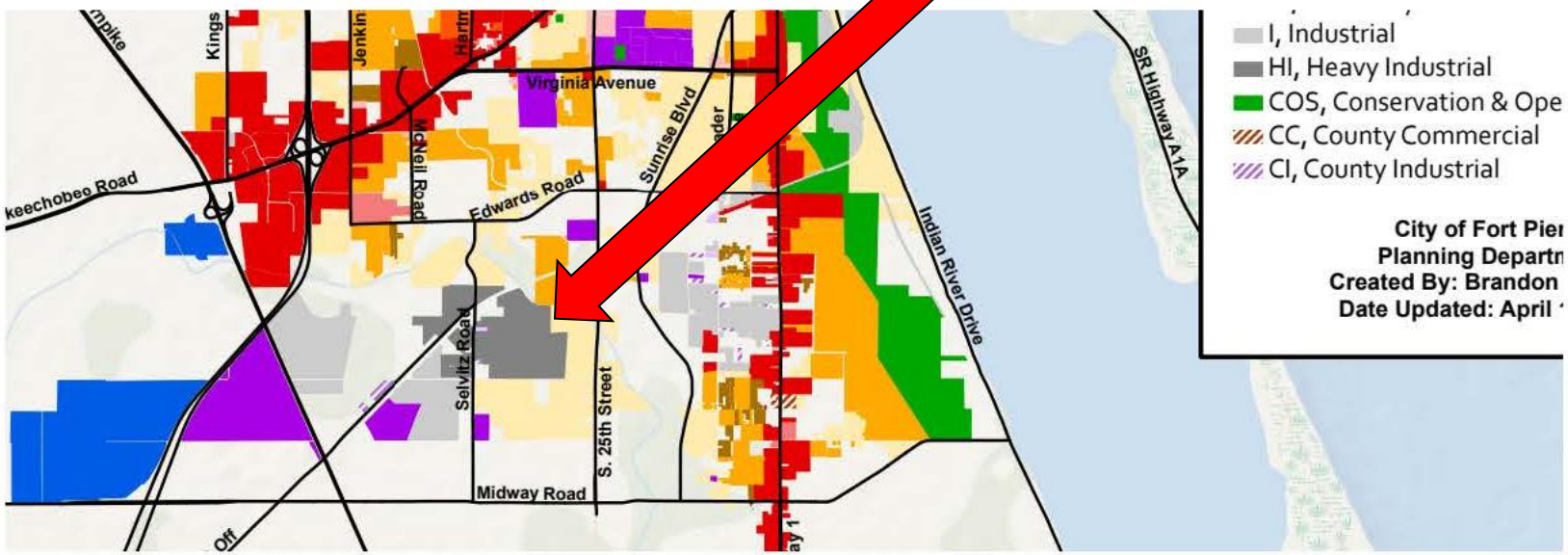
Our Family





Our Story

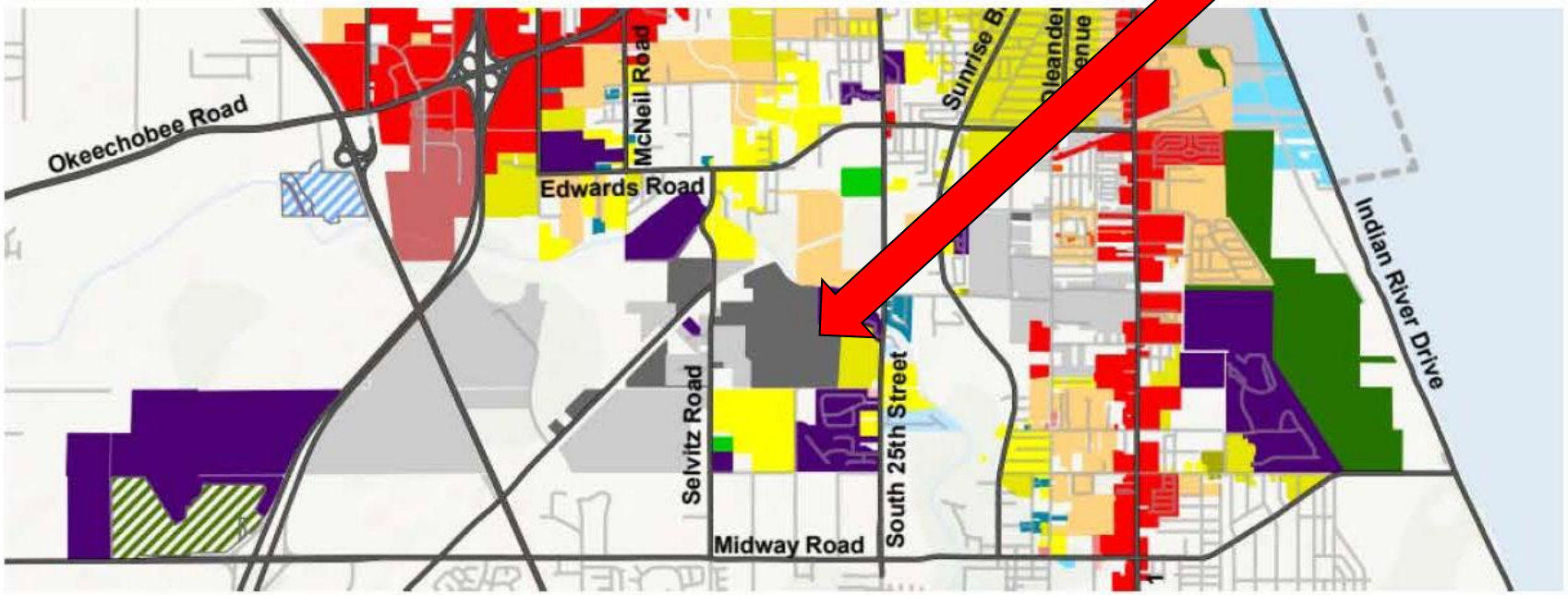
- 2017 - DSE Holdings looked for a piece of land with Heavy **Industrial** FLU & Zoning in Ft. Pierce



Future land use 2019

Our Story

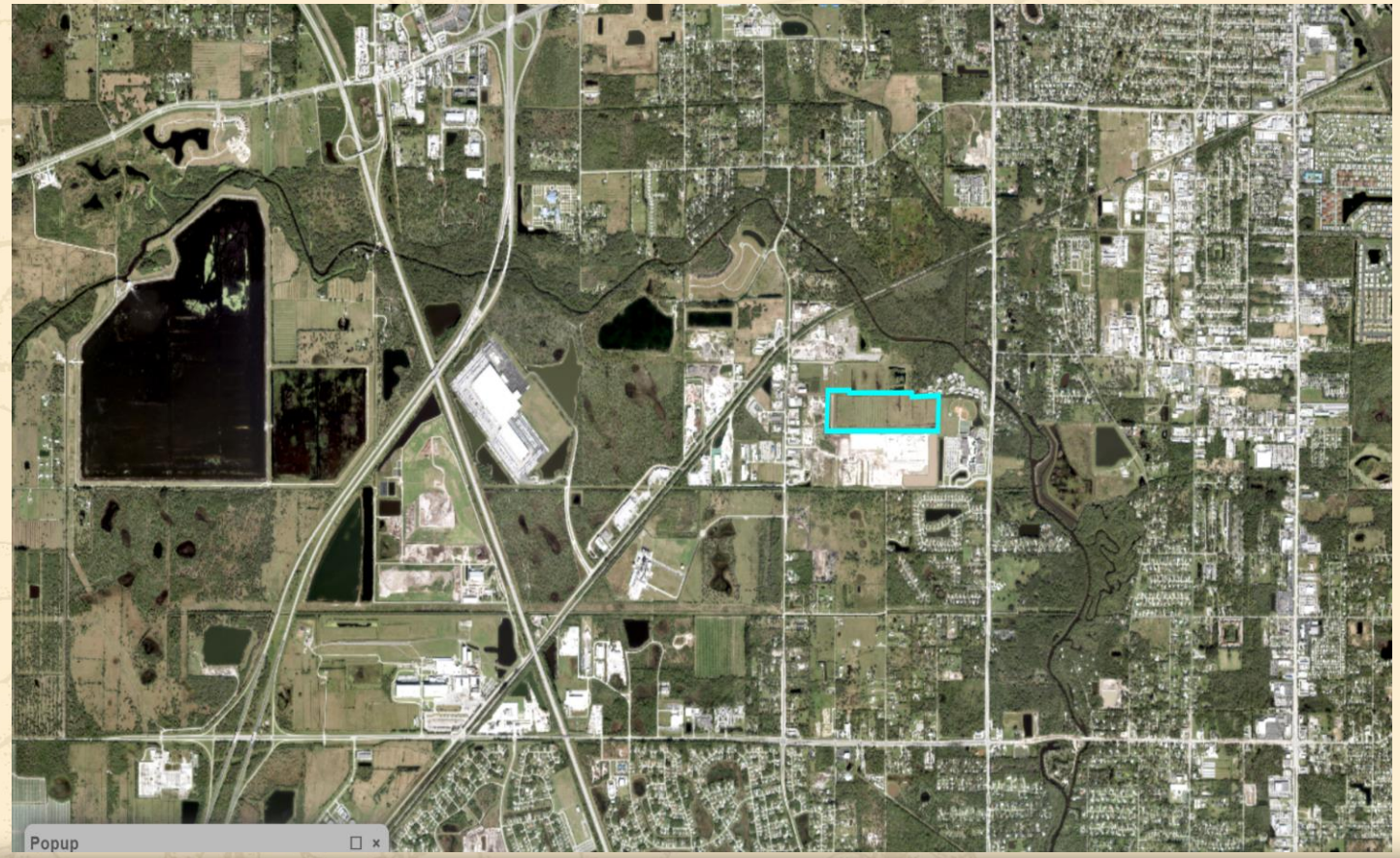
- 12/19/2017 - Zoning Confirmation from the City - *a 31 page document*



Zoning Map 2019

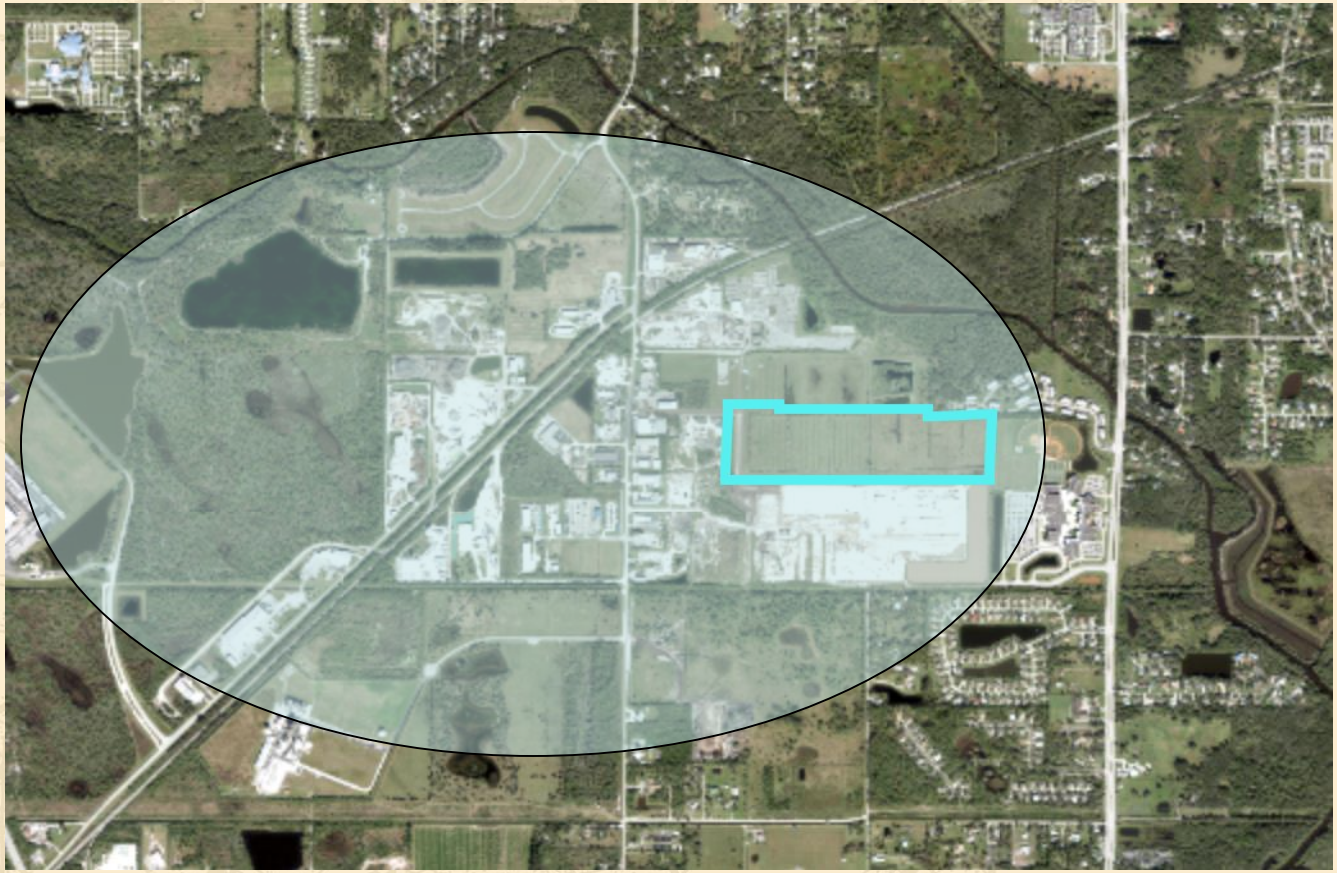
Our Story

- DSE Holdings – bought property in 03/02/2018



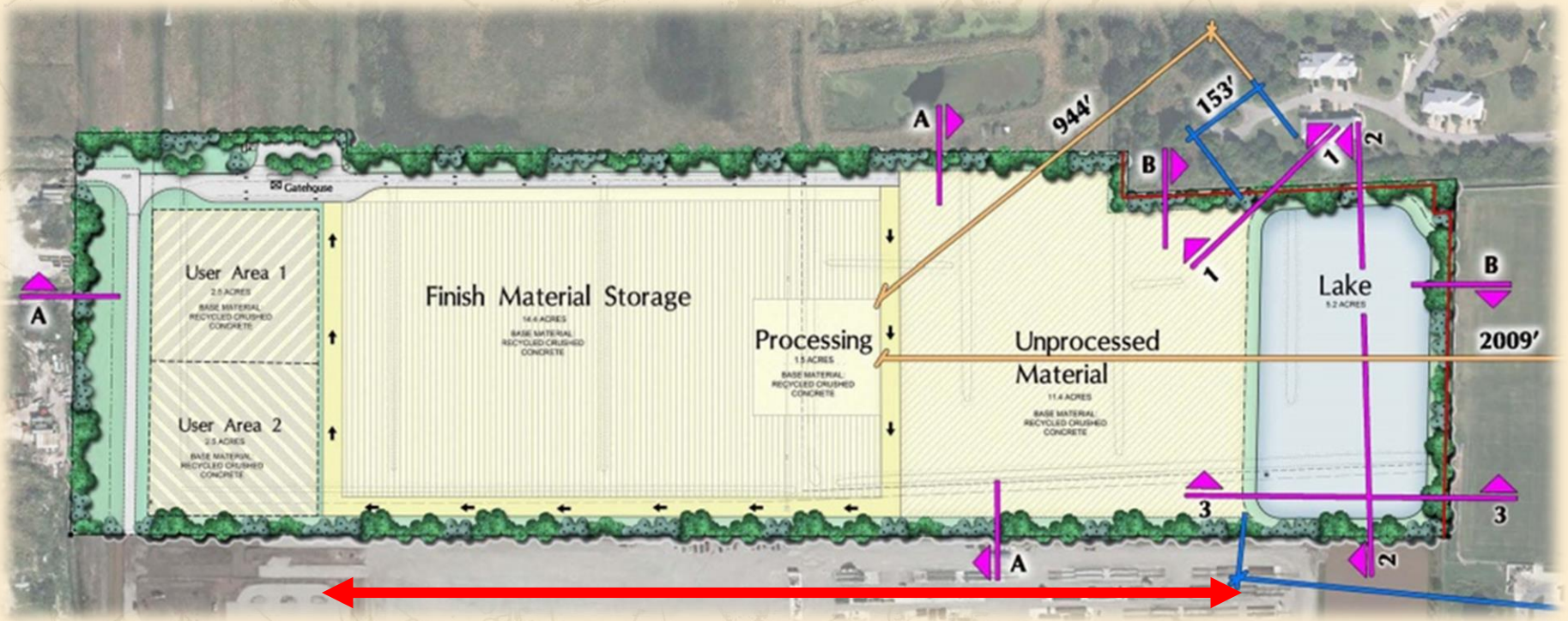
Our Story

- In an Industrial Area



Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



Our Story

- Neighborhood Public Workshop – 01/20/19

  We listened and acted to:

  - Moved the recycling to the west
  - Increased the buffer height and density



Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019

  in prep for Planning and Zoning Hearing –July 9, 2019



Our Story

- Planning and Zoning Hearing – July 9, 2019 POSTPONED
- 2nd set of DOORHANGERS 8/6/19

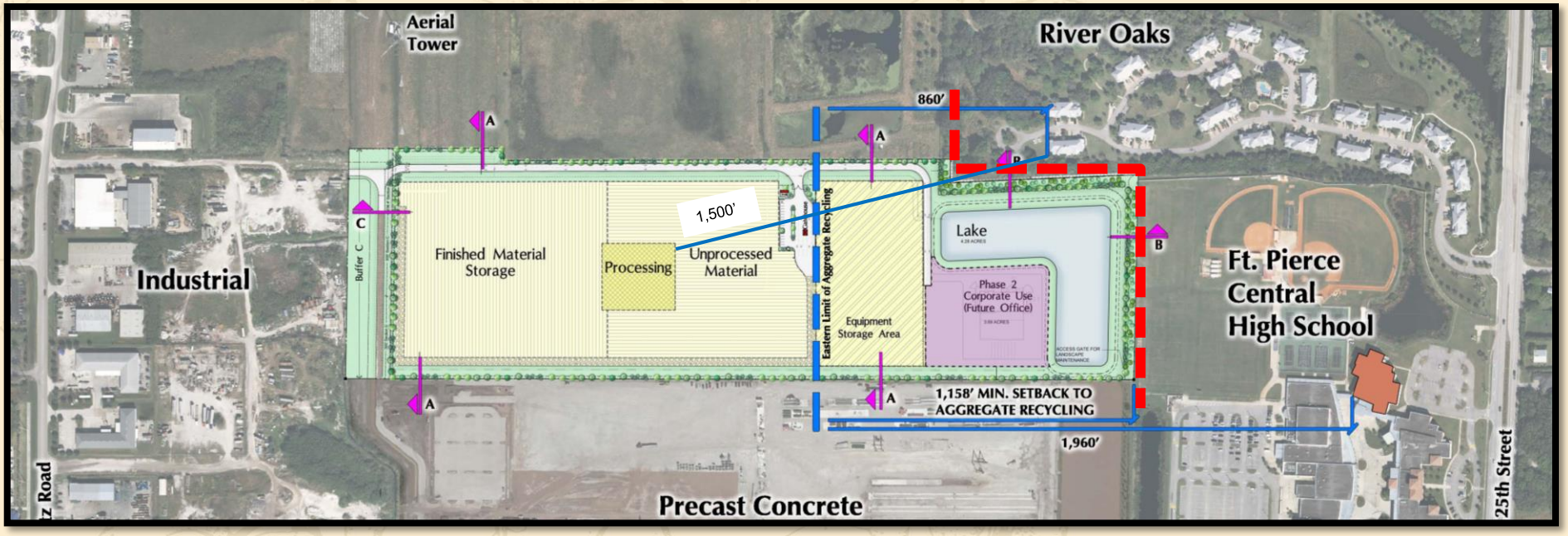




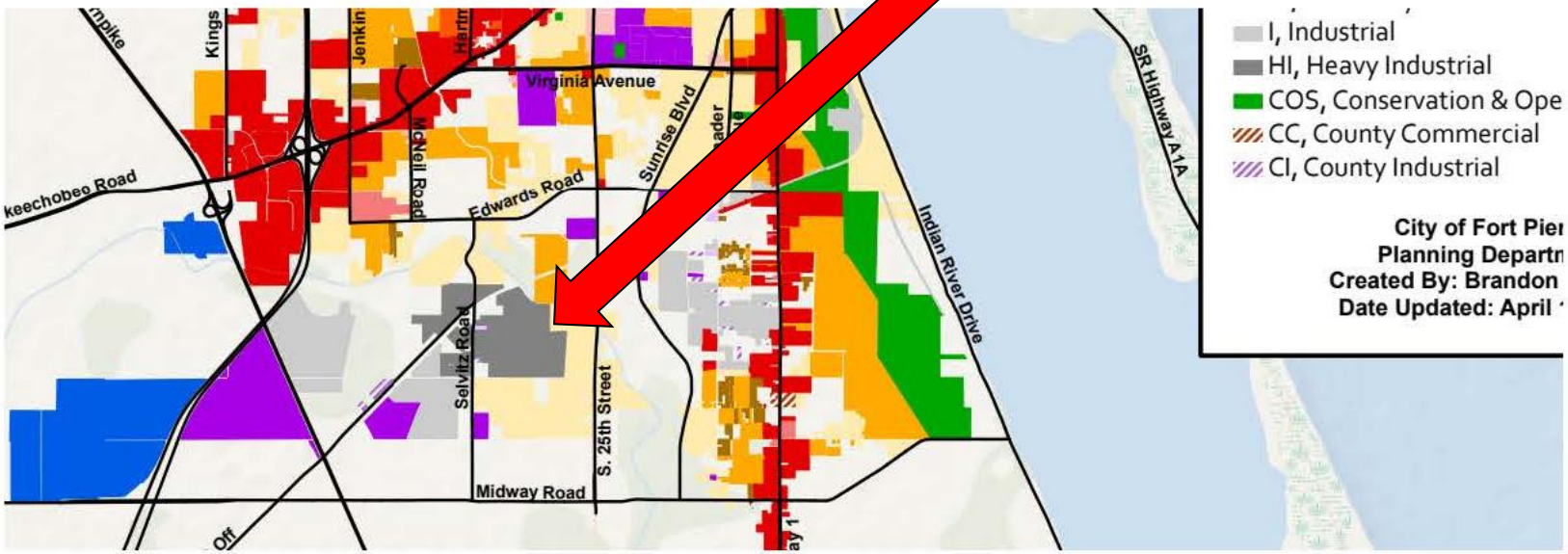
Project Request

- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
  - Includes a request to have outdoor storage of materials at 30 feet;
  - Hours of operation – 7am to 7pm Monday through Saturday, and;
  - Modified buffers to increased screening to residential & high school uses

Aerial

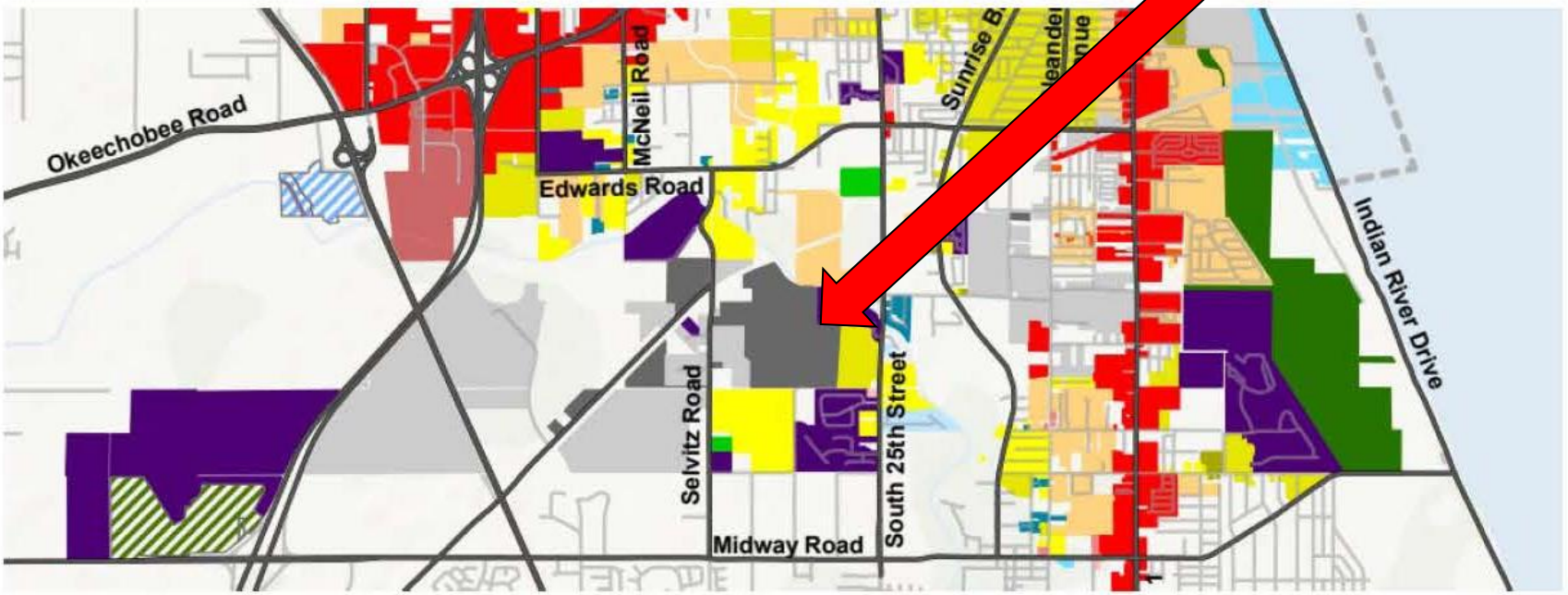

Aerial Tower
River Oaks
860'
1,500'
Industrial
Finished Material Storage
Processing
Unprocessed Material
Eastern Limit of Aggregate Recycling
Equipment Storage Area
Lake
Phase 2 Corporate Use (Future Office)
Ft. Pierce Central High School
1,158' MIN. SETBACK TO AGGREGATE RECYCLING
1,960'
Precast Concrete
25th Street
A
B
C
Buffer C

Fort Pierce Land Use



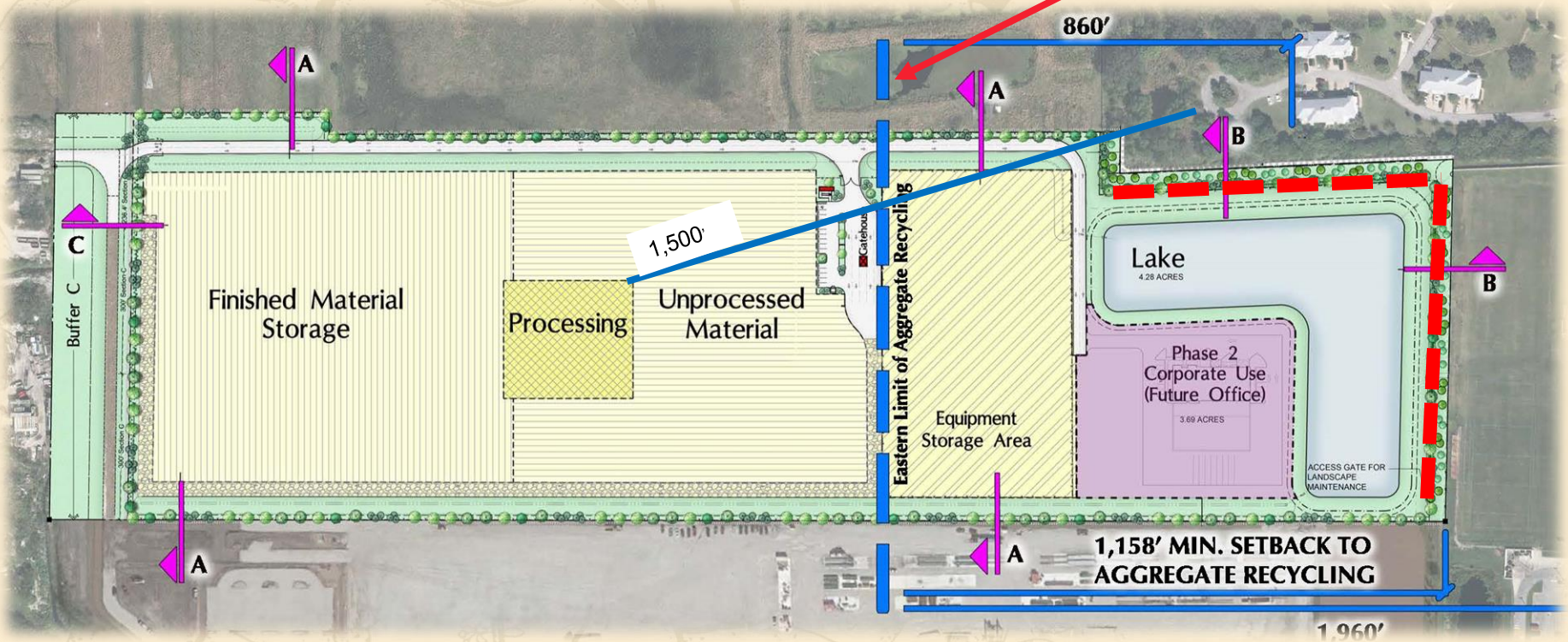
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

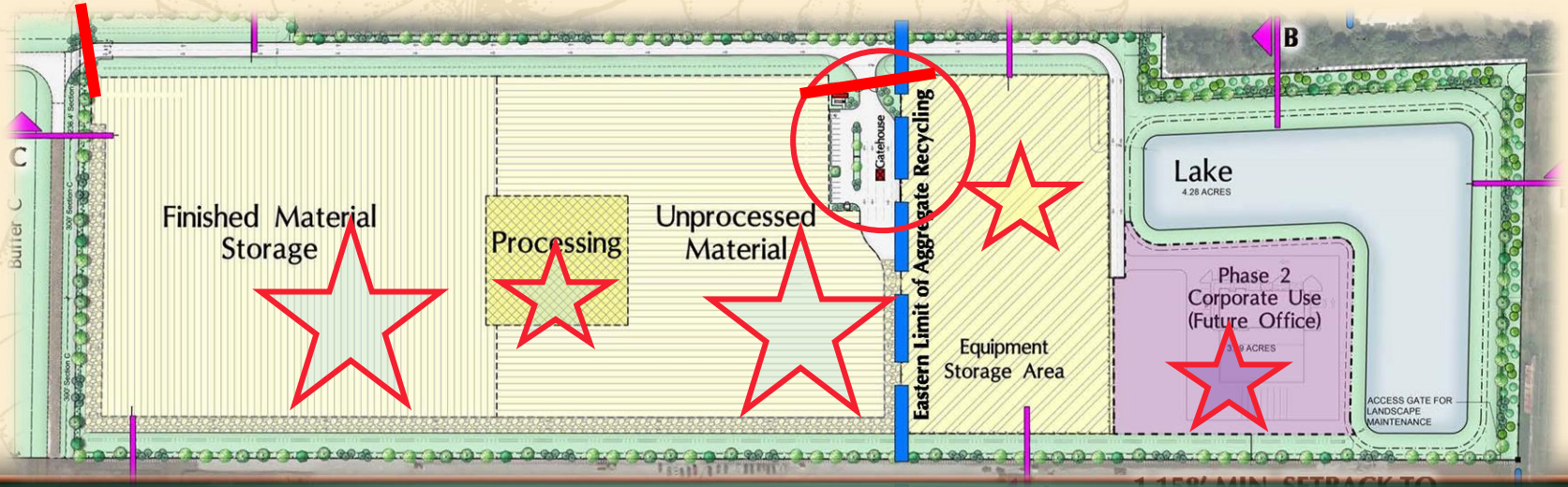
Proposed Site Plan



Recycling Area

Project Uses

- **The following is a list of the areas on the PDD Development Plan:**
  - Finished material storage area – approximately 10.74 acres
  - Unprocessed materials area – approximately 8.65 acres;
  - Processing area – approximately 1.48 acres;
  - Equipment storage area – approximately 6.15 acres; and
  - Phase 2 office/warehouse area – approximately 3.69 acres.

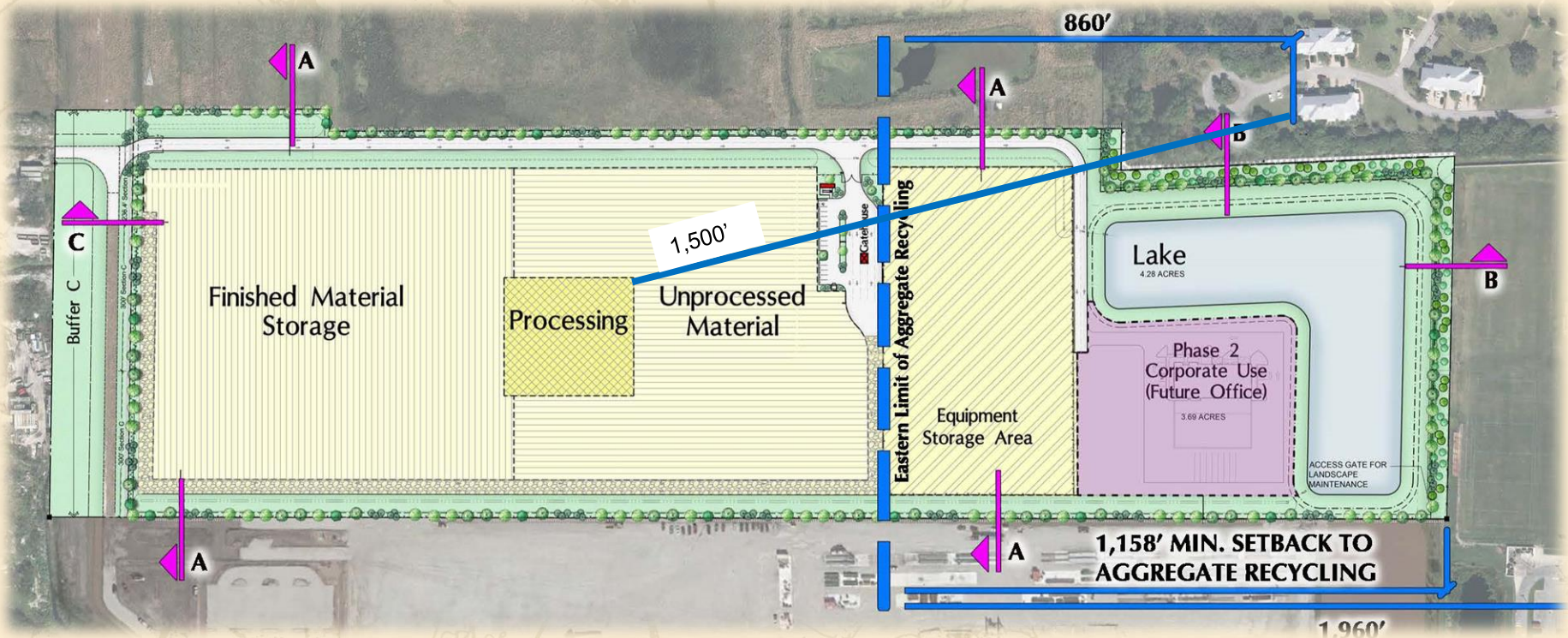


Original Site Plan



Recycling Area

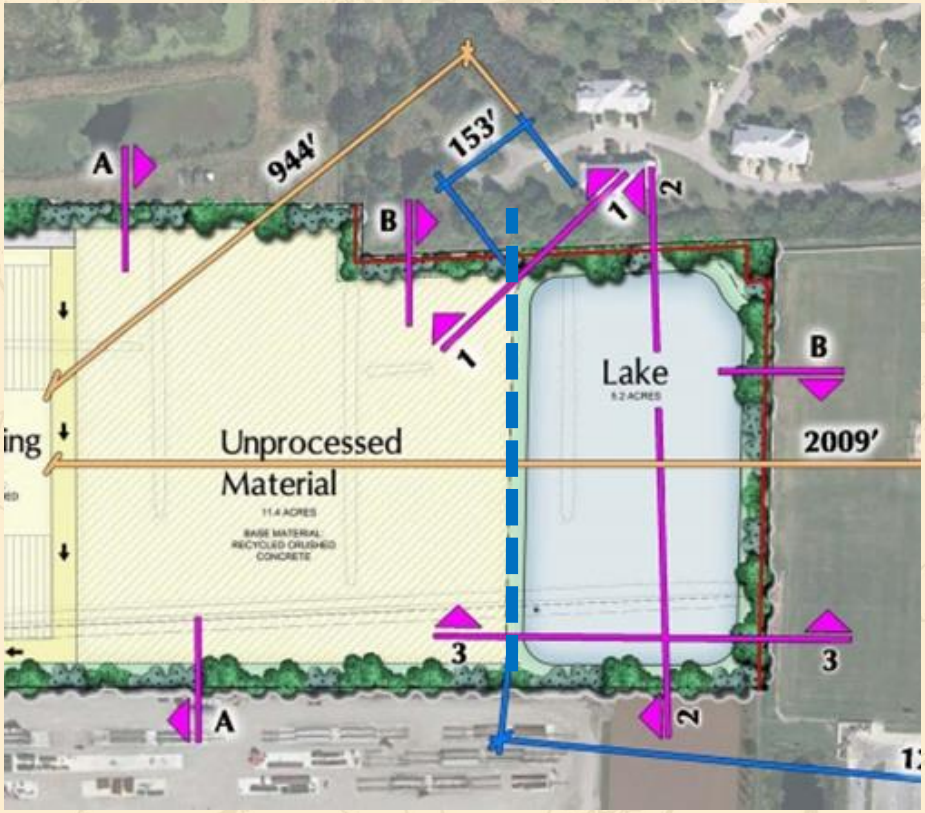
Current Proposed Site Plan



Recycling Area

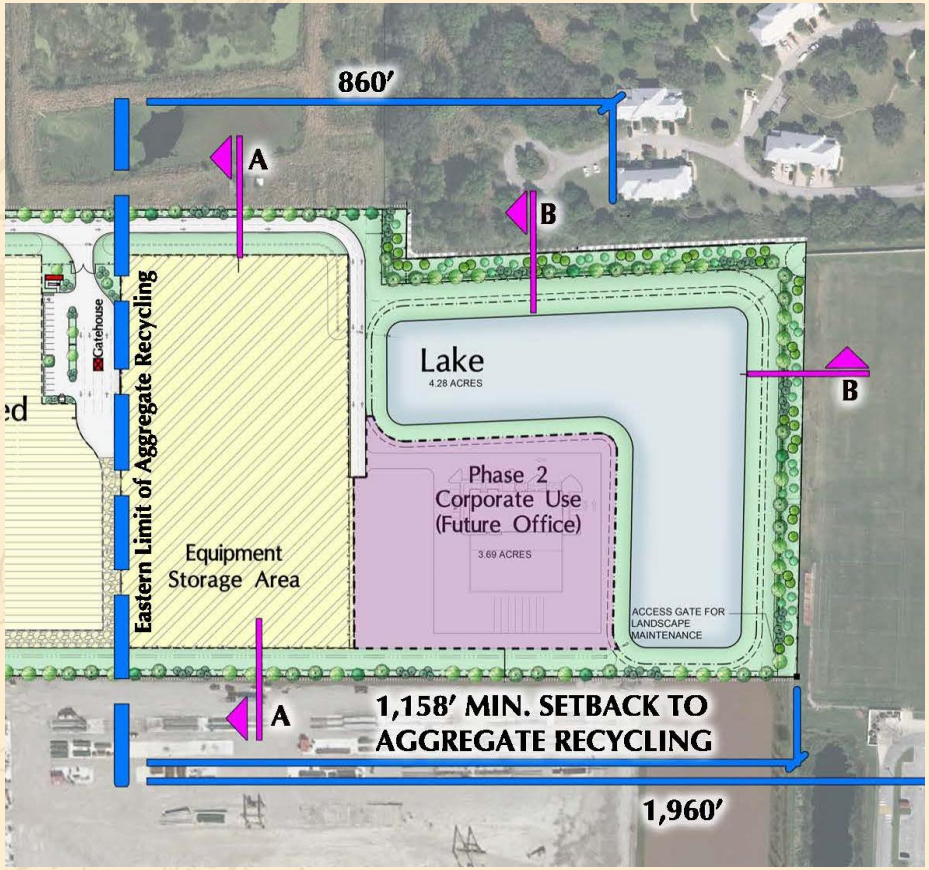
Comparisons

Original Site Plan



Unprocessed material is closer to the residential and the school

Current Proposed Site Plan

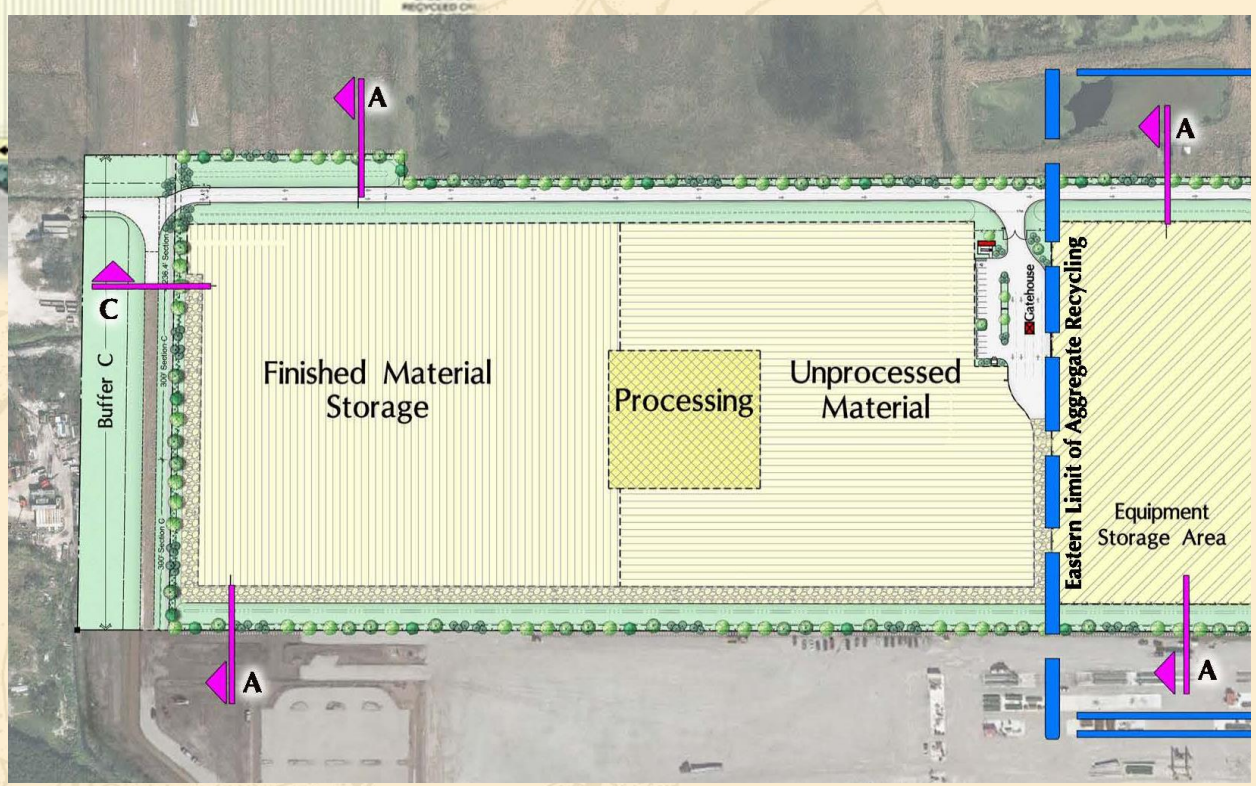


Unprocessed material is 1,158' setback from the school

Comparisons

Old Site Plan





Proposed Landscaping

- **Buffer A** (North and South) – 10 foot buffer with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – 33 foot to 42 foot wide with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2 linear feet**;
- **Buffer C** (west) – 10 foot buffer with 1 tree per 30 linear feet and shrubs.

Proposed Security

- **Buffer A** (North and South) – **8 foot** chain link fence on property line;
- **Buffer B** (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **10 foot high berm** – 33 foot or 42 foot inside the property line;
- **Buffer C** (west) – **12 foot** chain link fence with sigh obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

300’ Buffer A



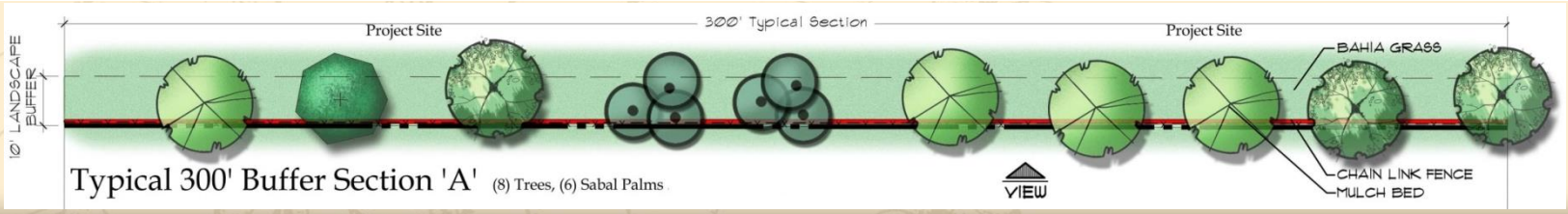
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



Typical Elevation A Buffer (at Initial Install)

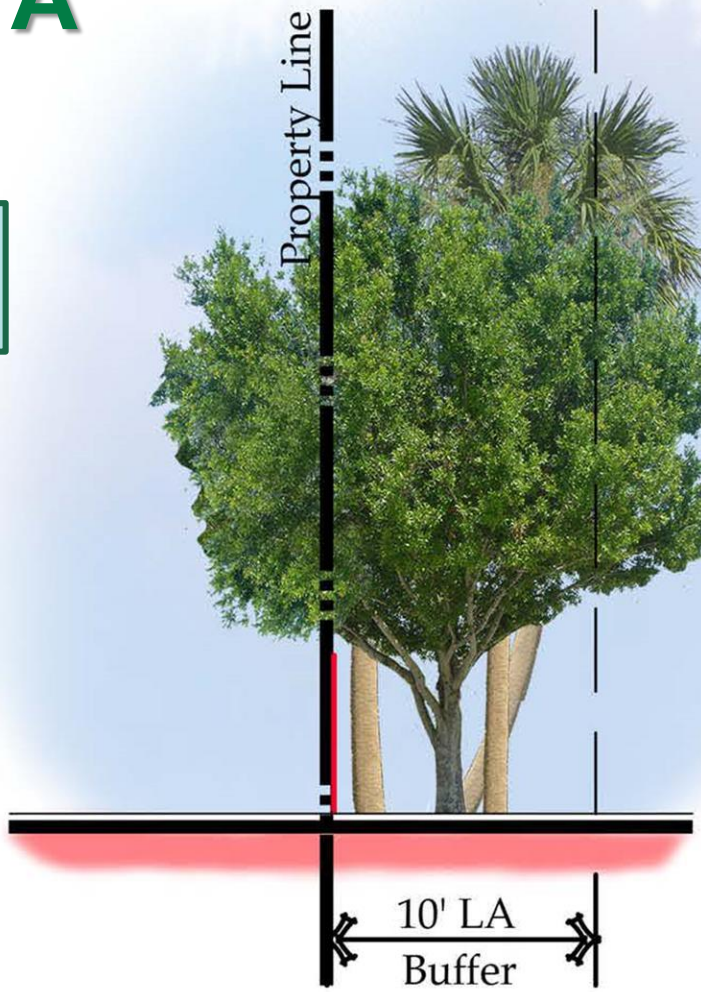


Typical 300' Buffer Section 'A' (8) Trees, (6) Sabal Palms

Cross Section A

NO Fence Screening with Compatible Industrial Use

North and South Sides



Cross Section Buffer A

300’ Buffer B



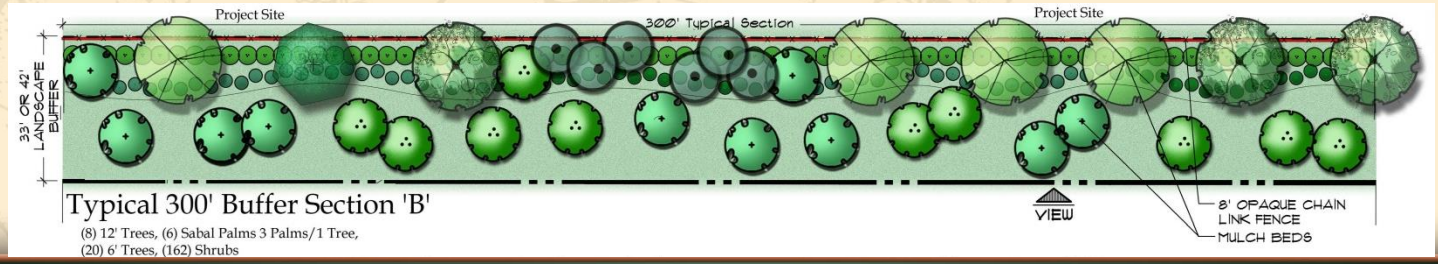
ypical Elevation B Buffer (at Maturity)



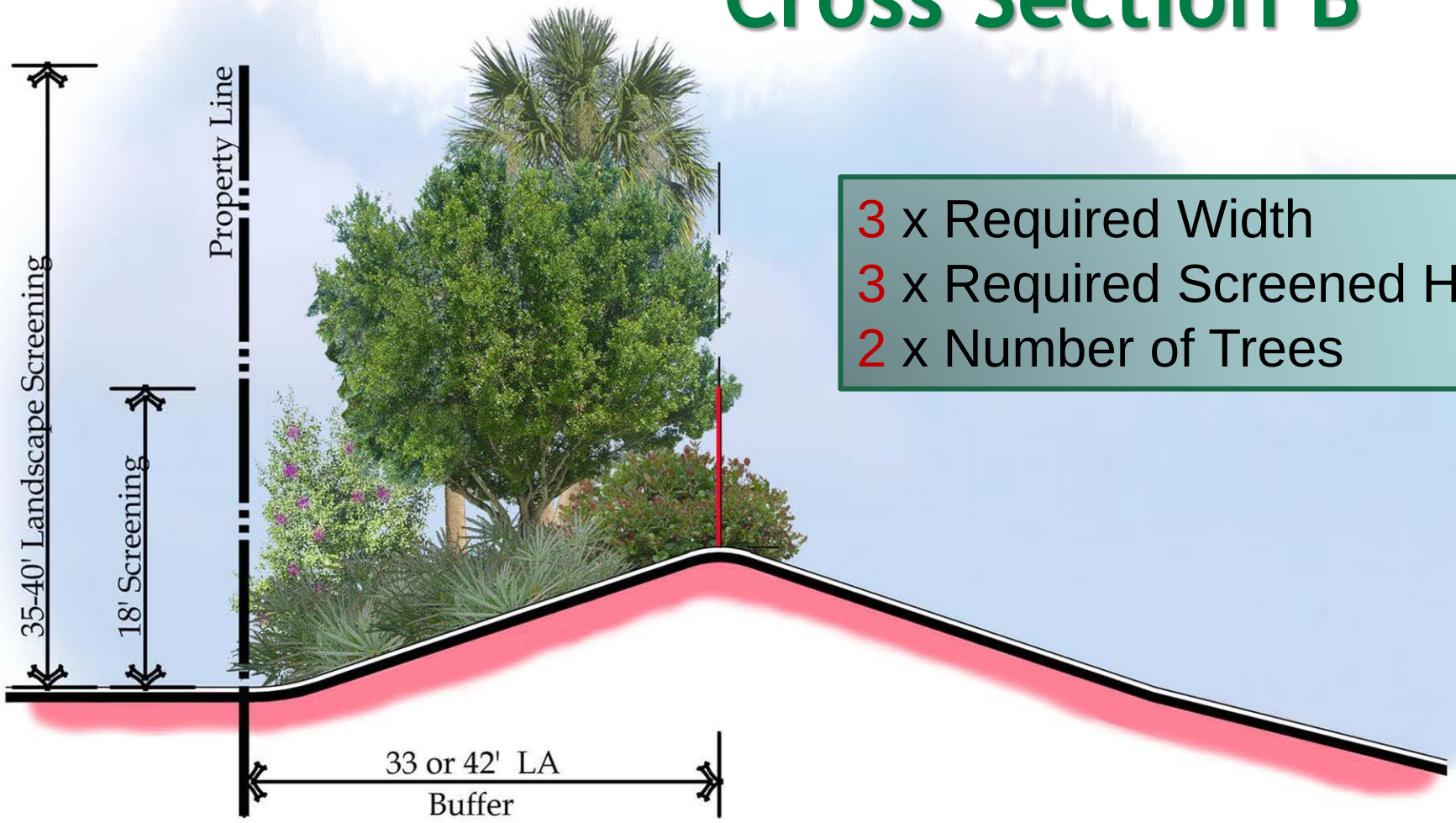
ypical Elevation B Buffer (at 5 years)



ypical Elevation B Buffer (at Initial Install)



Cross Section B



Cross Section Buffer B

3 x Required Width
3 x Required Screened Ht.
2 x Number of Trees

Northeast and East Sides

300’ Buffer C



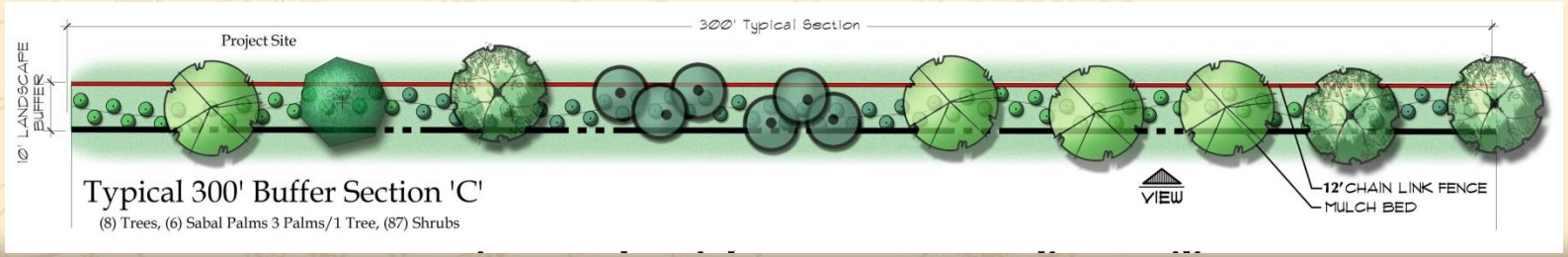
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



Typical Elevation C Buffer (at Initial Install)



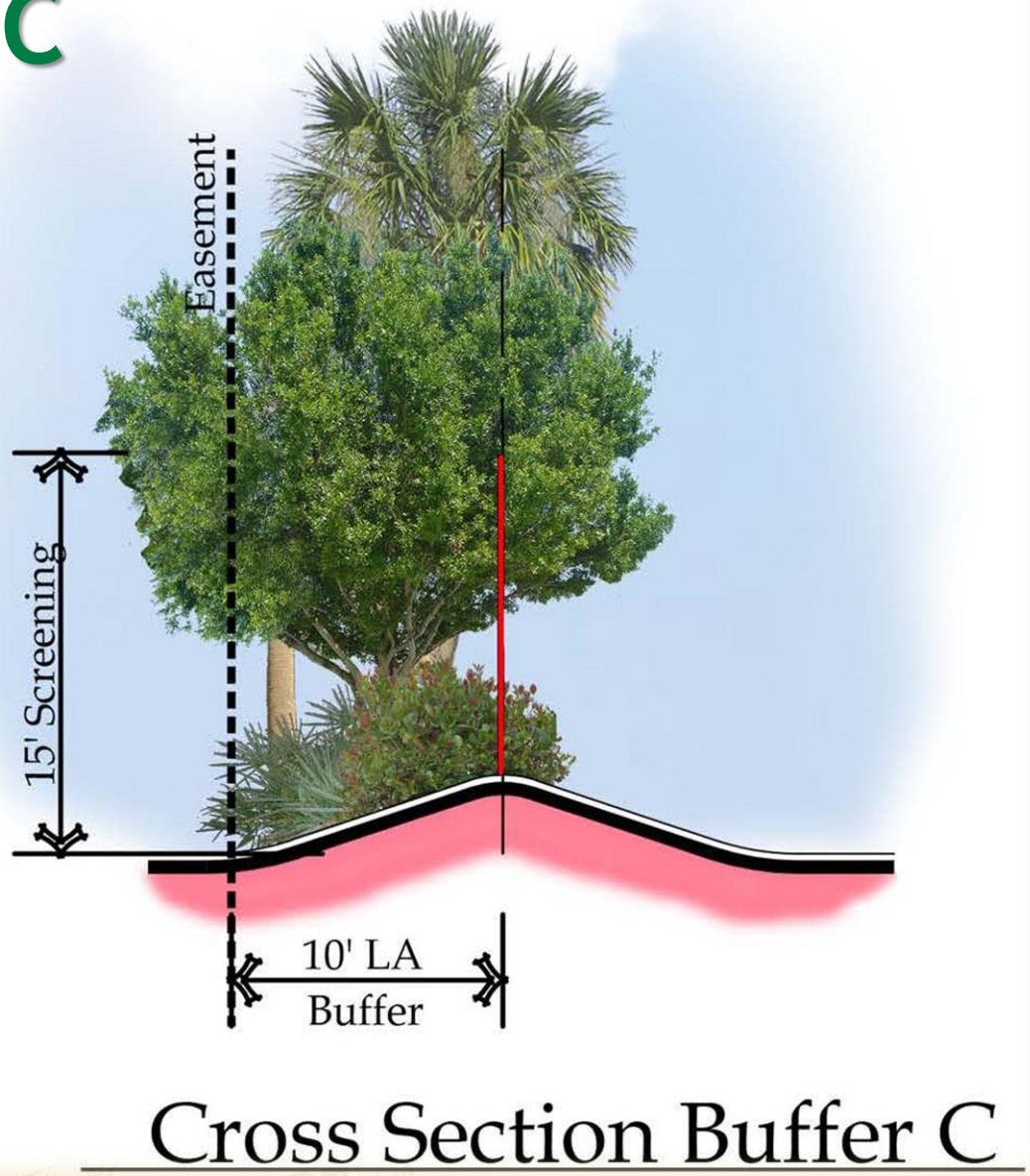
Typical 300' Buffer Section 'C'

(8) Trees, (6) Sabal Palms 3 Palms/1 Tree, (87) Shrubs

Cross Section C

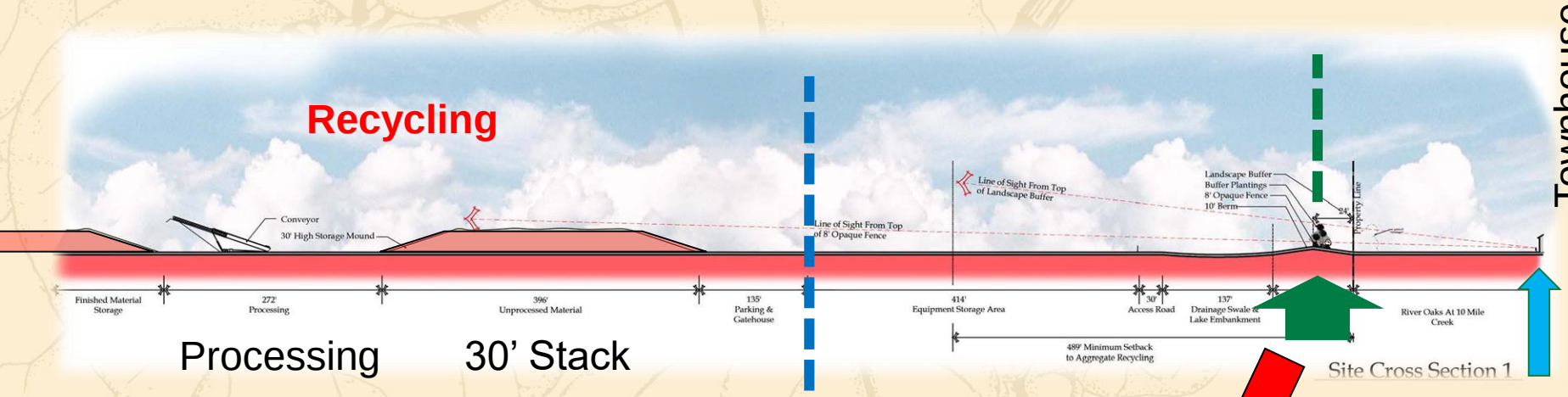
Against Access Easement

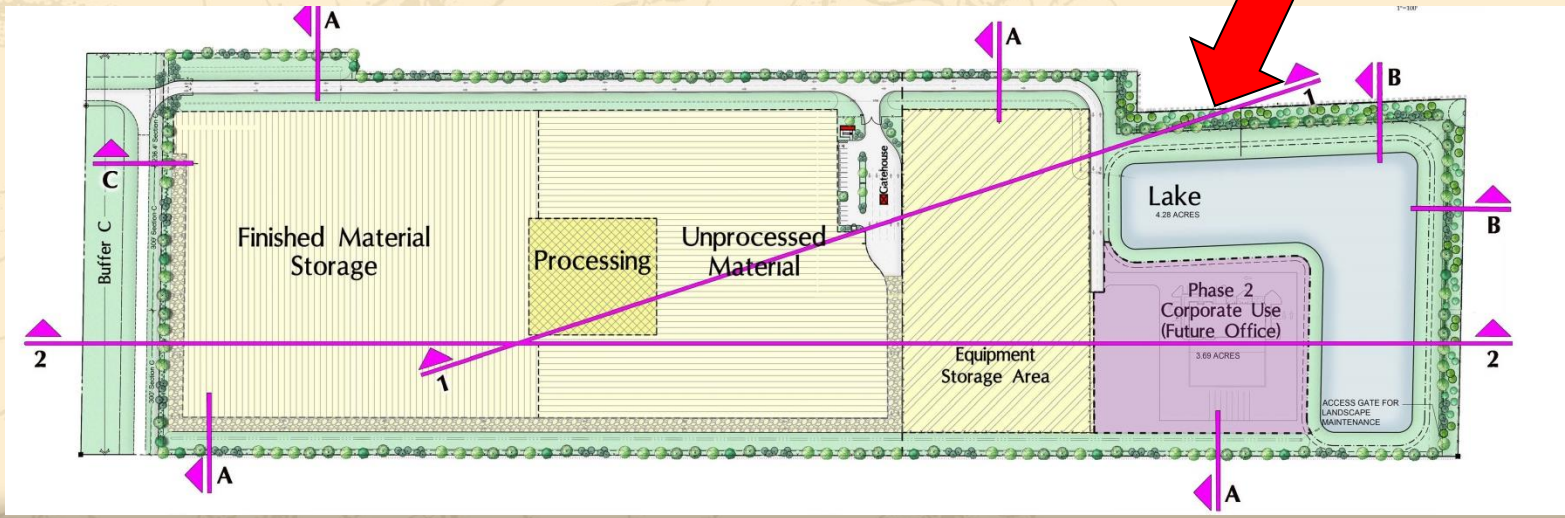
Planted per Right-of-Way Criteria



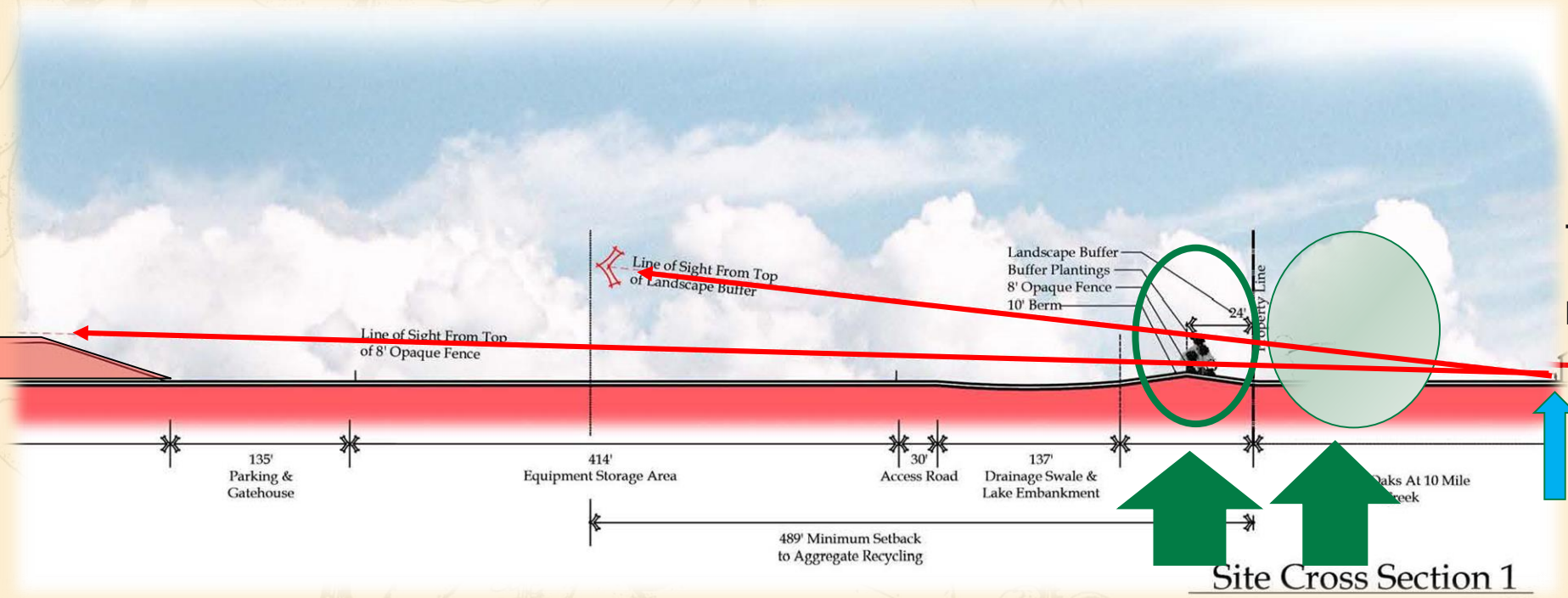
West Side

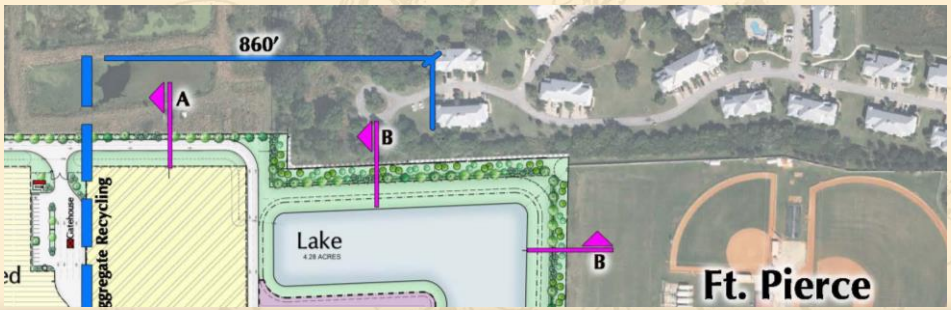
Visual Impact from Residential



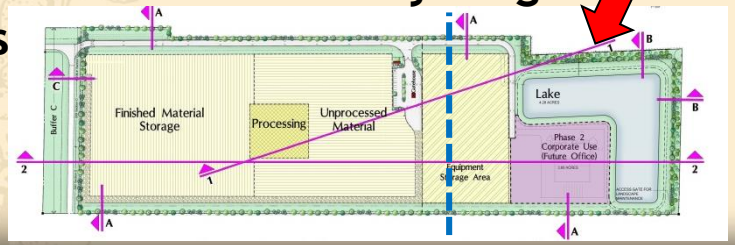


Visual Impact from Residential





860' min. setback from Residential Units to Recycling Limits

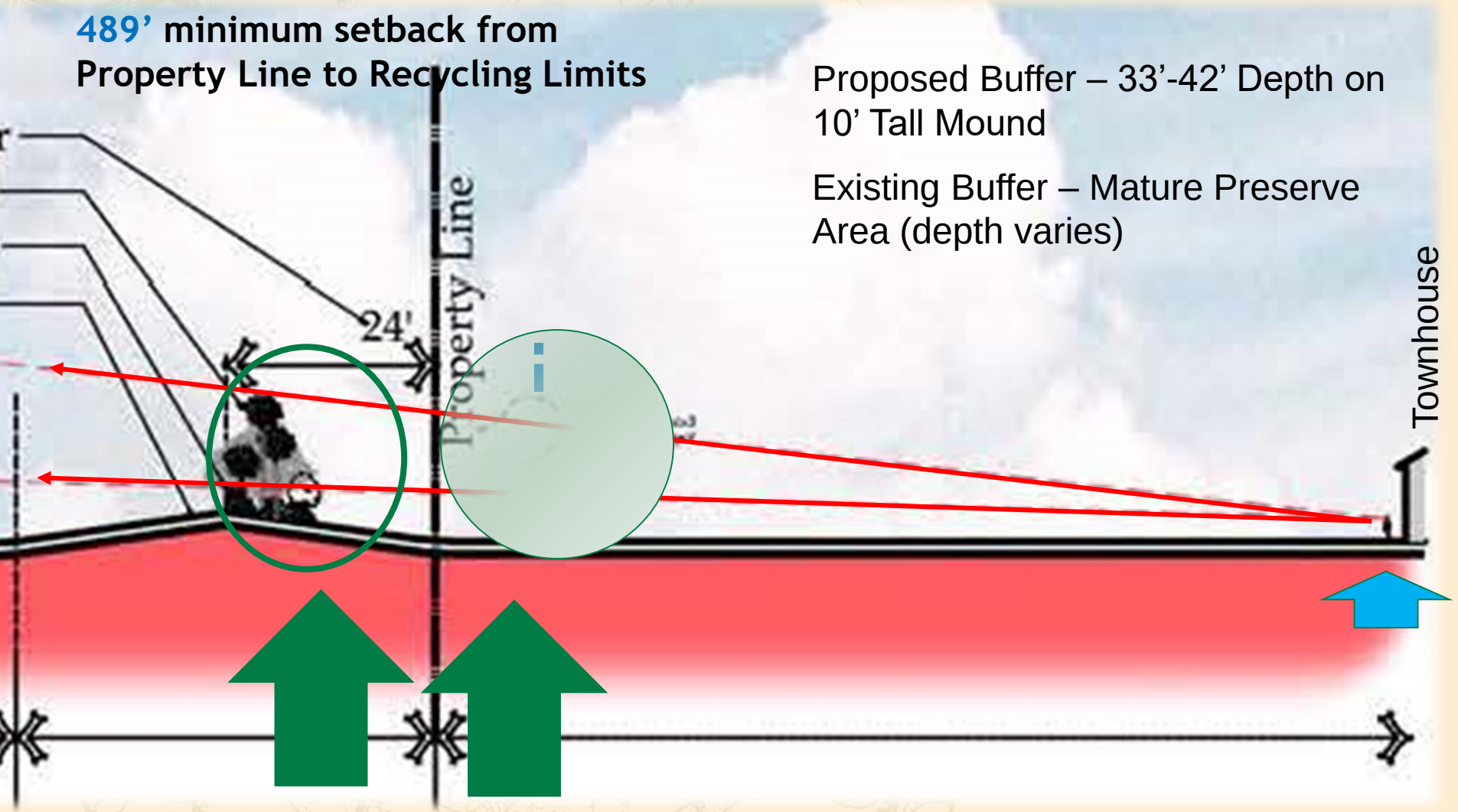


Visual Impact from Residential

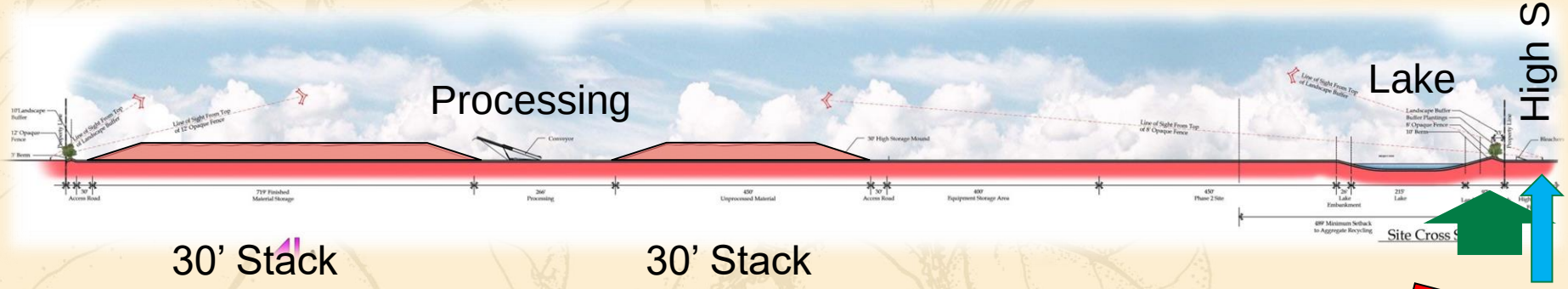
489’ minimum setback from Property Line to Recycling Limits

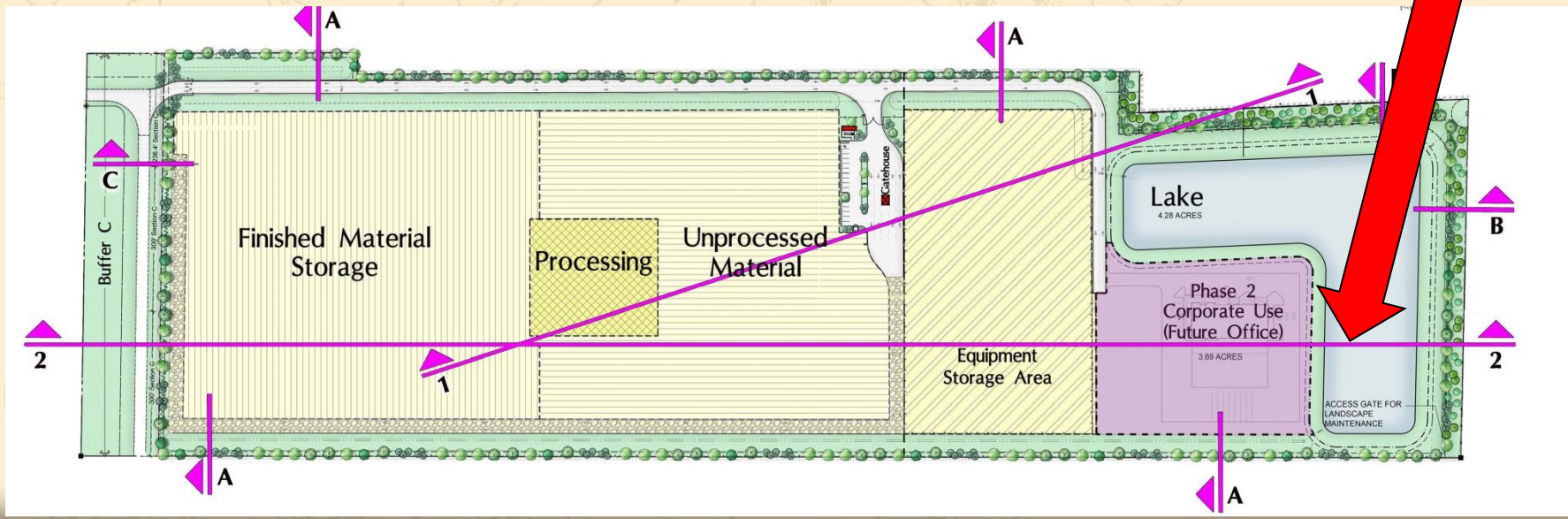
Proposed Buffer – 33’-42’ Depth on 10’ Tall Mound

Existing Buffer – Mature Preserve Area (depth varies)



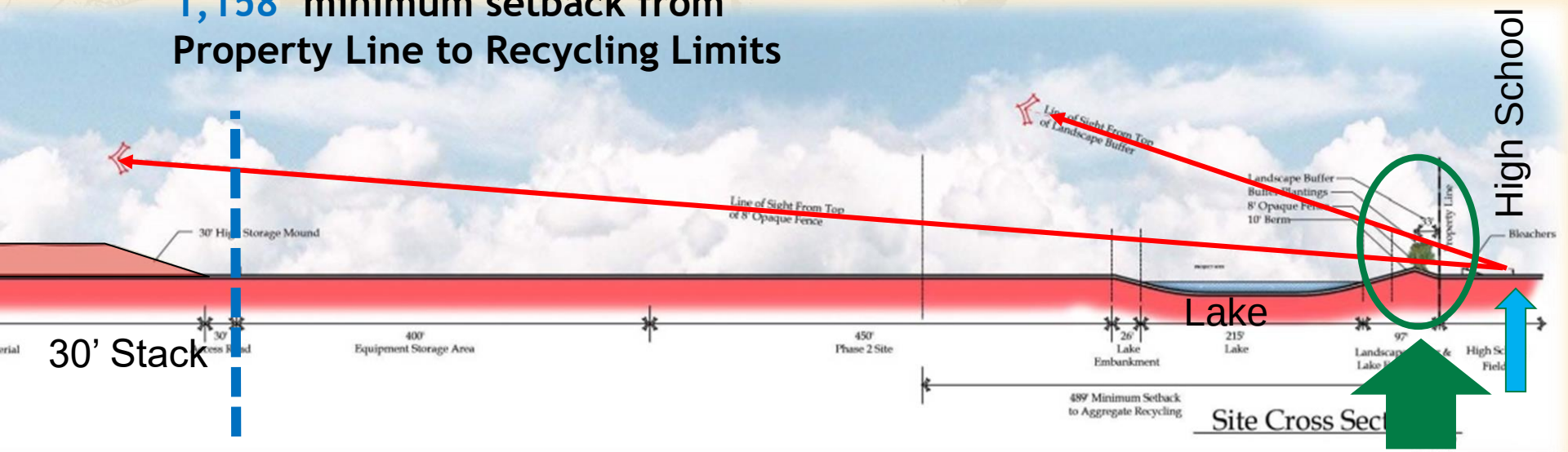
Visual Impact from School

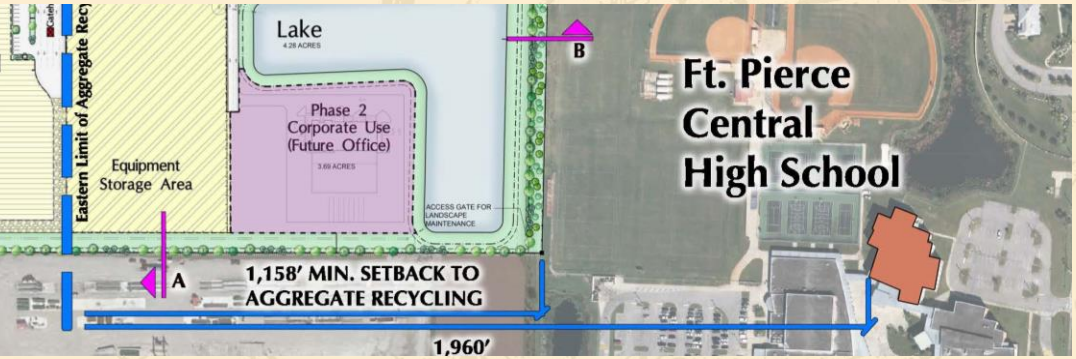




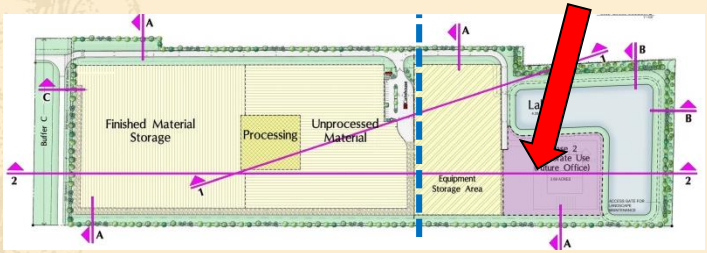
Visual Impact from School

1,158’ minimum setback from Property Line to Recycling Limits



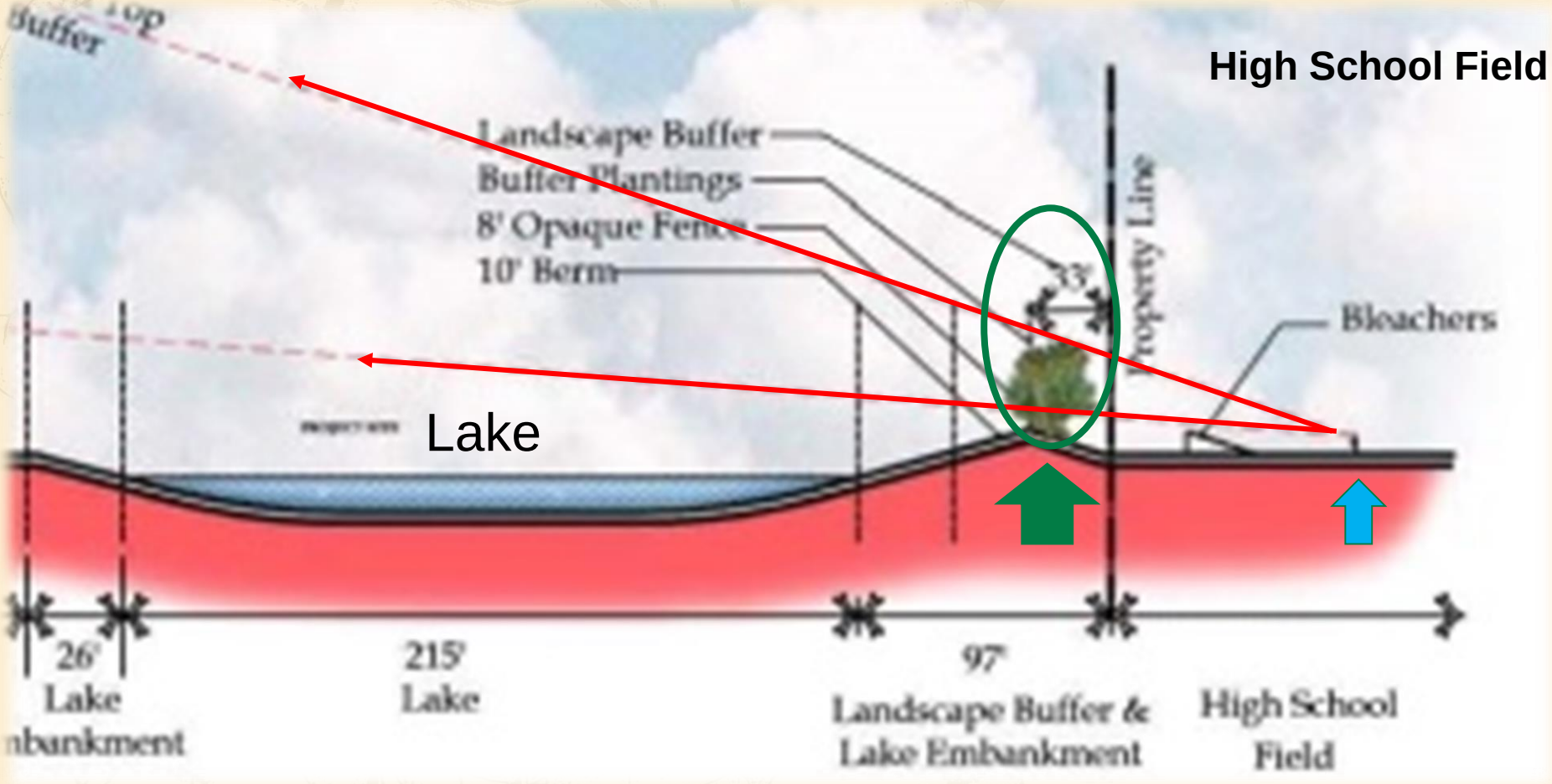


1,960’ min. setback from Classroom Windows to Recycling Limits

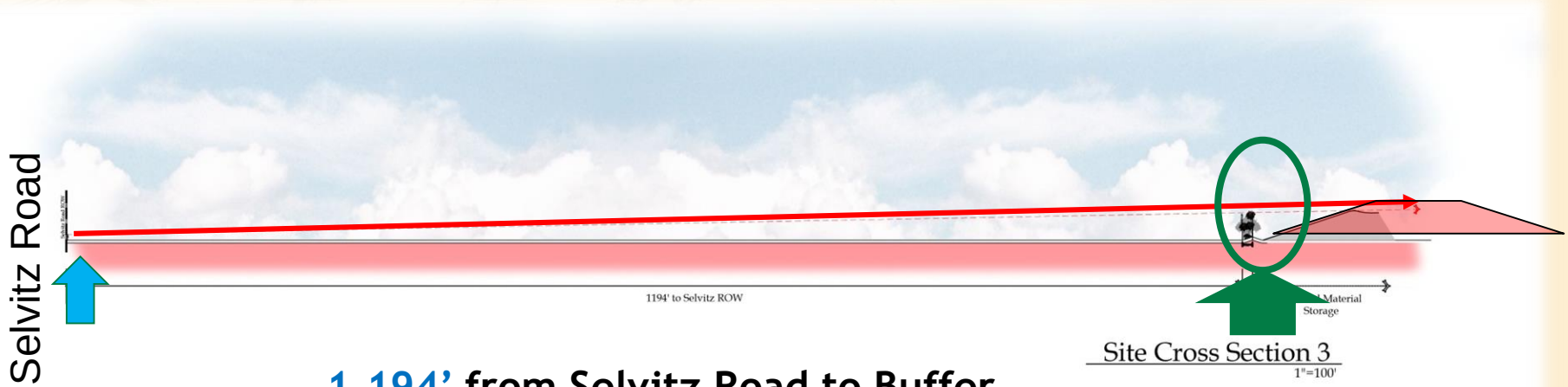


Visual Impact from School

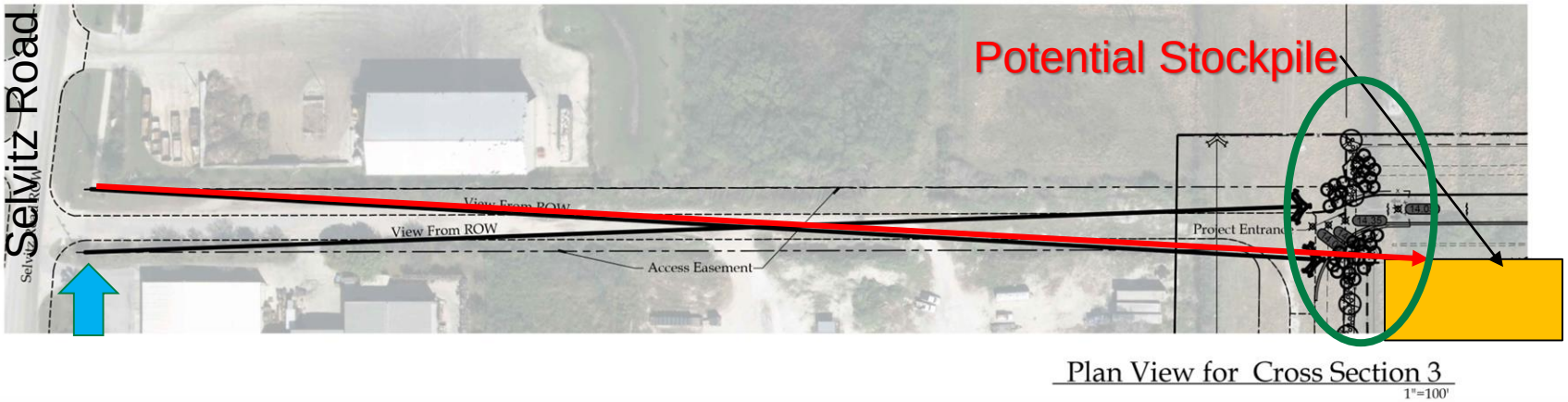
1,158' minimum setback from Property Line to Recycling Limits



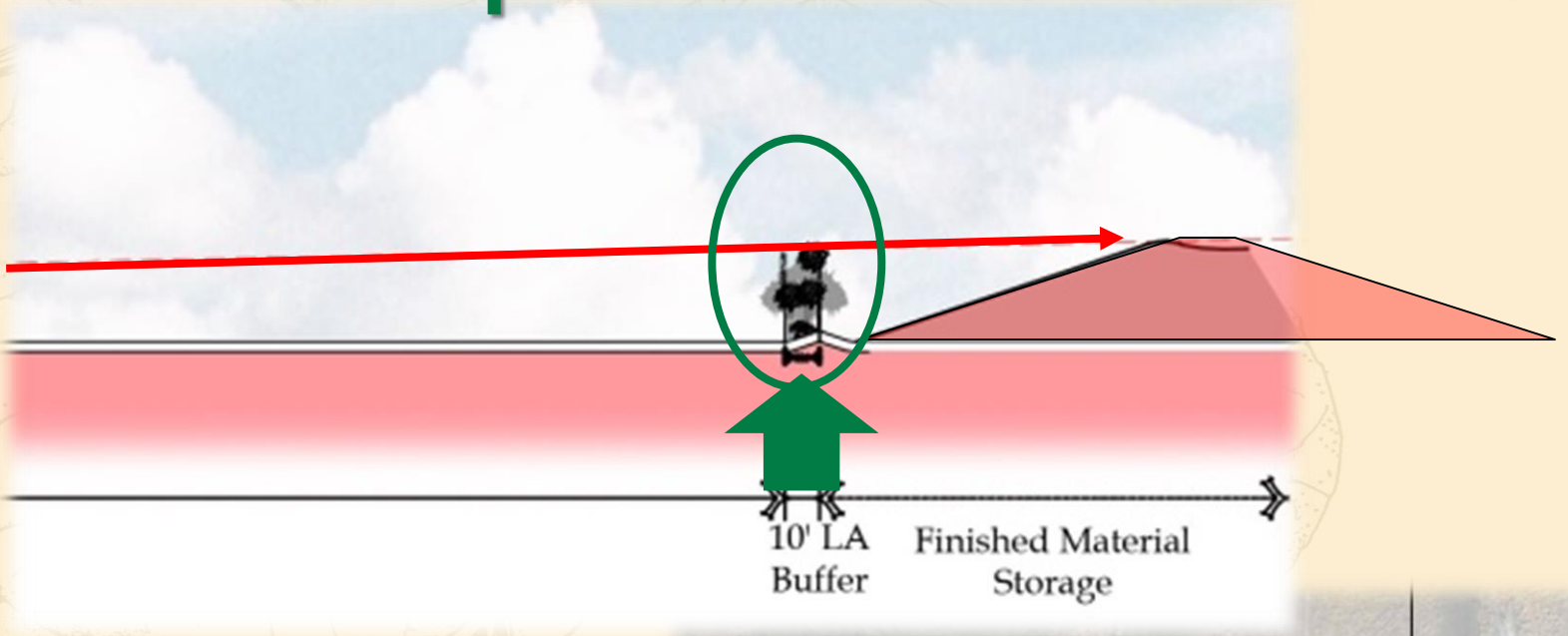
Visual Impact from Selvitz Road



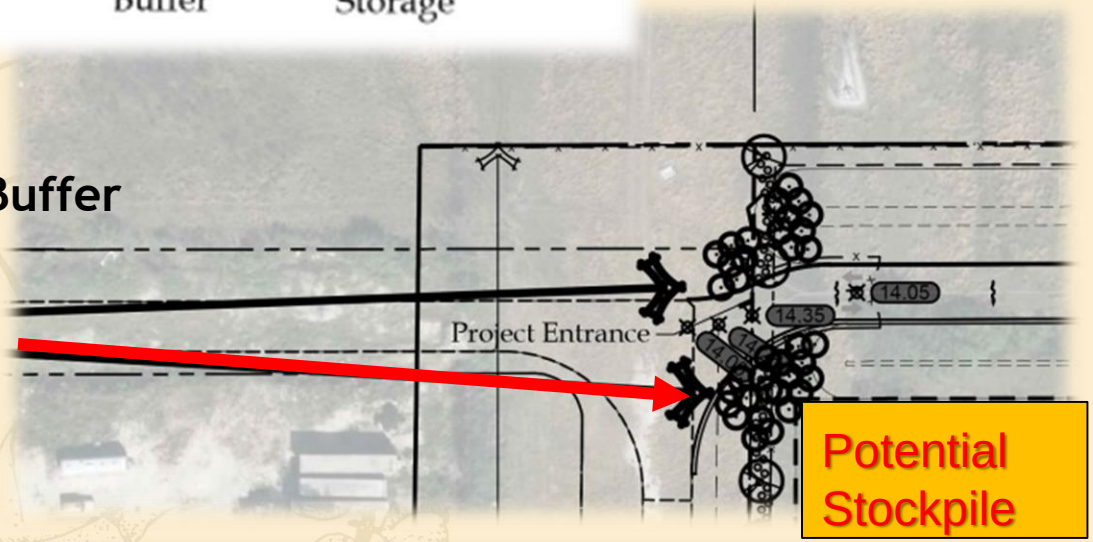
1,194' from Selvitz Road to Buffer



Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
  - 10 foot tall Berm
  - 8 foot tall Screened Fence
  - 33 foot to 42 foot Landscape Buffer width
  - At maturity, 40-50 foot tall thick buffer

Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

Recycling

FDEP targeted 75% recycling by 2020

2018 Tonnages in St Lucie County (including Ft. Pierce):

- **Total waste stream – 2018** **534,059 tons**
- **Recycled percentage – 2018** **53%**
- **SHORTFALL for 2020 goal** **22% or 117 tons**

Recycling

FDEP targeted 75% recycling by 2020

Projected Volumes at DSE Holdings:

- **Initially –** **30,000 tons**
- **At Capacity –** **+100,000 tons**

DSE Holdings will help the County and the City with FDEP goal providing 100,000 of the 117,000 tons needed.

Public Concerns

- Dust
  - Monitored through DEP Air Permit
- Water quality
  - Material being recycled is concrete – a product that carries drinking water.
- Noise
  - There is little to no noise from the processing other than the truck back-up
  - The stacked material actually buffers noises

Conditions of Approval

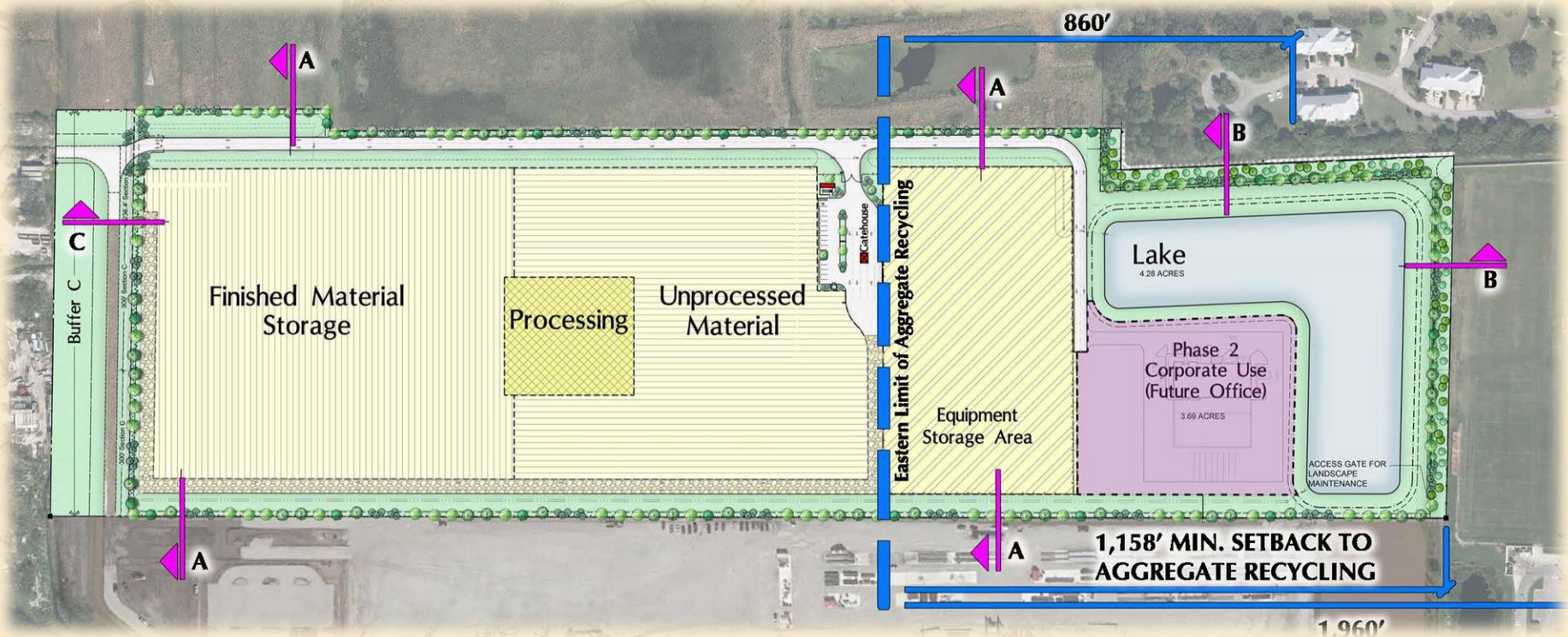
- Height of stacked material to 15’ (code)
  - Request 30’ as part of the PUD
    - obscured by buffers
    - Reduced useable space to accommodate upgraded buffers
    - Height of pile provides sound buffering
    - Email quote from Sanders at WPB site: *‘Sound of the crushing operation is not overbearing. From 40’ away you can have a normal conversation and hear the conversation.’*

Conditions of Approval

- Height of stacked material to 15’ (code)
  - Request 30’ as part of the PUD

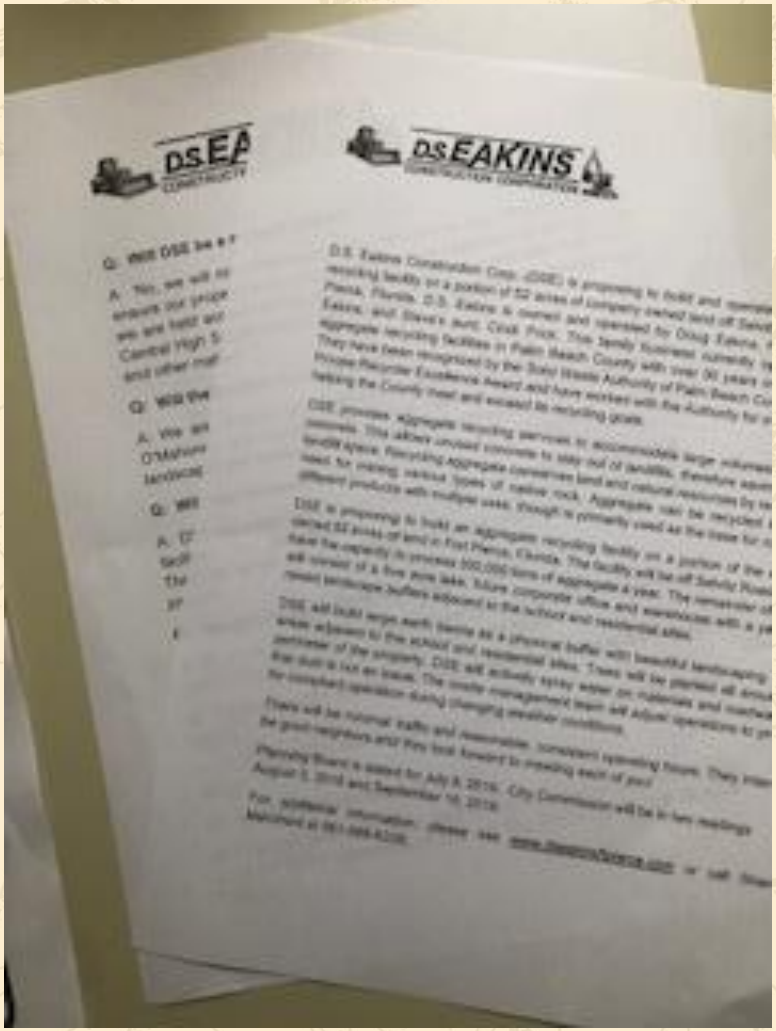
(5) Commercial & industrial buffers.

…..Outside storage of cargo containers shall be screened with site-obscuring fence or wall at least eight (8) feet in height or with a landscape strip at least ten (10) feet in width. The top of the highest stored or stacked cargo container may not exceed a height of thirty (30) feet


860'
A
A
B
C
Buffer C
Finished Material Storage
Processing
Unprocessed Material
Catehouse
Eastern Limit of Aggregate Recycling
Lake
4.28 ACRES
B
Phase 2 Corporate Use (Future Office)
3.69 ACRES
Equipment Storage Area
ACCESS GATE FOR LANDSCAPE MAINTENANCE
A
A
1,158' MIN. SETBACK TO AGGREGATE RECYCLING
1,960'

THANK YOU!

Project Door Hanger





Commission with the following conditions.

1. The height of staked materials shall not exceed 15 feet pursuant to City Code 22-67(e)(5).
2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.
3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).
4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.
5. No melting or burning of any materials shall take place on site.
6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.
7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.
8. The recycling, processing operation and storage of finished and unprocessed materials shall be located at least 547 feet from the east property line and as shown on the Fort Pierce Industrial Aggregate Recycling Facility for D.S. Eakins Planned Development Site Plan dated 5-31.2019.
9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The Records will be that will be available to the City of Fort Pierce and the School Board of St. Lucie County.
10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permeant irrigation system. It shall be maintained to provide an effective noise, dust and visual barrier.
11. The work hour shall be 7 AM until 7 PM Monday thru Saturday.

CC: Comm. Dev.
B+Z
OMB
Finance
File

RESOLUTION 04-013

FILE NO.: RZ-03-031 & PUD-03-020

A RESOLUTION GRANTING A CHANGE IN ZONING FOR CERTAIN PROPERTY IN ST. LUCIE COUNTY, FLORIDA AND FOR PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL FOR A PROJECT KNOWN AS SHADOW OAKS @ 10-MILE CREEK.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

CHANGE IN ZONING

1. Robert Stiegele, Centerline Homes, presented a petition for a Change in Zoning from RS-2 (Residential, Single-family – 2 du/acre) to PUD (Planned Unit Development) for certain property in St. Lucie County, Florida, the purpose of which is to receive Preliminary and Final Planned Unit Development approval for an 84-unit townhouse development.

2. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.

3. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within the 500 feet of the property boundaries.

4. The proposed zoning change is consistent with the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.

SITE PLAN

5. Robert Stiegele, Centerline Homes, presented a petition for a Preliminary and Final Planned Unit Development Plan for an 84-unit townhouse project known as **Shadow Oaks @ 10-Mile Creek.**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2361463 OR BOOK 1912 PAGE 2342
Recorded:03/04/04 10:10

Thatcher TO: Co. Atty

6. On December 2, 2003, this Board approved Resolution 03-242 granting approval for a Shoreline Variance to allow development within the required 300-foot shoreline setback zone.

7. On January 15, 2004, the Planning and Zoning Commission held a public hearing on the petition of Robert Stiegele, Centerline Homes, after publishing a notice of such hearing in the Tribune and the Port St. Lucie News and notifying by mail all property owners within 500 feet of the property boundaries.

8. The petitioner, Robert Stiegele, Centerline Homes, is now seeking Preliminary and Final Planned Unit Development for an 84-unit townhouse project known as **Shadow Oaks @ 10-Mile Creek.**

9. On February 17, 2004, this Board held a public hearing on the petition of Robert Stiegele, Centerline Homes, for Preliminary and Final Planned Unit Development approval for **Shadow Oaks @ 10-Mile Creek** after publishing a notice of such hearing in the Tribune and notifying by mail all property owners within 500 feet of the subject property.

10. The Development Review Committee has reviewed the Preliminary and Final Planned Unit Development site plan for the proposed project and found it to meet all technical requirements and to be consistent with the future land use maps of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part E of this Resolution.

11. The proposed project is consistent with the general purpose, goals, objectives and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan, and the Code of Ordinances of St. Lucie County.

12. The proposed project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities or other matters affecting the public health, safety and general welfare.

13. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.

14. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.

15. The proposed project will be served by adequate public facilities and services.

16. The applicant has demonstrated that water supply; evacuation facilities and emergency access are satisfactory to provide adequate fire protection.

17. A Certificate of Capacity, a copy of which is attached to this Resolution, was granted by the Community Development Director on February 17, 2004.

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NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

CHANGE IN ZONING

A. The property on which the change in zoning from RS-2 (Residential, Single-family – 2 du/acre) to PUD (Planned Unit Development – Shadow Oaks) is being granted is described as follows:

A PARCEL OF LAND LYING IN PART OF SECTION 29 AND 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRINED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 32, RUN SOUTH 02°46'06" WEST ALONG THE SECTION LINE, 1458.58 FEET; THENCE RUN NORTH 87°13'54" WEST 25 FEET TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, (SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES AND A RADIUS OF 266.55 FEET) A DISTANCE OF 418.70 FEET; THENCE RUN NORTH 02°46'06" EAST, 175.96 FEET; THENCE RUN NORTH 77°17'28" WEST, 537.78 FEET; THENCE RUN SOUTH 87°54'16" WEST, 1225.8 FEET; THENCE RUN NORTH 00°55'06" EAST, 1188 FEET TO THE TOP OF THE SOUTH BANK OF CANAL NO. 71; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF THE BANK 2457 FEET TO THE WEST RIGHT OF WAY LINE FOR HAWLEY ROAD. THENCE RUN SOUTH 02°46'06" WEST ALONG SAID RIGHT OF WAY LINE 584 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA BY DEEDS RECORDED IN OFFICAL RECORDS BOOK 734, PAGE 2463 AND OFFICIAL RECORDS BOOK 735, PAGE 1629 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
PARCEL 21

A STRIP OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 32. TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼; THENCE NORTH 89°55'42" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ¼, A DISTANCE OF 25.02 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT OF WAY LINE OF SOUTH 25TH STREET; THENCE NORTH 02°31'39" EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 32 AS SET FORTH BY STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 94504-2605, A DISTANCE OF 1442.23 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 02°31'39" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 32 AS SET FORTH BY S.R.D., A DISTANCE OF 584.00 FEET TO THE TOP OF BANK OF TEN MILE CREEK; THENCE NORTH 46°28'21" WEST, ALONG SAID TOP OF BANK, A DISTANCE OF 26.50 FEET TO A POINT ON A LINE 45.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 32 AS SET FORTH BY S.R.D.; THENCE SOUTH 02°31'39" WEST, ALONG SAID LINE 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS SET FORTH BY S.R.D., A DISTANCE OF 600.63 FEET TO THE INTERSECTION OF SAID LINE 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 32 AS SET FORTH BY S.R.D. AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 266.55 FEET, A CHORD DISTANCE OF 20.01 FEET AND A CHORD BEARING OF SOUTH 85°19'15" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

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ANGLE OF 04°18'11" SOUTHEASTERLY A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 42.07 ACRES MORE OR LESS.

Tax ID#: 2429-431-0060-000/5)

Location: West side of South 25th Street, directly across from Sweetwater Drive (southwest corner of 25th Street and the Ten Mile Creek)

Is hereby approved.

B. A copy of this Resolution shall be attached to the site plan drawings described in Part C, which plan shall be placed on file with the St. Lucie County Community Development Director.

SITE PLAN

C. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code, the Preliminary and Final Site Plan for the project to be known as **Shadow Oaks @ 10-Mile Creek**, be, and the same is hereby, approved as shown on the site plan drawings for the project prepared by Julian Bryan & Associates on June 25, 2003, last revised on November 20, 2003, and date stamped received by the St. Lucie County Community Development Director on November 25, 2003, subject to the following conditions:

1. **No other restricted use or encroachment into the 300-foot shoreline setback may be permitted, except as depicted on the site plan and approved under Resolution 03-1841, shoreline variance application, unless varied in accord with the applicable standards of the County's Land Development Code.**

2. **As part of the submission of any construction plans for any activity in the area of authorized encroachment, full and complete mitigation/restoration plans shall be required demonstrating compliance with all applicable County and State standards for the areas impacted by development activities.**

3. **Prior to issuance of the first building permit, the developer's shall dedicate to the county a minimum 50-foot strip of land along 10-Mile Creek the entire length of the northern property line, in a manner acceptable by the St. Lucie County.**

4. **Prior to issuance of a building permit for the first residential unit, the developer's, their successors and assigns, shall provide for the creation/establishment of a Conservation Easement over all areas of protected upland/wetland preservation areas as shown on the project site plan. This conservation easement shall be in favor of St. Lucie County. No alterations of land within these areas so designated may take place without the prior consent of the County and determination by the County that the proposed activity is not in violation of any provision of the County's**

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Comprehensive Plan or development standard of the County's Land Development Code.

5. Prior to issuance of the first building permit for this site plan, the applicant shall be required to submit to the County a final tree mitigation plan that indicates the location of all trees preserved and relocated and details the number of inches of trees removed. If the mitigation credit does not exceed the tree mitigation criteria, the applicant will be required to provide a means for satisfying the remainder of the tree mitigation criteria.

6. Prior to the issuance of the first building permit for this site plan, the developers, their successors and assigns, shall provide St. Lucie County with a management plan for all areas of protected upland/wetland preservation areas as shown on the project site plan that are to be covered through the creation/establishment of a Conservation Easement over all areas.

7. The applicant shall be required to submit to St. Lucie County an annual monitoring report demonstrating compliance with the above conditions. The requirement for this report shall begin on the anniversary date of commencement of construction and shall continue on that date until two (2) years after the completion of the development.

8. Prior to the issuance of any Land Clearing Permits for the Shadow Oaks @ 10-Mile Creek Site, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be by either the placing of silt fencing, safety fencing or similar type of materials. Flagging shall not be used except to guide the installation of the fencing materials. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

9. Right and left turn lanes along South 25th Street shall be constructed at the primary project access driveways. All construction shall be in manner and form acceptable to the Florida department of Transportation and St. Lucie County. These turn lanes shall be constructed as part of the primary driveway connection onto South 25th Street. At the option of the County, these specific improvements may be waived and the developer's only responsibility is to pay funds equating to the cost to provide these improvements if it is determined that it is more effective to have them constructed as part of the planned widening of South 25th Street.

10. The developer shall as part of the construction of this development provide for the construction of a weather shelter, or other similar structure at the main project entrance with South 25th Street for the purpose of providing for a central pick-up and drop off location for any school bus stops/demand response transit or other like transit activity that may be caused by the development of this property.

D. The property on which this site plan approval is being granted is described in Part A.

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E. The approvals and authorizations granted by this Resolution for the purpose of obtaining building permits on this property, shall expire on February 17, 2006, unless the developer has obtained a building permit approval for the site plan described in Part C or an extension has been granted in accordance with Section 11.06.06(B)(3), St. Lucie County Land Development Code.

F. The Final Planned Unit Development Site Plan/General Site Plan approval granted under this Resolution is specifically conditioned to the requirement that the petitioner, Robert Stiegele, Centerline Homes, including any successors in interest, shall obtain all necessary development permits and construction authorizations form the appropriate State and Federal regulatory authorities, including but not limited to; the United Stated Army Corp of Engineers, the Florida Department of Environmental Protection, and the South Florida Water Management District, prior to the issuance of any local building permits of authorizations to commence development activities on the property described in Part A.

G. The conditions set forth in Part C are an integral nonseverable part of the site plan approval granted by this Resolution. If any condition set forth in Section C is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, the site plan approval granted by this resolution shall become null and void.

H. A copy of this Resolution shall be attached to the site plan drawings described in Part C, which plan shall be placed on file with the St. Lucie County Community Development Director.

After motion and second, the vote on this resolution was as follows:

Chairman Paula Lewis	AYE
Vice-Chairman John Bruhn	AYE
Commissioner Cliff Barnes	AYE
Commissioner Frannie Hutchinson	AYE
Commissioner Doug Coward	AYE

PASSED AND DULY ADOPTED this 17TH day of February 2004.

OR BOOK 1912 PAGE 2347

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY _____
Chairman

ATTEST

_____
Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS

_____
County Attorney

Cs
H:\projects\Shadow Oaks\BCC\Agenda\Resolution04013.doc

OR BOOK 1912 PAGE 2348

St Lucie County
Certificate of Capacity

Date 2/24/2004 Certificate No. 1481

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development Preliminary and Final PUD

Number of units 84 **Number of square feet**

2. Property legal description & Tax ID no.

2429-431-0060-000/5

SW Corner of S 25th St and 10-Mile Creek

Shadow Oaks @ 10-Mile Creek

3. Approval: Building **Resolution No.** 04-013 **Letter**

4. Subject to the following conditions for concurrency:

Construction of an 84-unit townhouse community

Owner's name

Centerline Homes @ Ten Mile Creek, LLC

Address

12534 Wiles Road

Coral Springs FL 33076

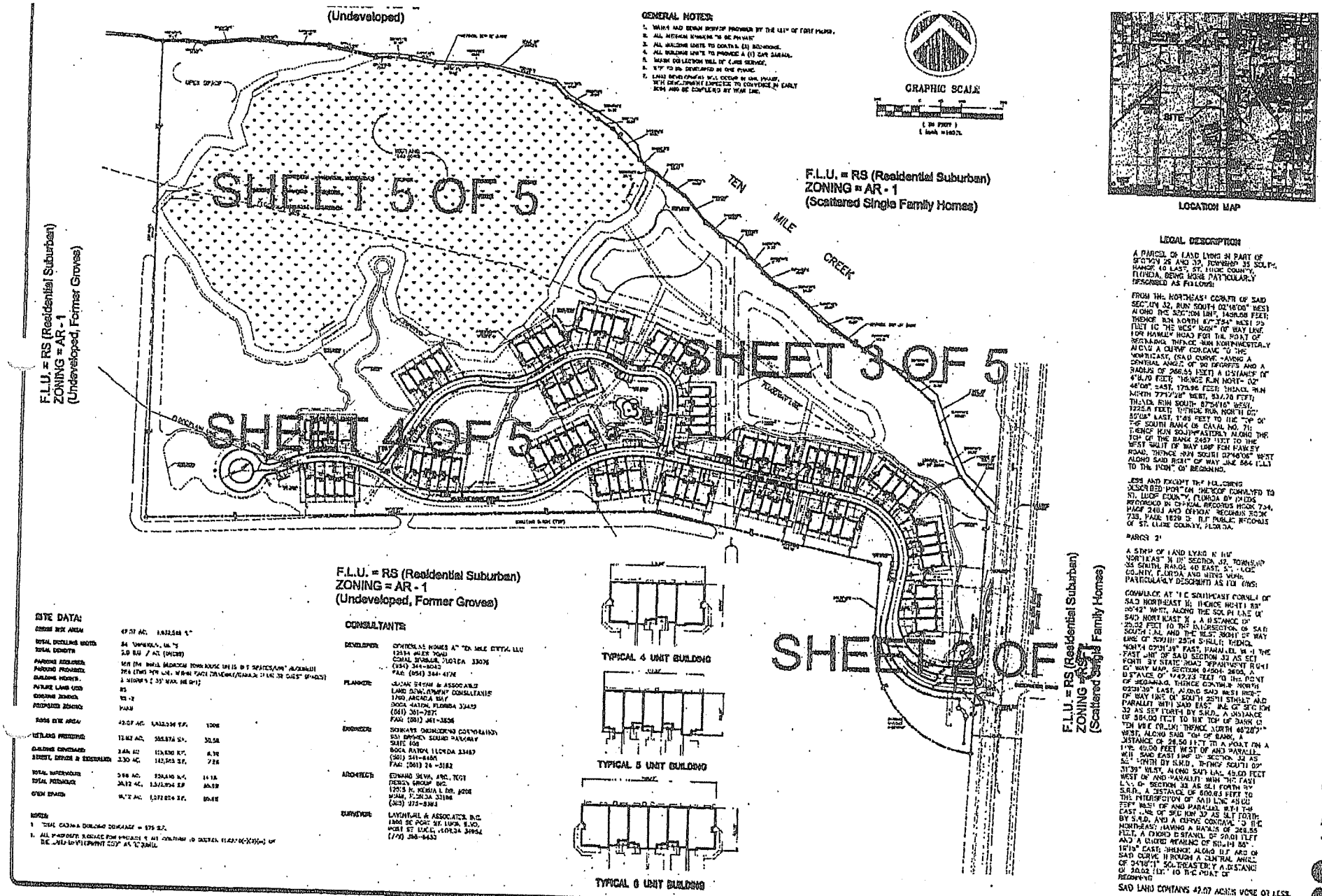
6. Certificate Expiration Date 2/17/2006

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development orderIssued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

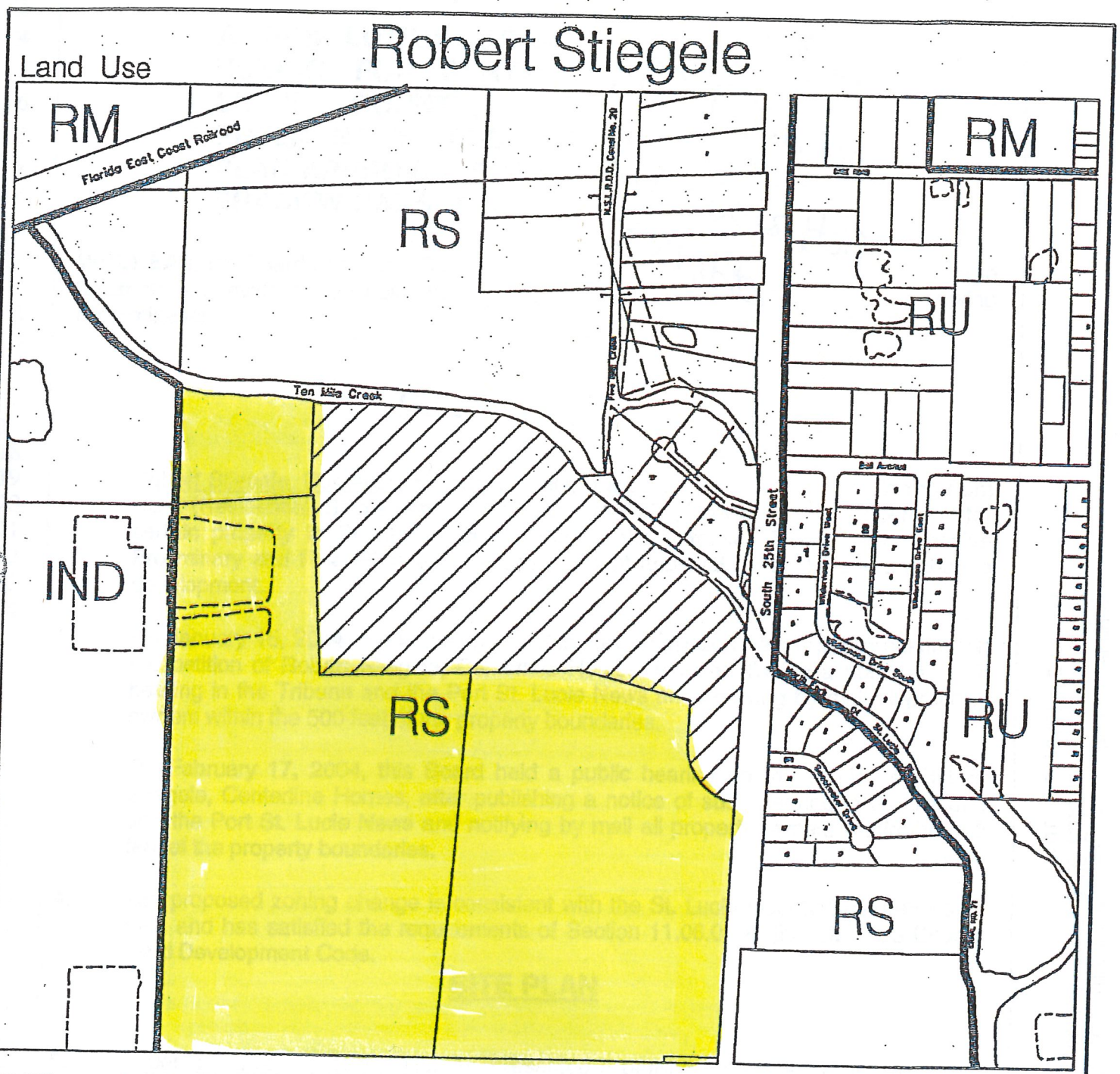
Signed _____ **Date: 2/24/2004**

Community Development Director
St Lucie County, Florida

OR BOOK 1912 PAGE 2349



OR BOOK 1912 PAGE 2350



RZ 03-031 & PUD 03-020

This pattern indicates subject parcel

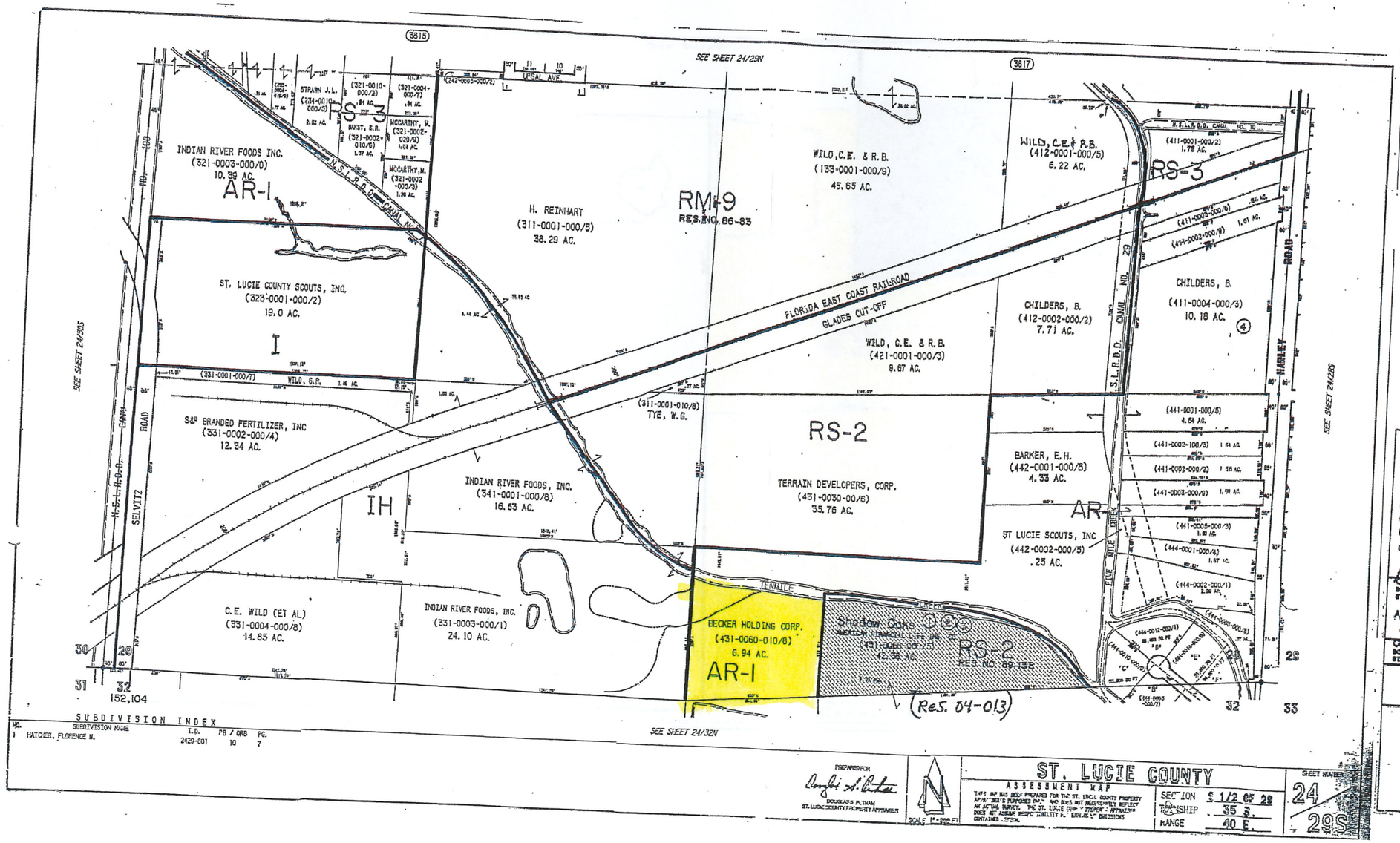
St. Lucie County GIS

Map prepared December 29, 2003

This map has been compiled for general planning and reference purposes only. While every effort has been made to provide the most current and accurate information possible, it is not intended for use as a legally binding document.

N

REV. NO.	RES. NO.	CLASSIFICATION CHANGE	
(1)	95-089	MAJOR SITE PLAN APPROVAL	SP-94-038 SLR-95-001
(2)	97-028	S.P. EXTENSION	EXPIRES 4/18/98
(3)	98-020	S.P. EXTENSION	EXPIRES 4/18/98
(4)	CD-01-002	MINOR SITE PLAN APPROVAL	EXP. 2/9/03 CHILDERS SUBDIVISION



SUBDIVISION INDEX

NO.	SUBDIVISION NAME	I.D.	PB / ORB	PG.
1	HATCHER, FLORENCE M.	2429-601	10	7

PREPARED FOR
Douglas A. Putnam
DOUGLAS S. PUTNAM
ST. LUCIE COUNTY PROPERTY APPRAISER

SCALE 1" = 200 FT

ST. LUCIE COUNTY
ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE ST. LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE ST. LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ANY LEGAL DESCRIPTIONS CONTAINED HEREON.

SECTION S 1/2 OF 29
TOWNSHIP 35 S.
RANGE 40 E.

SHEET NUMBER 24
29S

THIS IS TO CERTIFY that this is page no. 24/29S of the OFFICIAL ZONING ATLAS referred to in Section 1.06.01, of the St. Lucie County Land Development Code, amended this 11th day of April, 1991.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

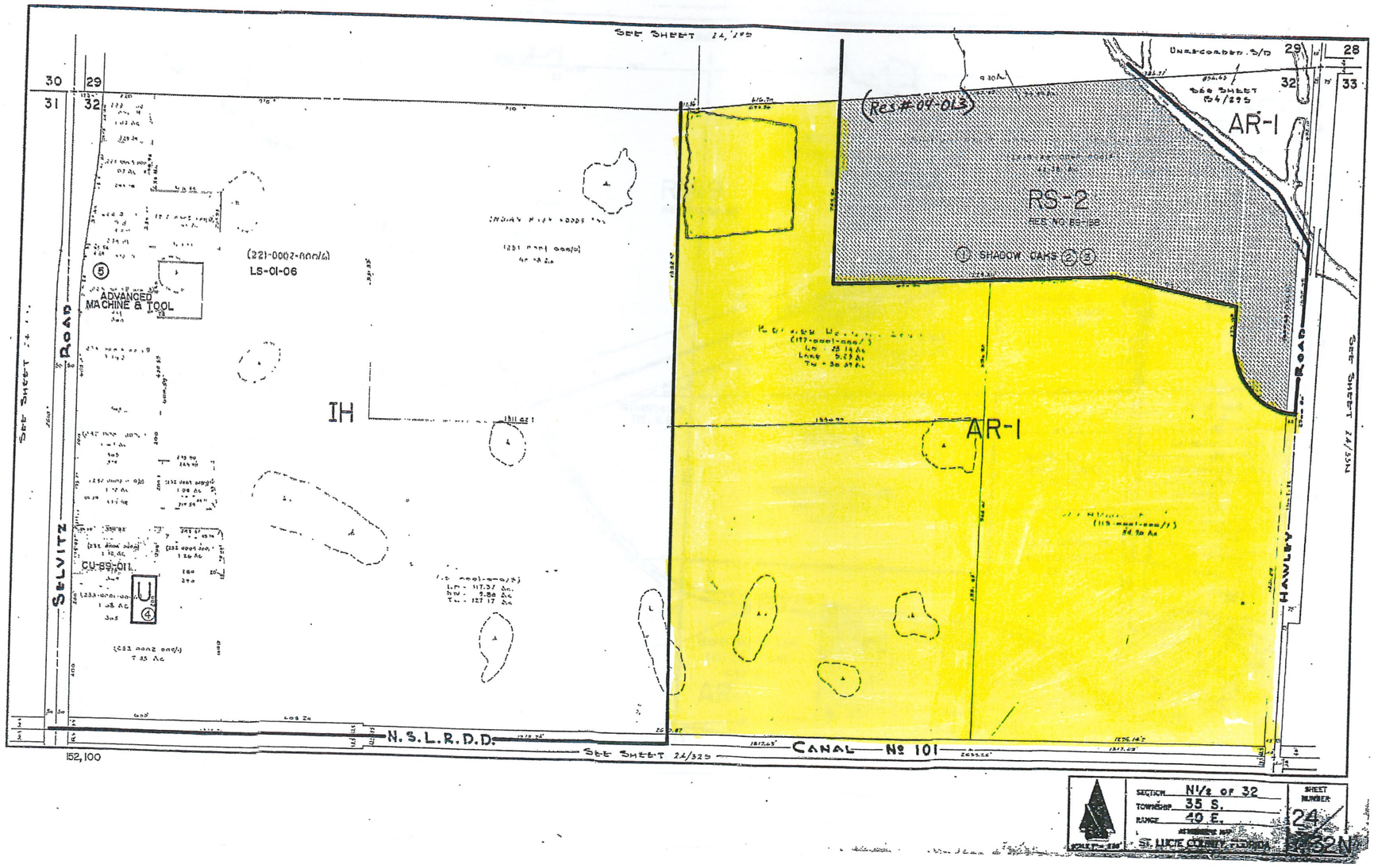
ATTEST:

CLERK OF
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

OFFICIAL ZONING MAP

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FLORIDA

REV NO	RES NO	CLASSIFICATION CHANGE	
1	95-099	MAJOR SITE PLAN APPROVAL	SP-94-038 SLR-95-001
2	97-028	S.P. EXTENSION	EXPIRES 4/18/98
3	98-020	S.P. EXTENSION	EXPIRES 4/18/99
4	98-145	IH to U	RZ-98-012
5	01-137	MAJOR SITE PLAN APPROVAL	MNSP-01-009 EXP. 11/6/03



SECTION N1/2 OF 32
TOWNSHIP 35 S.
RANGE 40 E.
ST. LUCIE COUNTY, FLORIDA
SHEET NUMBER 24/32N

THIS IS TO CERTIFY that this is the ... 24/32N of the OFFICIAL ZONING MAP referred to in Section 1.06.01 of the St. Lucie County Land Development Code ... this 11th day of April, 1991

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST

CLERK
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

OFFICIAL ZONING MAP

ST. LUCIE COUNTY FLORIDA

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2527720 12/30/2004 at 08:58 AM
OR BOOK 2125 PAGE 2184 - 2188 Doc Type: ORDN
RECORDING: $44.00

ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101;** DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 13 18 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370)(PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC)(OR 1814-1541)(PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL)(PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC)(OR 2015-988)(PROPERTY I.D. 2429-431-0060-000-5)
- ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

PARCEL 6 -29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC)(OR 1207-2717, 2718)(PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4-LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E1/2 OF E 1/2 OF SE 1/4 OF NW 1/4AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC)(OR 1207-2717, 2718)(PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2005 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density

STATE OF FLORIDA) ss
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 20004; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.

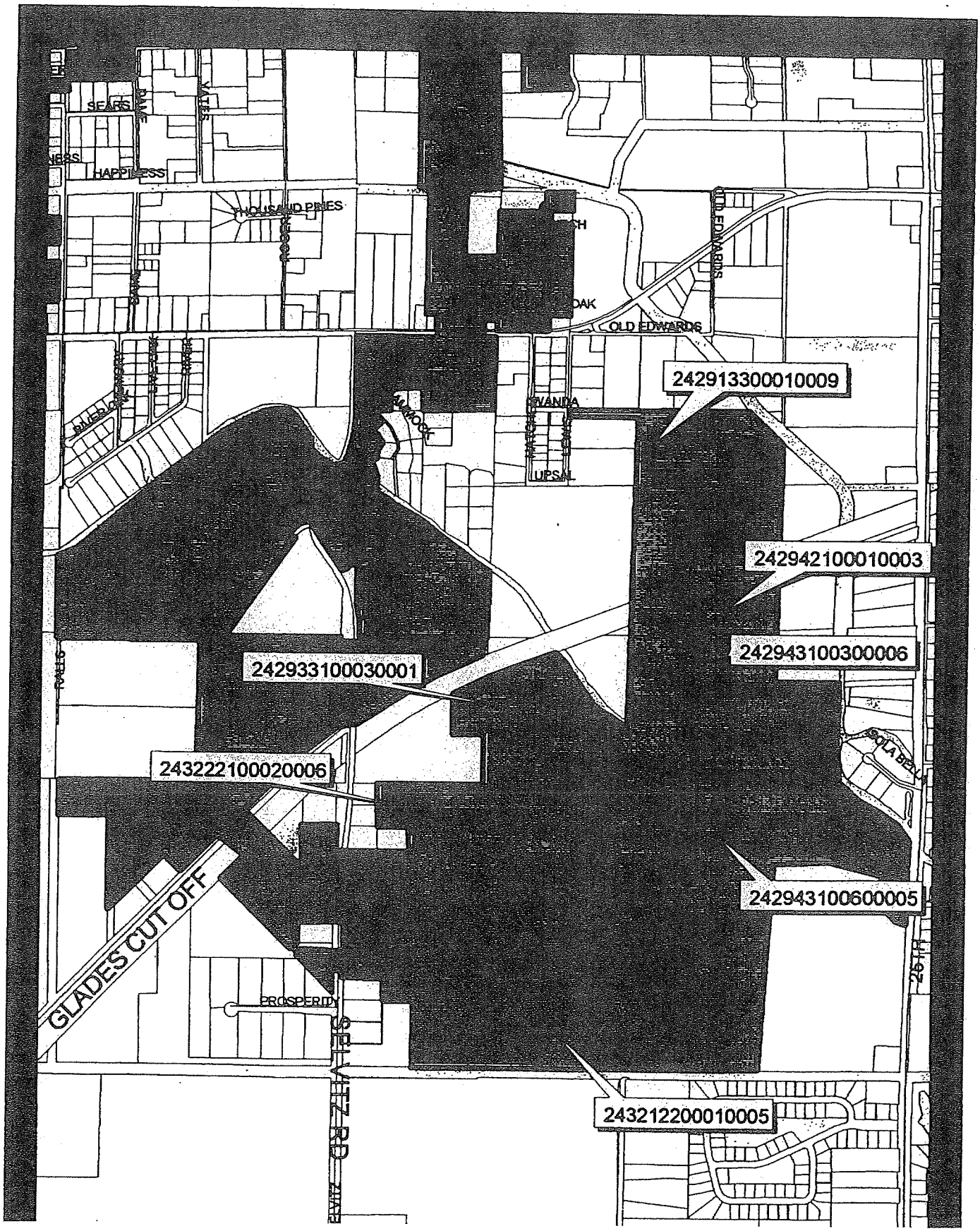
MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

[illegible] 6432-221-0002-000-6) - ADDRESS TO BE

ATTACHMENT TO ORDINANCE NO. K-310



Memorandum

TO: City of Fort Pierce Planning Board

Thru: Director of Planning

From: City Planner T.L.

Subject: Annexations

Date: May 11, 2004

As a result of the City's Annexation Study, the following property is identified as having a Fort Pierce Utilities Agreement and contiguous municipal boundaries of Fort Pierce. The following figures represent the value of the property.

Land Value: $1,101,900

Assessed Value: $1,101,900

Exemption Value: $0

Taxable Value: $1,101,900

Location: 32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.56 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 682.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.99 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 06 E 53.50 FT TO NR/W LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E200 FT, TH N 89 68 19 W 374.97 FTTO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NELYAND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4OF NW 1/4 OF SEC, TH N 00 49 04 EALG W LI 967.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC)

Existing Zoning:	IH, Industrial Heavy, and AR-1, Agricultural-1 Unit
Future Land Use:	IND, Industrial, and RS, Residential Suburban
City Zoning:	I-1, Light Industrial
Future Land Use:	I, Industrial
Tax I.D.:	2432-122-0001-000-5
Owner:	Cargill Juice N America INC.

Recommendation: Staff recommends **Approval** of the annexation of this property.

PROPERTY RECORD CARD

Cargill Juice N America Inc [illegible]

Property Identification

Site Address:	TBD	Parcel ID:	2432-122-0001-000-5
Sec/Town/Range:	32 35S 40E	Account #:	32986
Map ID:	24/32N	Land Use:	VCNT INDUS
Zoning:		City/County:	ST. LUCIE COUNTY

Ownership and Mailing

Owner:	Cargill Juice N America Inc
Address:	Tax Dept #26 Box 9300
15407 McGinty Rd	Wayzata MN 55931

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 894.56 FT, TH S 01

More...

Sales Information

Date	Price	Code	Deed	Book/Page
9/30/2003	2932900	03	WD	1814 / 1541
10/16/1997	581200	01	WD	1104 / 2339
4/1/1986	406200	02	CV	0495 / 2537

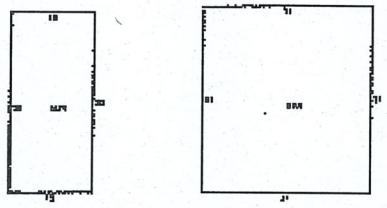
Assessment

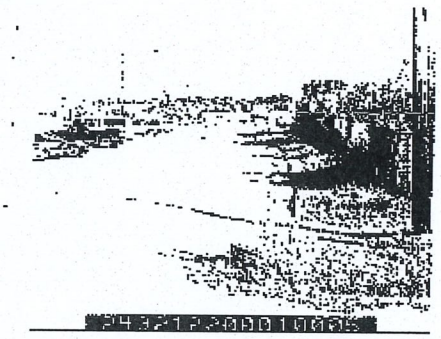
2003 Val:	1101900
Assessed:	1101900
Ag.Credit:	0
Exempt:	0
Taxable:	1101900

Property Appraisal Building

Land Value:	1092000 Acres: 177.14
Building Value:	9300
Finished Area	720 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	GA - Gable
ExtType:	B24 - B24	YearBlt:	1955	Frame:	-
Grade:	24 - 24	Eff/rBlt:	1977	PrimeWall:	WN - Wood no Sh
StoryHght:	0010 - 1 Story	No Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	MN - MINIMUM	PrimIntWall:	-
FullBath:		HeatType:	-	Avg Ht/FL	STD
1/2Bath:		HeatFuel:	-	Pre.Floors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty	Units	Qual.	Cond.	YrBlt

Land Information

No.	Land Use	Type	Measure	Depth
1	4000-VCNT INDUS	545 -Acres	83.8	
2	4000-VCNT INDUS	500 -Acres	2.3	
3	9900-UNCLSFD ACRG	590 -Acres	59.9	

More...

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

THIS INFORMATION [illegible]

County

P - IH : Rear AR-1

F - IND; " " RS

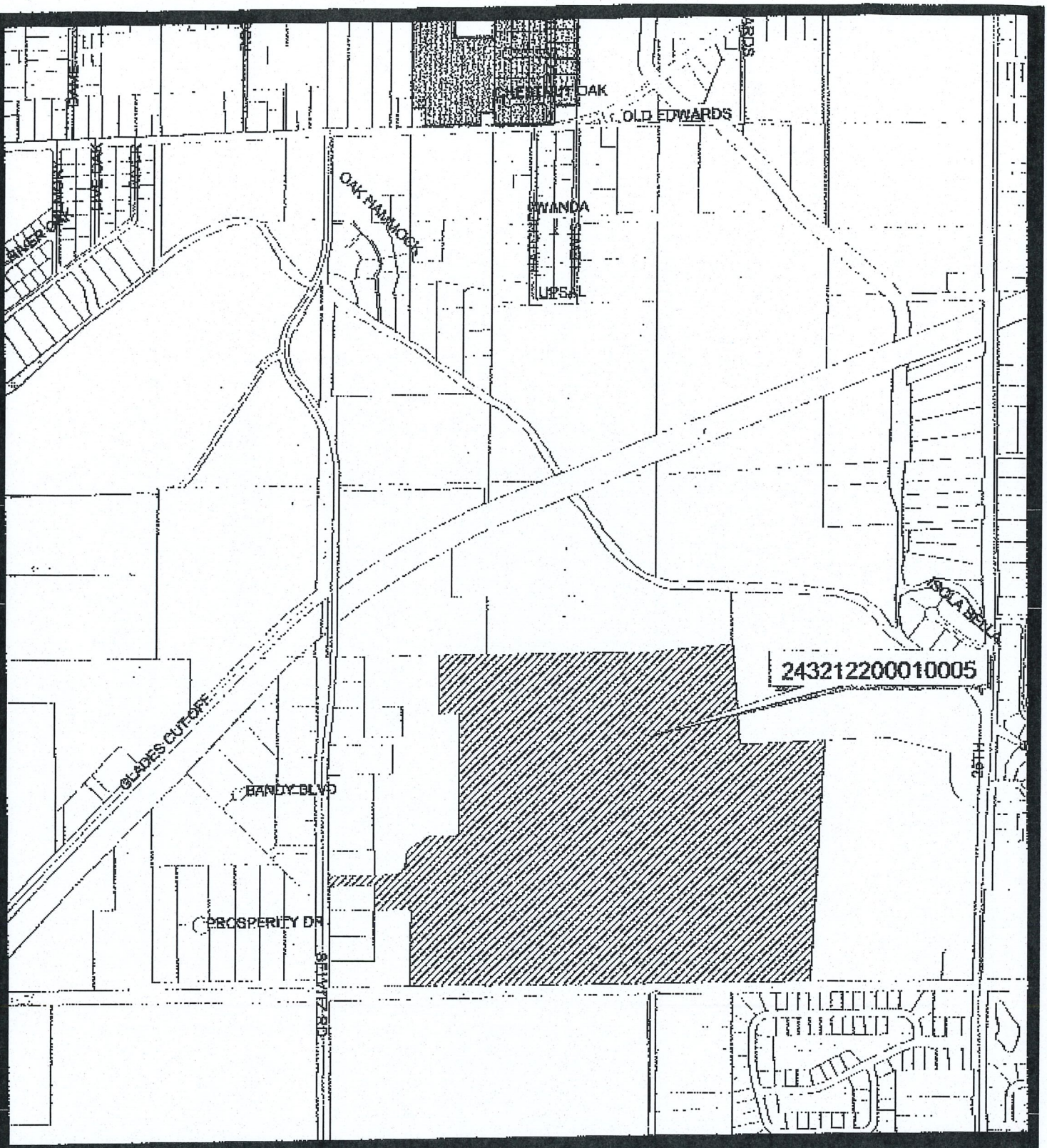
City

P - I-1

F - IND.

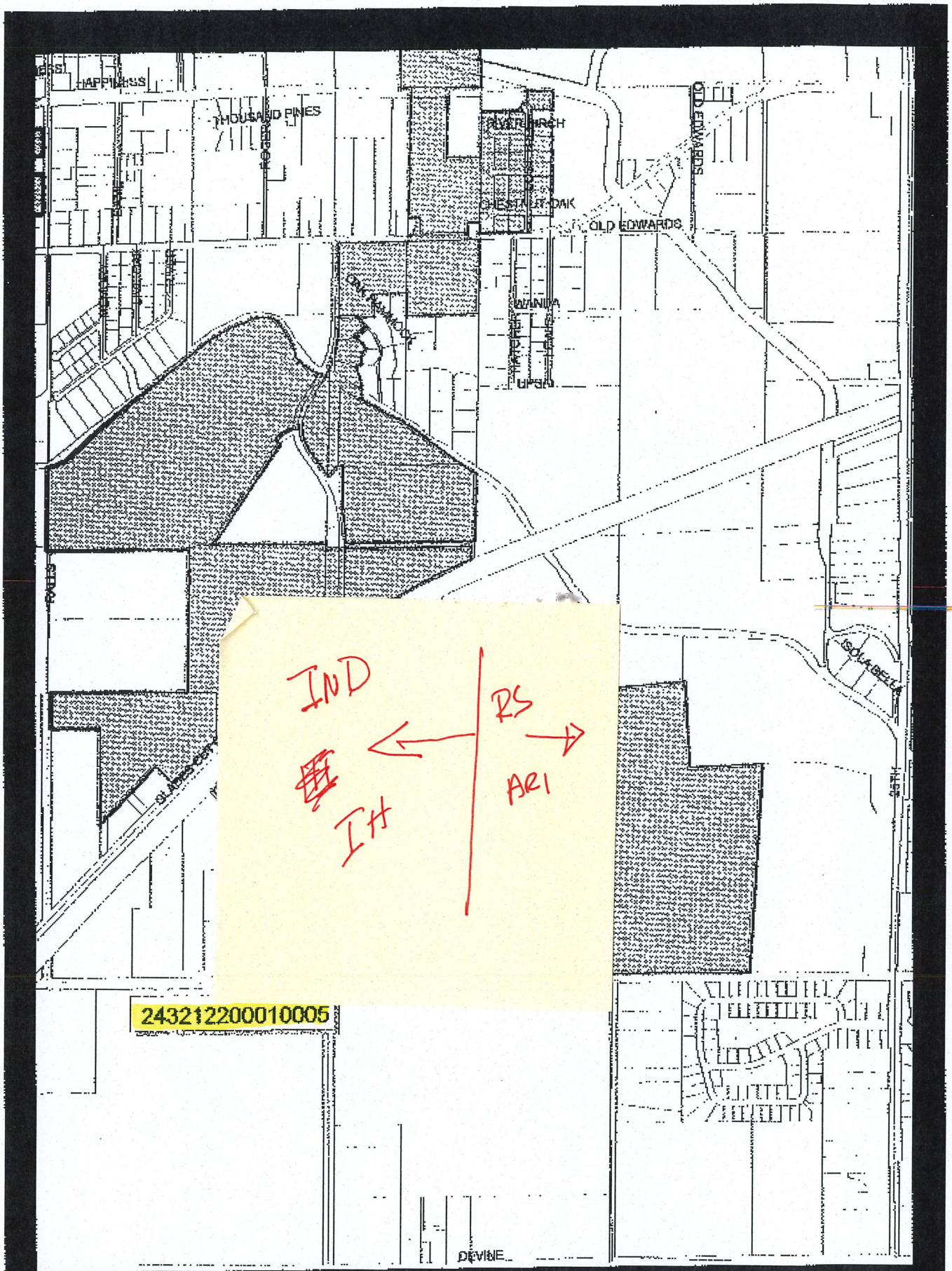
Full Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG NW COR OF NE 1/4 RUN N85 47 50 E ALG SEC LI 694.58 FT, TH S 01 09 02 W 765.50 FT, TH N 88 07 52 E 882.40 FT, TH S 01 49 35 W 594.97 FT, TH S 88 03 45 W 1350.99 FT, TH N 00 25 20 E 1332.57 FT TO POB AND SE 1/4 OF NW1/4 AND SW 1/4 OF NE 1/4 AND NE 1/4 OF NW 1/4 AND FROM SW COR OF NW 1/4 OF SEC 32 RUN S 89 58 19 E ALG S LI OF NW 1/4 OF SEC 705 FT, TH N 00 04 06 E 53.50 FT TO NR/W LI OF NSLWCD CANAL #101 AND POB, TH CONT N 00 04 06 E 600 FT, TH N 89 58 19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E200 FT, TH N 89 58 19 W 374.97 FTTO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 58 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NELYAND NLY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NELY ALG ARC 169.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NELY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4OF NW 1/4 OF SEC, TH N 00 49 04 EALG W LI 967.72 FT, TH WLY 170 FT, TH NLY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 808.68 FT TO POB (177.14 AC) (OR 1104-2333, 2339; 1114-361)



ANNEXATION

Present County Zoning - IH: REAR AR-1	Proposed City Zoning - I-1
County Future Land Use - IND: REAR RS	Proposed City Future Land Use - IND
Location - TBD	DATE - 6/4/04



REVISED CORPORATE LIMITS

ORDINANCE NO. L-226

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING ORDINANCE NO. K-310**; CORRECTING SCRIVENERS ERROR IN THE ASSIGNMENT OF ZONING CLASSIFICATION TO PROPERTY ANNEXED BY SAID ORDINANCE SO AS TO PROPERLY ZONE THE PROPERTY TO WHICH SAID ORDINANCE APPLIES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 21, 2004, there was adopted Ordinance No. K-310 for the purpose of annexing certain property located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; and

WHEREAS, the zoning classification in said Ordinance No. K-310 through scrivener's error or oversight inadvertently assigned a City I-1, Light Industrial zoning classification to property assigned IH, Heavy Industrial zoning in the County; and

WHEREAS, the general policy of the City with regard to annexation is that property shall receive a zoning classification that is consistent with the County classification; and if the City Code does not provide such a classification, the County classification will remain until request is made by the property owner, or the City, for a zoning change to a City classification; and

WHEREAS, it is proper to amend Ordinance No. K-310 by setting out a corrected zoning assignment, as such action is consistent with City policy, deleting therefrom the assignment

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3650435 11/28/2011 at 12:46 PM
OR BOOK 3342 PAGE 718 - 720 Doc Type: ORDN
RECORDING: $27.00

SECTION 1. Section 4 of Ordinance No. K-310 is hereby amended, corrected, changed, and altered retroactive to December 21, 2004, so as to substitute, in place of the City I-1, Light Industrial zoning classification originally set forth regarding Parcels 1-3 in said ordinance, the following originally assigned zoning classification: **County IH, Heavy Industrial Zone.**

SECTION 2. The City Clerk shall cause notice of this amendatory ordinance to be published once each week for two consecutive weeks prior to final passage in the St. Lucie Tribune in Fort Pierce, Florida, and copies hereof shall be delivered to the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector.

SECTION 3. Except for this amendment changing and correcting the zoning classification set forth in Ordinance No. K-310, said Ordinance No. K-310 is reaffirmed and shall remain in effect in all other respects.

SECTION 4. City staff is hereby authorized and directed to make any and all necessary revisions or corrections to the City zoning map which may be necessary so as to reflect the amended zoning classification set forth in this ordinance.

SECTION 5. All Ordinances or parts thereof in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance is and the same shall become

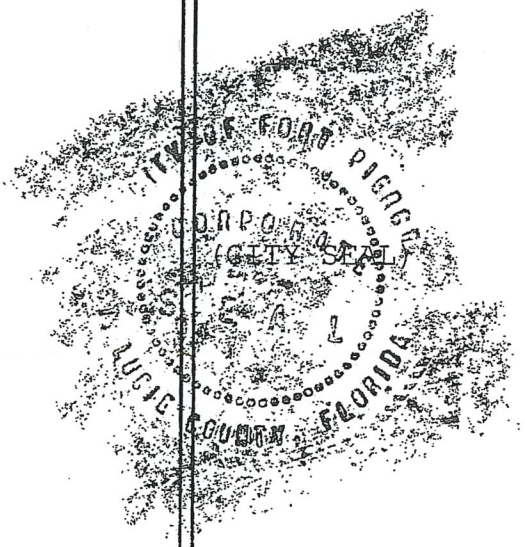
STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-226 was duly advertised by title only in the St. Lucie Tribune on October 20, 2011 and on October 27, 2011; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 7, 2011; and was duly introduced, read by title only, and passed on second and final reading on November 21, 2011, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of November, 2011.

MAYOR COMMISSIONER

CITY CLERK



FFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
T PIERCE, FL 34954

ORDINANCE NO. K-310

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SEVEN PARCELS OF LAND GENERALLY LOCATED BETWEEN SELVITZ ROAD AND 25TH STREET, NORTH OF NSLWCD CANAL # 101;** DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City seven parcels of land generally located between Selvitz Road and 25th Street, north of NSLWCD Canal #101; legally described as:

PARCEL 1 - 32 35 40 FROM NW COR OF SEC RUN N 89 51 05 E ALG N LI OF SEC 343.68 FT AND POB, TH CONT N 89 51 05 E ALG N LI 604.07 FT, TH S 00 49 04 W 460.07 FT, TH N 89 51 05 E 170.02 FT, TH S 00 49 04 W 968.05 FT, TH N 89 58 19 W 193.42FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY ALG ARC 77.30 FT, TH S 57 49 02 W 116.83 FT TO CURVE CONCAVE SE, R OF 137.50 FT, TH SW LY AND SLY ALG ARC 136.79 FT, TH S 00 49 02 W 22.41 FT TO CURVE CONCAVE W, R OF 87.50 FT, TH SW LY ALG ARC 28.23 FT TO CURVE CONCAVE NW, R OF 87.50 FT, TH SW LY ALG ARC 108.01 FT, TH N 89 58 19 W 156.25 FT, TH N 00 04 06 E 200.96 FT, TH S 89 56 24 W 12 FT, TH N 00 04 06 E 601.60 FT, TH S 89 51 05 W 28 FT, TH N 00 04 06E 235 FT, TH S 89 51 05 W 322.76 FT TO A PT ON ELY R/W LI OF SELVITZ RD TO CURVE CONCAVE E, R OF 1859.86 FT, TH NE LY ALG ARC 19.24 FT, TH N 07 13 18 E 41.25 FT, TH N 89 51 05 E 578.33 FT, TH N 00 04 06 E 235.93 FT, TH S 89 51 05 W 304.33 FT, TH N 00 04 06 E 398.93 FT TO POB (21.98 AC) (OR 1252-1370)(PROPERTY I.D. 2432-221-0002-000-6) - ADDRESS TO BE

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2527720 12/30/2004 at 08:58 AM
OR BOOK 2125 PAGE 2184 - 2188 Doc Type: ORDN
RECORDING: $44.00

19 W // WITH S LI OF NW 1/4 280 FT, TH N 00 04 06 E 200 FT, TH N 89 68 19 W 374.97 FT TO E R/W LI OF SELVITZ RD, TH N 00 04 23 E ALG E R/W LI 75 FT, THS 89 68 19 E 531.27 FT TO CURVE CONC NW, R OF 87.5 FT, TH ELY, NE LY AND N LY ALG ARC 136.24 FT, TH N 00 49 02 E 22.41 FT TO CURVE CONC SE, R OF 137.50 FT, TH NE LY ALG ARC 159.19 FT, TH N 57 49 02 E 116.83 FT TO CURVE CONC S, R OF 137.50 FT, TH NE LY AND ELY ALG ARC 77.30 FT, TH S 89 58 19 E 193.42 FT TO W LI OF E 230 FT TO SW 1/4OF NW 1/4 OF SEC, TH N 00 49 04 E ALG W LI 967.72 FT, TH W LY 170 FT, TH N LY 460 FT TO N LI OF SEC, TH ELY ALG N LI OF SEC 400 FT TO NW COR OF NE 1/4 OF NW 1/4, TH S 00 49 04 W ALG W LI OF E 1/2 OF NW 1/4 2284.77 FT TO N LI OF NSLWCD CANAL #101, TH N 89 58 19 W ALG N LI 608.68 FT TO POB (177.14 AC)(OR 1814-1541)(PROPERTY I.D. 2432-122-0001-000-5) - ADDRESS TO BE DETERMINED

PARCEL 3 - 29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND BEG AT INT OF W LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL)(PROPERTY I.D. 2429-331-0003-000-1)- 3798 SELVITZ ROAD

PARCEL 4 - 29/32 35 40 FROM NE COR SEC 32 RUN S 02 DEG 46 MIN 06 SEC W ALGE SEC LI 1458.58 FT, TH N 87 DEG 13 MIN 54 SEC W 25 FT TO W R/W HAWLEY RD AND POB, TH NW LY ALG CURVE CONC NE LY, R 266.55 FT AND CA90 DEG, 418.70 FT, TH N 02 DEG 46 MIN 06 SEC E 175.96 FT, TH N 77 DEG 17 MIN 28 SEC W 537.78 FT, THS 87 DEG 54 MIN 16 SEC W 1225.80FT, TH N 00 DEG 55 MIN 06 SEC E 1188 FT TO S LI CANAL 71, TH MEANDER SE LY ALG SD S LI 2457 FT TO W R/W HAWLEY RD, TH S 02 DEG 46 MIN 06 SEC W ALG SD R/W 584 FT TO POB-LESS E 20 FT (42.38 AC)(OR 2015-988)(PROPERTY I.D. 2429-431-0060-000-5)
- ADDRESS TO BE DETERMINED

PARCEL 5 -29 35 40 THAT PART OF SW 1/4 OF SE

PARCEL 6 -29 35 40 THAT PART OF NW 1/4 OF SE 1/4 LYG S AND E OF FEC LAKE HARBOR BRANCH R/W (37) (9.67 AC)(OR 1207-2717, 2718)(PROPERTY I.D. 2429-421-0001-000-3) - ADDRESS TO BE DETERMINED

PARCEL 7 - 29 35 40 S 1/2 OF SW 1/4 OF NE 1/4-LESS CANAL R/W AND N 60 FT OF E 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 AND N 21.2 FT OF S 700 FT OF E1/2 OF E 1/2 OF SE 1/4 OF NW 1/4AND THAT PART OF NW 1/4 OF SE 1/4 LYG N AND W OF FEC RR CUTOFF (46.68 AC)(OR 1207-2717, 2718)(PROPERTY I.D. 2429-133-0001-000-9) - 3300 LEWIS STREET

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2005 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use; Parcels 4-6 - R-1, Single Family Residential Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcel 7 - R-4 Medium Density

STATE OF FLORIDA) ss
ST. LUCIE COUNTY)

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 20004; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, by the City Commission of the City of Fort Pierce, Florida.

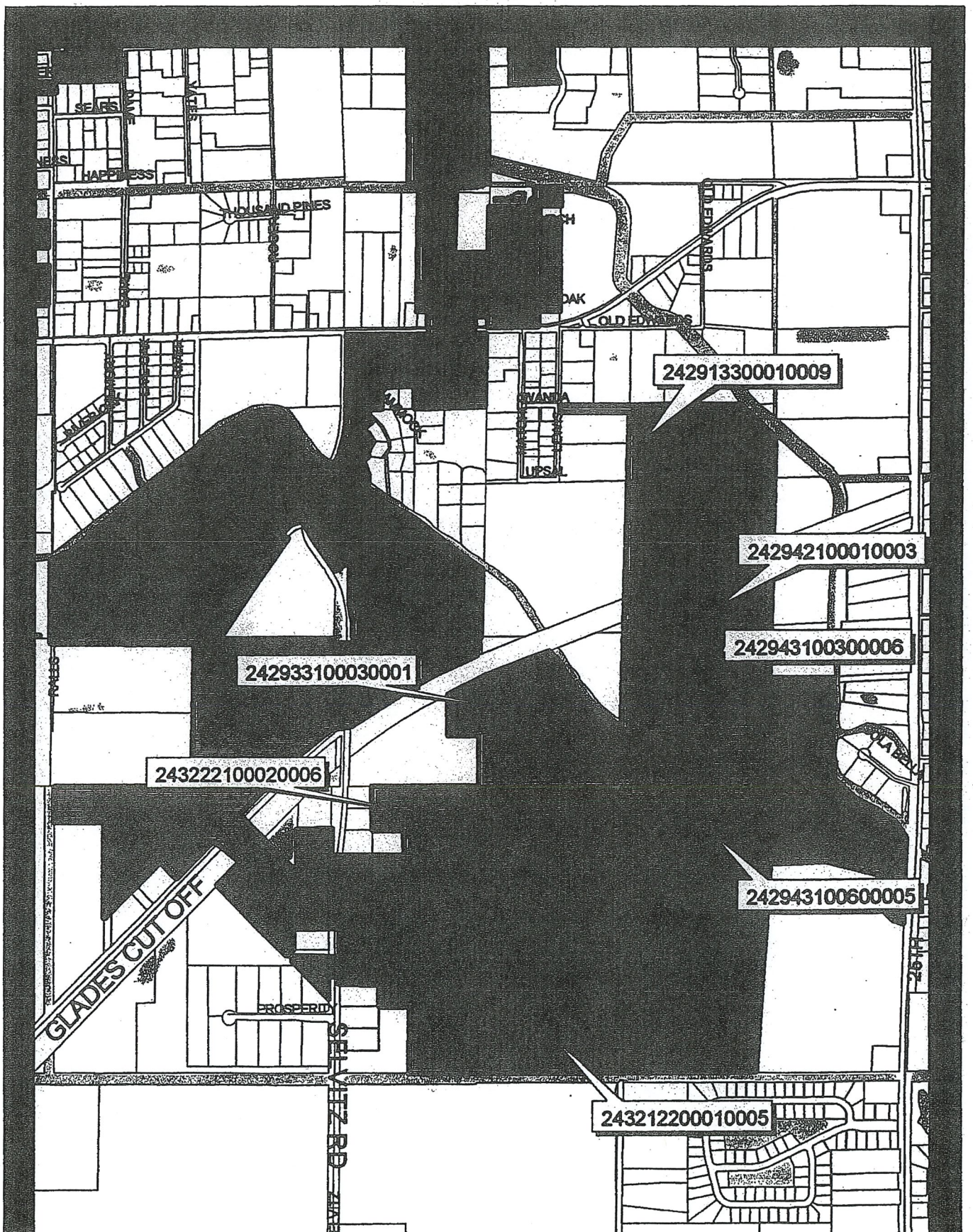
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21th day of December 2004.

MAYOR COMMISSIONER

CITY CLERK

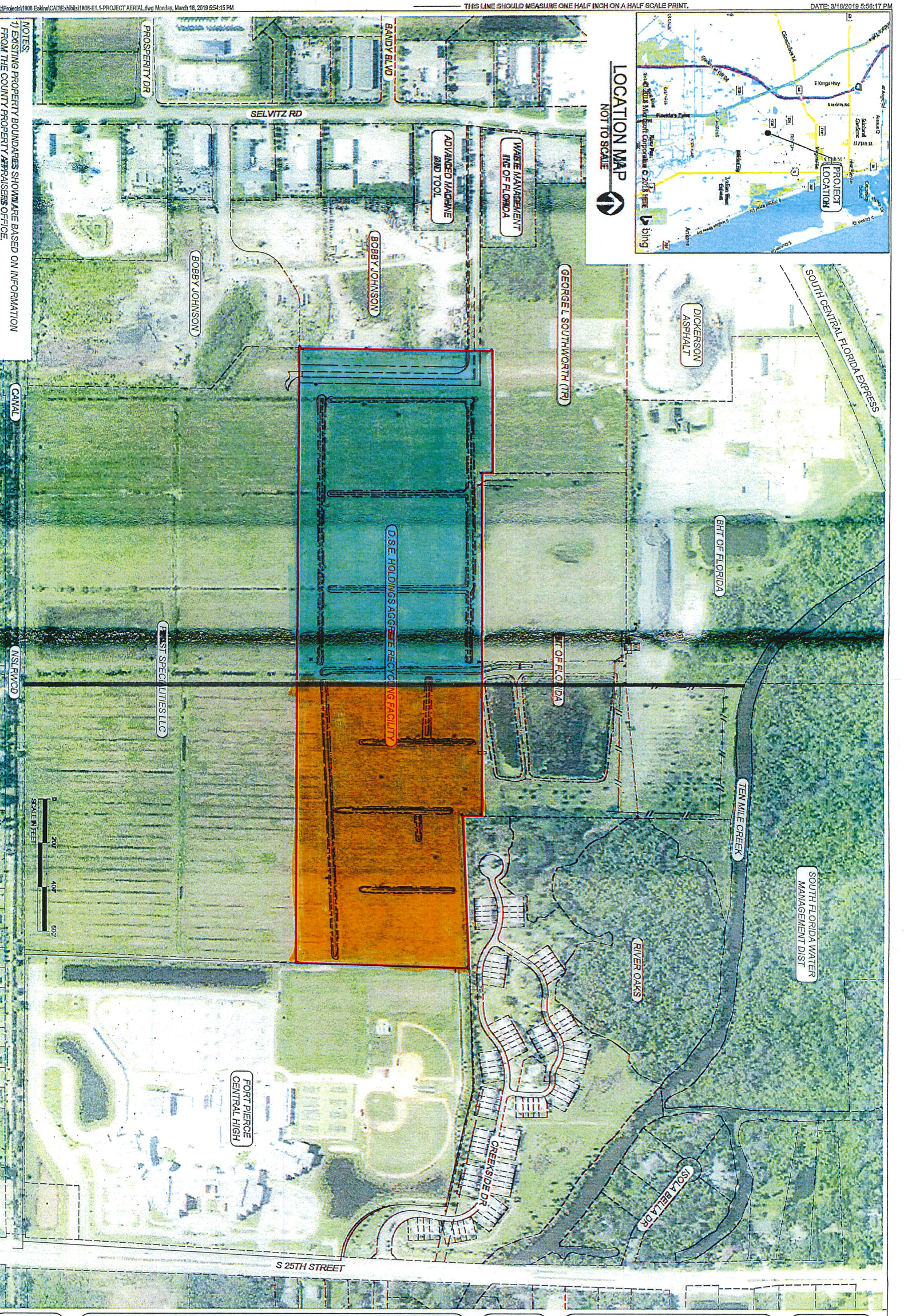
(CITY SEAL)

ATTACHMENT TO ORDINANCE NO. K-310



\Projects\1808 Eakins\CAD\Exhibits\1808-E1.1-PROJECT AERIAL.dwg Monday, March 18, 2019 5:54:15 PM
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.
DATE: 3/18/2019 5:56:17 PM

NOTES:
1) EXISTING PROPERTY BOUNDARIES SHOWN ARE BASED ON INFORMATION FROM THE COUNTY PROPERTY APPRAISERS OFFICE.



PROJ. NO.: 1808
DRAWN BY: RC
SHEET: E1.1

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PROJECT AERIAL

JTR
Jonathan T. Ricketts, Inc.
3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-6700
Toll - Free: (877) 630-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

SEAL
11/30/18
FL P.E. No. 38799
JONATHAN T. RICKETTS

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: September 1st, 2019

NOTICE BY MAIL: September 6th, 2019

NOTICE BY SIGNS: Planning Board - August 7th, 2019; City Commission - September 6th, 2019

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** September 9th, 2019

1
YES SANDHILL EXP LLC
1900 16th ST; Unit Ste 950
Denver; CO 80202-5228

2
Mustard Seed Ministries FP
PO Box 3612
Fort Pierce; FL 34948-3612

3
Treasure Coast Victory Center Inc
3212 S US Highway 1
Fort Pierce; FL 34982-8112

4
TC Commercial Realty LLC
9066 106th Ct
Vero Beach; FL 32967

5
Focused Investment Partners LLC
301 Edgewater Pl Ste 405
Wakefield; MA 01880-1249

6
Commonwealth Multi- Properties USA Inc
16370 NW 8th DR
Pembroke Pines; FL 33028-1108

7
Manuel Esquivel (TR) and Candido Esquivel (TR)
5548 NW Cordrey ST
Port St Lucie; FL 34986-3924

8
St Marys Hospitality Group LLC
3224 S US HWY 1
Fort Pierce; FL 34982-6339

9
Arti Properties Inc
3236 S US Highway 1
Fort Pierce; FL 34982-6339

10
Rocket Fuel US1 Fort Pierce Corp
3227 S US Highway 1
Fort Pierce; FL 34982-6346

11
Claudia Z Ebner
465 SE Naranja Ave
Port St Lucie; FL 34983-2221

12
Lisa Steffens
461 Hidden Springs DR
Marion; NC 28752-5541

13
L. Krauthamer (LF EST) & P. Elkins & C. Cassuto
1721 W Royal Tern LN
Fort Pierce; FL 34982-8012

14
Andrea Levengood
1719 W Royal Tern LN; Unit # G
Fort Pierce; FL 34982-8012

15
Charles R Markey and Vicki L Markey
1717 W Royal Tern Unit H LN
Fort Pierce; FL 34982-8012

16
Bonnie Riviere, Edward and Timothy Connelly
1715 W Royal Tern LN; Unit # E
Fort Pierce; FL 34982-8012

17
Aurora A Mata
1713 W Royal Tern Ln
Fort Pierce; FL 34982-8012

18
T. Ganetis Jr & S. Ganetis (LF EST),Anthony Ganetis
1711 W Royal Tern LN; Unit # G
Fort Pierce; FL 34982-8012

19
Donna-Jean Fox
1709 W Royal Tern Ln
Fort Pierce; FL 34982-8012

20
Ismael M Deynes and Carol Ann Zongrone
136 Northridge DR
Crossville; TN 38558-2995

21
Kimberly Foley
3468 Cutty Sark WAY
Indialantic; FL 32903-1816

22
Carol E Toffey
34 Chestnut St
Camp Hill; PA 17011

23
Joyce E Gillette and Joyce A Gillette
1701 W Royal Tern Ln Unit H
Fort Pierce; FL 34982-8012

24
Charles Osterman and Jean Osterman
11495 Timberlane TRL
Hartland; MI 48353-3452

25
Michael A Lombardi and Rosalie A Lombardi
1702 N Dove Tail Dr
Fort Pierce; FL 34982-8029

26
Anita L Ogle
1704 N Dove Tail Dr Unit G
Fort Pierce; FL 34982-8029

27
Kathleen Linahan
1706 N Dove Tail Dr
Fort Pierce; FL 34982-8029

28
Bruce Burnett
1708 N Dove Tail Dr E
Fort Pierce; FL 34982-8029

29
Joseph R Wallace
1710 N Dove Tail DR; Unit # F
Fort Pierce; FL 34982-8029

30
Jonathan W Sydor
6715 Five Acre RD
Plant City; FL 33565-3227

31
William Doran and Colletta Hochberg
4725 61st CT
Vero Beach; FL 32967-6102

32
Marlene Coker and Francine Coker
10338 Welleby Isles LN
Sunrise; FL 33351-8295

33
James Walter Tyree and Kimberly A Carlson
1694 W Royal Tern LN; Unit # B
Fort Pierce; FL 34982-8011

34
Anand Sukhram
3672 SW Karin ST
Port St Lucie; FL 34953-3856

35
Brian J Bazilus
1698 W Royal Tern LN; Unit # D
Fort Pierce; FL 34982-8011

36
Alberta E Fister
1707 N Dove Tail Dr
Fort Pierce; FL 34982-8016

37
Michael T Lewis
1705 N Dove Tail Dr
Fort Pierce; FL 34982-8016

38
Chris Lombardi and Paul Lombardi
1703 N Dovetail DR; Unit # C
Fort Pierce; FL 34982-8016

39
Carmelo Alfieri
1701 N Dovetail DR; Unit # 107D
Fort Pierce; FL 34982-8016

40
Jennifer Clancy-Murphy
1713 N Dove Tail DR; Unit Apt B
Fort Pierce; FL 34982-8017

41
Mazella D Smith and Kimberley Jenkins
1811 E Sanderling Ln
Fort Pierce; FL 34982-8046

42
William D Slone
1709 N Dovetail DR; Unit Apt D
Fort Pierce; FL 34982-8017

43
Miguel Ponce DeLeon and Madelyn Mercado
2618 W Orange BLVD
Kissimmee; FL 34741-3951

44
Christine Secord
1721 N Dove Tail DR; Unit # B
Fort Pierce; FL 34982-8017

45
Barbarasue J Higdon and Tommy L Higdon
1719 N Dove Tail Dr Unit C
Fort Pierce; FL 34982-8017

46
Laura A Secord
1717 N Dove Tail DR; Unit #D
Fort Pierce; FL 34982-8017

47
Jeffrey J Roberts and Lorraine Ferretti
1716 N Dove Tail DR; Unit # E
Fort Pierce; FL 34982-8015

48
Joseph R Wallace II
1718 N Dovetail DR; Unit # F
Fort Pierce; FL 34982-8015

49
Shirley M Wallace (TR)
1720 N Dove Tail Dr
Fort Pierce; FL 34982-8015

50
Kathleen P Brostek
1722 N Dove Tail Dr
Fort Pierce; FL 34982-8015

51
Vittorio Violante (TR) and Giovanni Violante (TR)
476 Vineland AVE
Staten Island; NY 10312-2748

52
Waltraud Griwenka (TR)
227 Olive AVE
Port St Lucie; FL 34952-1347

53
Marjory L Faulkner
1728 G N Dove Tail Dr
Fort Pierce; FL 34982

54
Buster Nelson
1732 N Dovetail DR; Unit #E
Fort Pierce; FL 34982-8015

55
Bobby Beams
1211 Seaway DR
Fort Pierce; FL 34949-2702

56
John D Bardsley Jr
10057 SW Canossa Way
Port St Lucie; FL 34986-2838

57
Jennifer L Fischer (TR)
10 Starr ST
Port Jefferson Station; NY 11776-2720

58
William W Azhari
1788 Lakefront BLVD; Unit #A
Fort Pierce; FL 34982-8004

59
Mirtha A Willey
1790 Lakefront BLVD
Fort Pierce; FL 34982-8004

60
Melanie H Haley
1792 Lakefront BLVD; Unit Apt C
Fort Pierce; FL 34982-8004

61
Louis M Wells and Beverly A Wells
2536 Germantown Rd S
Germantown; TN 38138-5936

62
Steven Coco and Jean L Krever
PO Box 641
East Moriches; NY 11940-0641

63
Marlene L Fallon
1784 Lakefront BLVD; Unit # C
Fort Pierce; FL 34982-8004

64
Christine A Hamm
1772 Lakefront Blvd
Fort Pierce; FL 34982-8004

65
Ruth D Herring
1774 Lakefront BLVD; Unit # B
Fort Pierce; FL 34982-8004

66
Sheldon Lawrence
1776 Lakefront BLVD; Unit Unit C
Fort Pierce; FL 34982-8004

67
Robert J Baker
1778 Lakefront BLVD
Fort Pierce; FL 34982-8004

68
Donald J Behncke and Corinne M Behncke
1764 Lakefront Blvd
Fort Pierce; FL 34982-8003

69
Cary H Levy
1766 Lakefront BLVD; Unit Unit B
Fort Pierce; FL 34982-8003

70
Marla G Holerger and Lola Holerger
1768 Lakefront Blvd Unit 128
Fort Pierce; FL 34982-5249

71
Diana A Ketcham
1770 Lakefront Blvd Apt D
Fort Pierce; FL 34982-8003

72
Harry Foley
1756 Lakefront Blvd
Fort Pierce; FL 34982-8003

73
Helga C Baranowsky
1644 Carl Dr
Lancaster; OH 43130-4112

74
Michael Sebelski
1760 C Lakefront Blvd
Fort Pierce; FL 34982

75
Shelly J Roche and Jan Zeller
1506 Zephyr AVE
Fort Pierce; FL 34982-5779

76
Brenda J Steele
1748 Lakefront Blvd #130A
Fort Pierce; FL 34982-8003

77
Jan Schmidt and Shirlee Schmidt
1750 Lakefront Blvd
Fort Pierce; FL 34982-8003

78
David W Hancock and Alyse C Hancock
655 NE Moss Rose PL
Port St Lucie; FL 34983-2318

79
Ricardo Trujillo and Kathy J Trujillo
1754 Lakefront Blvd #130 D
Fort Pierce; FL 34982-8003

80
Leonard Debenedittis and Eglee Moran
1740 Lakefront BLVD; Unit # A
Fort Pierce; FL 34982-8001

81
Mable P Wilson and Erma W Rolle
1742 Lakefront BLVD
Fort Pierce; FL 34982-8001

82
Tara M Cook
129 SW Fernleaf TRL
Port Saint Lucie; FL 34953-8216

83
Elizabeth M Holodak
1736 N Dovetail DR
Fort Pierce; FL 34982-8015

84
Deborah Y Stuby and Leah R Zindel
1732 Lakefront Blvd #132-A
Fort Pierce; FL 34982-8001

85
Patrick A Warner and Margaret J Schick
1734 Lakefront BLVD
Fort Pierce; FL 34982-8001

86
Maria C Cartaya
1736 Lakefront Blvd
Fort Pierce; FL 34982-8001

87
Crystal A Miller
291 Brickton Village Cr #105
Fletcher; NC 28732

88
Jacquelyn A Hopper and Josephine June
1724 Lakefront Blvd Apt A
Fort Pierce; FL 34982-8001

89
Christina M Hancock
1726 Lakefront Blvd Unit 133B
Fort Pierce; FL 34982-8001

90
Carolyn Myers
1728 C Lakefront Blvd
Fort Pierce; FL 34982

91
Sandra K Freeman L
1730 Lakefront BLVD
Fort Pierce; FL 34982-8001

92
Vivilyn Ebanks
1716 Lakefront BLVD; Unit Unit A134
Fort Pierce; FL 34982-8002

93
Shelly J Roche and Jan T Zeller
1718 Lakefront BLVD; Unit # 134B
Fort Pierce; FL 34982-8002

94
Kaitlyn Pearson and Paul H Pearson Sr
3143 S Indian River Dr
Fort Pierce; FL 34982-7746

95
Nicola,Francesco & Rosa Gambo
3200 Beret LN
Silver Spring; MD 20906-3021

96
Joseph Teutonico and Josephine Teutonico
715 Carlton BLVD
Staten Island; NY 10312-3352

97
Linda M Nuclo and Lorraine DuLucia
1710 Lakefront Blvd #135B
Fort Pierce; FL 34982-8002

98
Marcos A Laboy and Virginia E Laboy
1714 Lakefront BLVD; Unit # 135D
Fort Pierce; FL 34982-8002

99
Lois Calek
1700 Lakefront Blvd Unit A
Fort Pierce; FL 34982-8002

100
Diane Hiscoe (EST)
1702 Lakefront Blvd
Fort Pierce; FL 34982-8002

101
Nancy McGarry
1704 Lakefront Blvd Unit C
Fort Pierce; FL 34982-8002

102
Maria E Caldwell
1706 Lakefront BLVD; Unit # D
Fort Pierce; FL 34982-8002

103
Kim Kamalay
1700 W Sanderling LN; Unit # 1
Fort Pierce; FL 34982-8026

104
Gay R Bassie
1702 W Sanderling LN
Fort Pierce; FL 34982-8026

105
James David and Judy David
321 Astor ST
Kingsport; TN 37664-4532

106
Kevin W Hancock (TR)
PO Box 13773
Fort Pierce; FL 34979-3773

107
Ellen Jean Deihl
125 Lee AVE
Stroudsburg; PA 18360-2334

108
Jill Dunlop (LF EST)
1710 W Sanderling LN
Fort Pierce; FL 34982-8026

109
Francesco Quaranta and Anna Quaranta
2143 West 9th St
Brooklyn; NY 11223

110
Margaret W Bell (LF EST)
1714 W Sanderling LN
Fort Pierce; FL 34982-8026

111
Jennifer L Willis
1716 W Sanderling LN; Unit # 1
Fort Pierce; FL 34982-8026

112
Godfrey Saint Louis
1499 SW Hackensack AVE
Port St Lucie; FL 34953-6517

113
Richard Becker and Cherie Becker
3104 Beverly Dr
Altoona; PA 16601-3665

114
Cobina Luciano
1722 W Sanderling LN; Unit # 4
Fort Pierce; FL 34982-8026

115
Maxine A Thompson
1724 W Sanderling Ln
Fort Pierce; FL 34982-8028

116
Kathleen Grace
1726 W Sanderling Ln
Fort Pierce; FL 34982

117
G. Chirico (LF EST) and A. Chirico (LF EST)
1730 Dahill Rd
Brooklyn; NY 11223-1751

118
Annette Frances and Evelyn Galan
1730 W Sanderling LN
Fort Pierce; FL 34982-8028

119
Yvonne L Loyd (LF EST)
1732 W Sanderling Ln
Fort Pierce; FL 34982-8028

120
Theresa Ludovico
1734 W Sanderling Ln
Fort Pierce; FL 34982-8028

121
Vito O Colonna and Maria C Colonna
1902 62nd St
Brooklyn; NY 11204

122
B. Lewis and L. McClinton and D. Hoar
1738 W Sanderling Ln
Fort Pierce; FL 34982-8028

123
Susan G Pacholik and Thomas A Pacholik
1740 W Sanderling LN
Fort Pierce; FL 34982-8028

124
Francesco Simo
1742 W Sanderling LN; Unit Apt 2
Fort Pierce; FL 34982-8028

125
Robert R Reid Jr
1744 W Sanderling LN; Unit # 3
Fort Pierce; FL 34982-8028

126
Michael & Lucille Chiaramonte
1746 W Sanderling Ln
Fort Pierce; FL 34982-8028

127
Samuel D Faust
1748 W Sanderling Ln #1
Fort Pierce; FL 34982-8031

128
Joanna Szewczyk
58 Erik CT
New Britain; CT 06053-1734

129
Herbert C Huson and Joseph W Smith
997 ABINGDON AVE
Port St Lucie; FL 34953-8031

130
Ray J Shedd
1756 W Sanderling LN; Unit # 1
Fort Pierce; FL 34982-8031

131
Melissa A Bee
1758 W Sanderling LN; Unit # 2
Fort Pierce; FL 34982-8031

132
Perry J Skorupsky
PO Box 9427
Port St Lucie; FL 34985-9427

133
Linda G Lopez and Lisa A Maldonado
1762 W Sanderling LN; Unit #4
Fort Pierce; FL 34982-8031

134
Milo Street LLC
12200 SW Keating DR
Port St Lucie; FL 34987-1906

135
John G Maravell
1766 W Sanderling Lane
Fort Pierce; FL 34982

136
Gilford R Johnson
1768 W Sanderling Ln
Fort Pierce; FL 34982-8031

137
Glynndolyn Hepworth
1770 W Sanderling Ln
Fort Pierce; FL 34982-8031

138
Charlotte L Grose
PO Box 12724
Fort Pierce; FL 34979-2724

139
Angel Humberto Inc
280 SW Ridgecrest Dr
Port St Lucie; FL 34953-8303

140
Andrzej Lacki and Alina Lacki
34 Apple Hill
Newington; CT 06111-5328

141
Gloria Miller (LF EST)
1781 W Royal Tern Ln # 4
Fort Pierce; FL 34982-8025

142
Grace Velez
1740 W Royal Tern Ln
Fort Pierce; FL 34982-8022

143
Norad of Fort Pierce LLC
4947 S US Highway 1
Fort Pierce; FL 34982-7010

144
William G Heise and Debra L Heise
1744 W Royal Tern Ln
Fort Pierce; FL 34982-8022

145
Joseph M Lombardi and Cathleen M Lombardi
1746 W Royal Tern LN; Unit # 4
Fort Pierce; FL 34982-8022

146
John J Verdonik and Clare Verdonik
1732 W Royal Tern Ln
Fort Pierce; FL 34982-8022

147
Eileen Willis
PO Box 13093
Fort Pierce; FL 34979-3093

148
Sharon K Schwind
1736 W Royal Tern Ln
Fort Pierce; FL 34982-8022

149
Hyacinth C Ellington
1738 W Royal Tern LN; Unit Unit 4
Fort Pierce; FL 34982-8022

150
Mary E Branagan
1779 W Royal Tern Ln Unit 1
Fort Pierce; FL 34982-8024

151
Susan M Wilson
1777 W Royal Tern LN
Fort Pierce; FL 34982-8024

152
Religious Order of Jehovah`s Witnesses
800 Red Mills Rd
Wallkill; NY 12589-3281

153
Rita Lefrancois (TR)
1773 W Royal Tern LN; Unit Unit 4
Fort Pierce; FL 34982-8024

154
Sasha G Dadan and Anthony Bonna
844 SW Tulip BLVD
Port Saint Lucie; FL 34953-3345

155
Maurice K Lambert and Judith A Lambert
724 Charlemagne Bv
Battle Creek; MI 49017-3241

156
AMDJ LLC
1005 Kentucky Ave
Fort Pierce; FL 34950-9355

157
Larry C McIntyre and Jill A McIntyre
8078 Autumn Lake Dr
Westville; OH 43082

158
Michael A Hicks and Janice M Hicks
1763 W Royal Tern LN; Unit #1
Fort Pierce; FL 34982-8024

159
Karsten Beck
132 Bellamy TRL
Sebastian; FL 32958-6483

160
Dennis McIntyre and Kathleen Grandstaff
844 Sleeping Child Rd
Hamilton; MT 59840

161
Michel Prefontaine and Diane Prefontaine
1757 W Royal Tern Ln # 4
Fort Pierce; FL 34982-8024

162
Louise A McConnell (LF EST)
1724 W Royal Tern LN
Fort Pierce; FL 34982-8020

163
Manuel Fuentes
5687 E 4th AVE
Hialeah; FL 33013-1324

164
Christopher Back
1429 Captains WALK; Unit Apt C
Fort Pierce; FL 34950-4939

165
Irene,Dean & Duval Barrett
1716 W Royal Tern Ln Unit 1
Fort Pierce; FL 34982-8020

166
Edward A Grein and Randa B Grein
1718 W Royal Tern LN
Fort Pierce; FL 34982-8020

167
A. Boscaino (TR) and S. Conenna (TR) and R. Favor (TR)
1765 W 5th ST
Brooklyn; NY 11223-1419

168
Carol Hendricks
1722 W Royal Tern Ln #4
Fort Pierce; FL 34982-8020

169
Michael Howley
1755 W Royal Tern LN
Fort Pierce; FL 34982-8023

170
Joseph Anthony Campese
227 SE Sims CIR
Port St Lucie; FL 34984-6502

171
John Brzostowski and Laura Lyn Lodowski
755 Fawnelm RD
Severn; MD 21144-2085

172
Peter T Tulloch
1751 W Royal Tern Ln
Fort Pierce; FL 34982-8023

173
Jacqueline D Testa
1743 W Royal Tern LN
Fort Pierce; FL 34982-8023

174
Kelly L Peyman
1741 W Royal Tern Ln
Fort Pierce; FL 34982-8023

175
Stephanie L Catania
1739 W Royal Tern Ln Bldg 167 #1
Fort Pierce; FL 34982-8021

176
M. Fischetti (TR) & K. Brostek & A. Scelfo
1749 W Royal Tern Ln
Fort Pierce; FL 34982-8023

177
Shelly Moody and Samantha Veatch
1735 W Royal Tern LN; Unit # 3
Fort Pierce; FL 34982-8021

178
Charles P Arnoux and Marie & Michelle Arnoux
1733 W Royal Tern LN; Unit Unit 4
Fort Pierce; FL 34982-8021

179
Roger & Christine Carpenter
423 150th AVE; Unit Unit 1204
Madeira Beach; FL 33708-2074

180
Janet D Wamnes
1710 W Royal Tern LN; Unit # 2
Fort Pierce; FL 34982-8013

181
M. Foley & K. Foley-Dayball & J. Dayball
1712 W Royal Tern LN; Unit # 3
Fort Pierce; FL 34982-8013

182
Margaret M Fischetti (TR)
1714 W Royal Tern Ln
Fort Pierce; FL 34982-8013

183
James M Bounds
206 Southern Ave
Fort Pierce; FL 34950

184
M. James (LF EST) & M. Coan (LF EST)
1702 W Royal Tern LN; Unit # B
Fort Pierce; FL 34982-8013

185
Penkada Holdings SFL LLC
2331 N State Road 7; Unit Ste 203
Lauderdale Lakes; FL 33313-3772

186
Savannahs Condominium 1A
333 17th Street Suite A
Vero Beach; FL 32960

187
Frederick B Loede Jr and Rene Loede
1703 W Sanderling LN
Fort Pierce; FL 34982-8027

188
Peter Pellerin and Robina B Pellerin
1701 W Sanderling Ln
Fort Pierce; FL 34982-8027

189
Sheila R Hill
1707 W Sanderling Ln
Fort Pierce; FL 34982-8027

190
Diana Vina
1705 W Sanderling LN
Fort Pierce; FL 34982-8027

191
Marianne Quinones (LF EST)
1711 W Sanderling Ln L
Fort Pierce; FL 34982-8032

192
William C Morse and Susan J Morse
638 Main ST
Danville; NH 03819-3134

193
Hattie Miller
1715 W Sanderling LN
Fort Pierce; FL 34982-8032

194
Gregory O Burton and Tessa Black
1713 W Sanderling LN; Unit # R
Fort Pierce; FL 34982-8032

195
William G Heise and Regina F Heise
1719 W Sanderling Ln Unit L
Fort Pierce; FL 34982-8033

196
Patricia Westmoreland (LF EST)
1717 W Sanderling Ln
Fort Pierce; FL 34982-8033

197
Elisabeth A Heck (LF EST)
1723 W Sanderling LN
Fort Pierce; FL 34982-8033

198
E. Larosa & A. LaRosa & C. LaRosa
7 Claremont Ave
Massena; NY 13662-1033

199
D. Boren (LF EST) & P. Boren (LF EST)
1727 W Sanderling LN; Unit Unit L
Fort Pierce; FL 34982-8033

200
Mark Sawicki and Faye Sawicki
1725 W Sanderling Ln
Fort Pierce; FL 34982-8033

201
Lawrence C Burns
1731 W Sanderling Ln
Fort Pierce; FL 34982-8033

202
Charles McCullough and Karen McCullough
4313 Gator Trace Dr
Fort Pierce; FL 34982-6806

203
Larry R Bowman and Madelyn J Bowman
1757 S Dove Tail Dr
Fort Pierce; FL 34982

204
Denise Roman
1759 S Dovetail DR
Fort Pierce; FL 34982-8038

205
Dixie L Oliver
1761 S Dovetail DR
Fort Pierce; FL 34982-8038

206
Adolf G Irmer (TR) and Virginia Costanza Irmer (TR)
395 Penfield RD
Rochester; NY 14625-2073

207
George N Lodowski (TR) and Carol S Lodowski (TR)
1765 S Dove Tail Dr
Fort Pierce; FL 34982-8038

208
Robert D Botterbusch Jr and Virginia L Botterbusch
1767 S Dove Tail Dr Unit 153R
Fort Pierce; FL 34982-8038

209
Rita A Meluso
1769 S Dovetail Dr 154L
Fort Pierce; FL 34982-8039

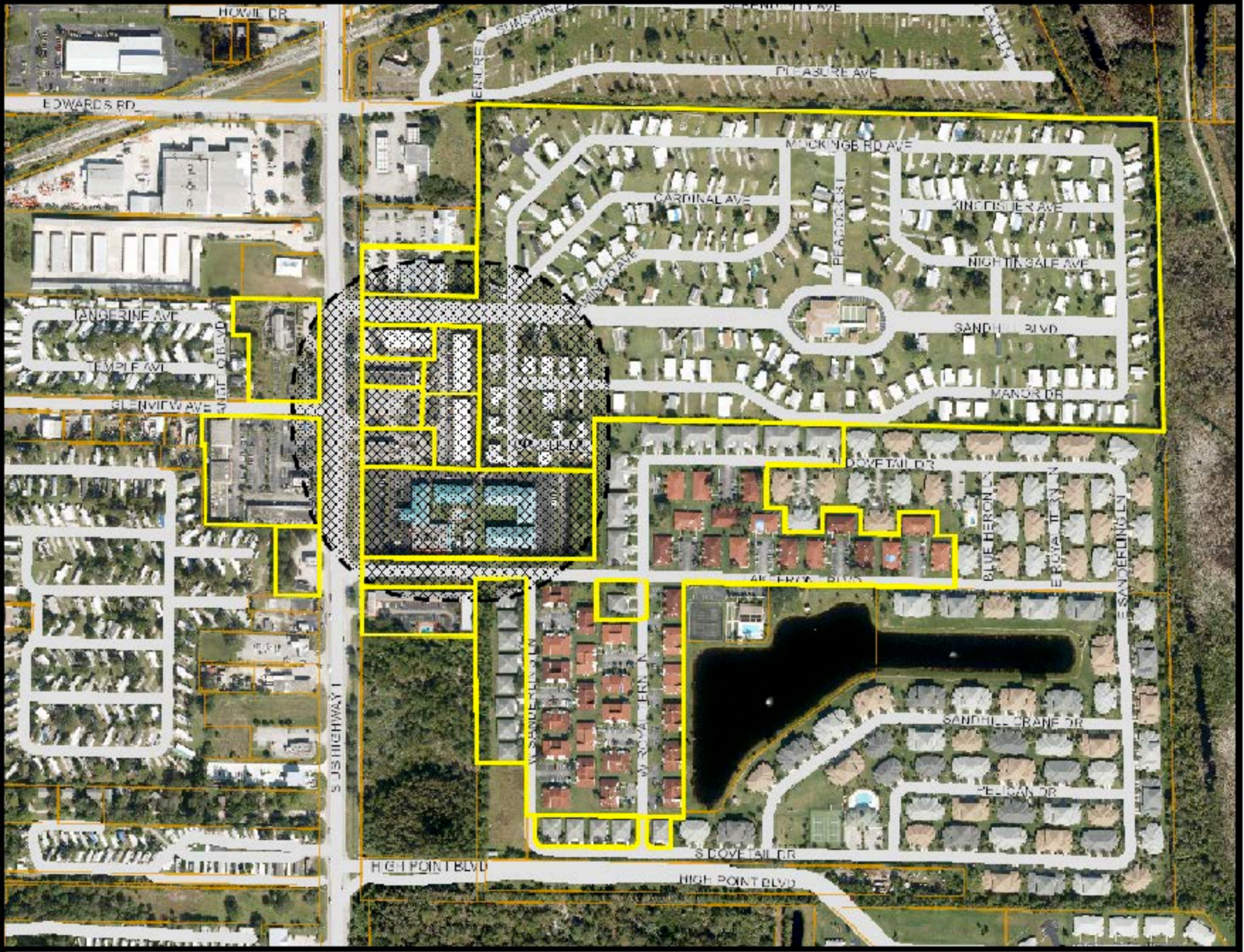
210
Paula Feath and Gregory A Derwitz
213 Lane Tree Dr
Goldsboro; NC 27530

211
Ted Paisley Meier
1773 S Dovetail DR; Unit # L
Fort Pierce; FL 34982-8039

212
S. Weber (LF EST) and Susan & Mark Weber
1775 S Dovetail DR
Fort Pierce; FL 34982-8039

213
H. Schauerte & E. Schauerte & D. Fitzgerald
1731 W Royal Tern Ln
Fort Pierce; FL 34982

214
Kevin & Holly Horner
1729 W Royal Tern LN
Fort Pierce; FL 34982-8021



Location Map

3220 S. US Highway 1

Spin Win 2 Amusement Arcade Center

THE SUNRISE CITY
FORT PIERCE
Florida

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

CITY OF FORT PIERCE
100 N. U.S. 1
FORT PIERCE FL 34950-

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1330884	0003764672	$104.52	$0.00	$104.52	Invoice	$0.00	$104.52

Sales Rep: sbohland **Order Taker:** sbohland **Order Created** 08/28/2019

Product	# Ins	Start Date	End Date
TCN-St Lucie News Tribune	**1**	**09/01/2019**	**09/01/2019**

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

Text of Ad: 08/28/2019

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, September 16, 2019 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of an application for Conditional Use with No New Construction submitted by property owner, Commonwealth Multi- Properties USA Inc. and Applicant, Architectonic Inc. - Mike Menard, to operate an Arcade Amusement Center with sixty-five (65) machines at 3220 S. US Highway 1, Fort Pierce, FL. The property is zoned General Commercial Zone (C-3), Parcel ID: 2427-123-0013-040-1.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 9/1/2019
TCN3764672

Application for Conditional Use with No New Construction

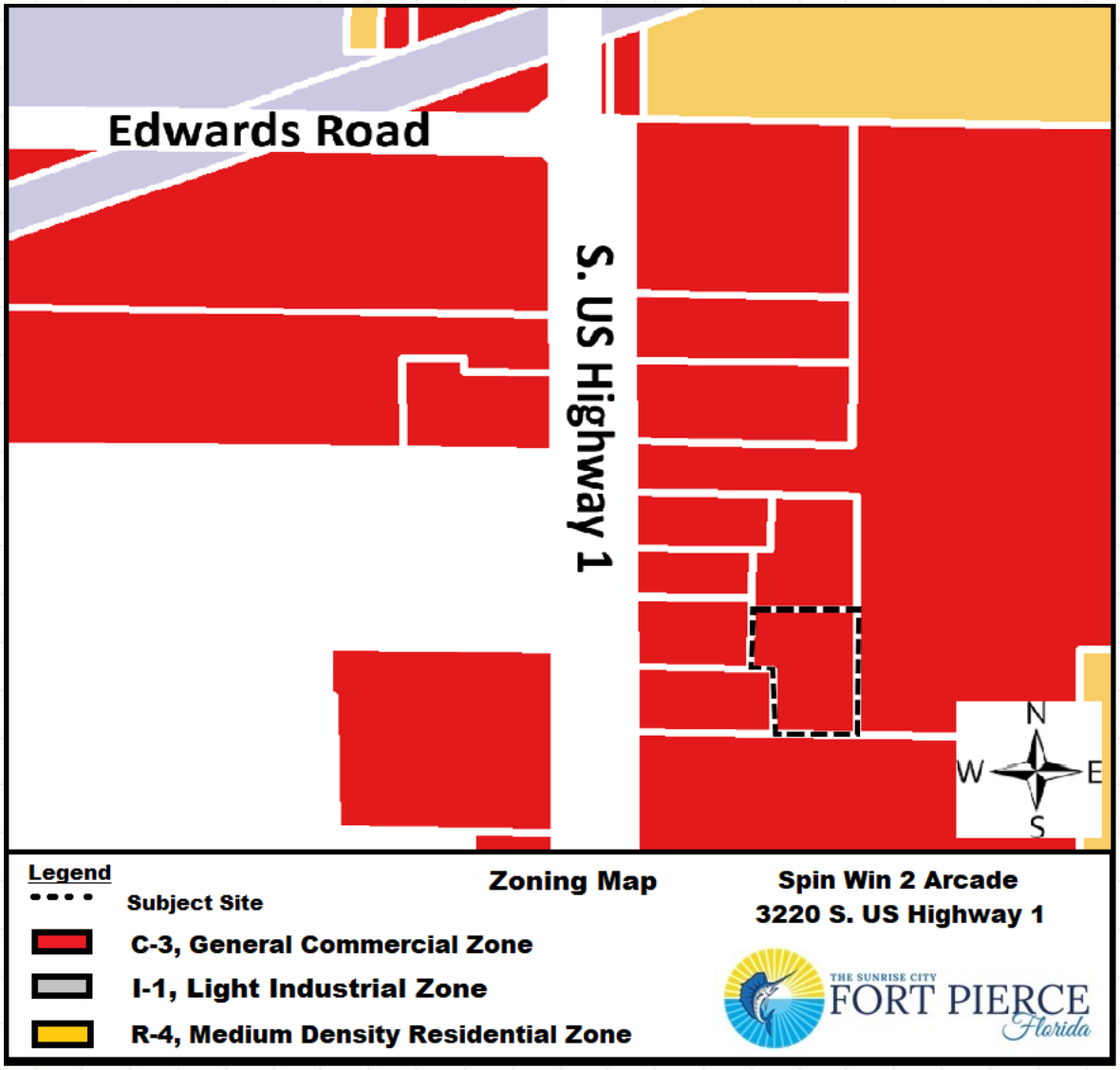


3220 South US Highway 1

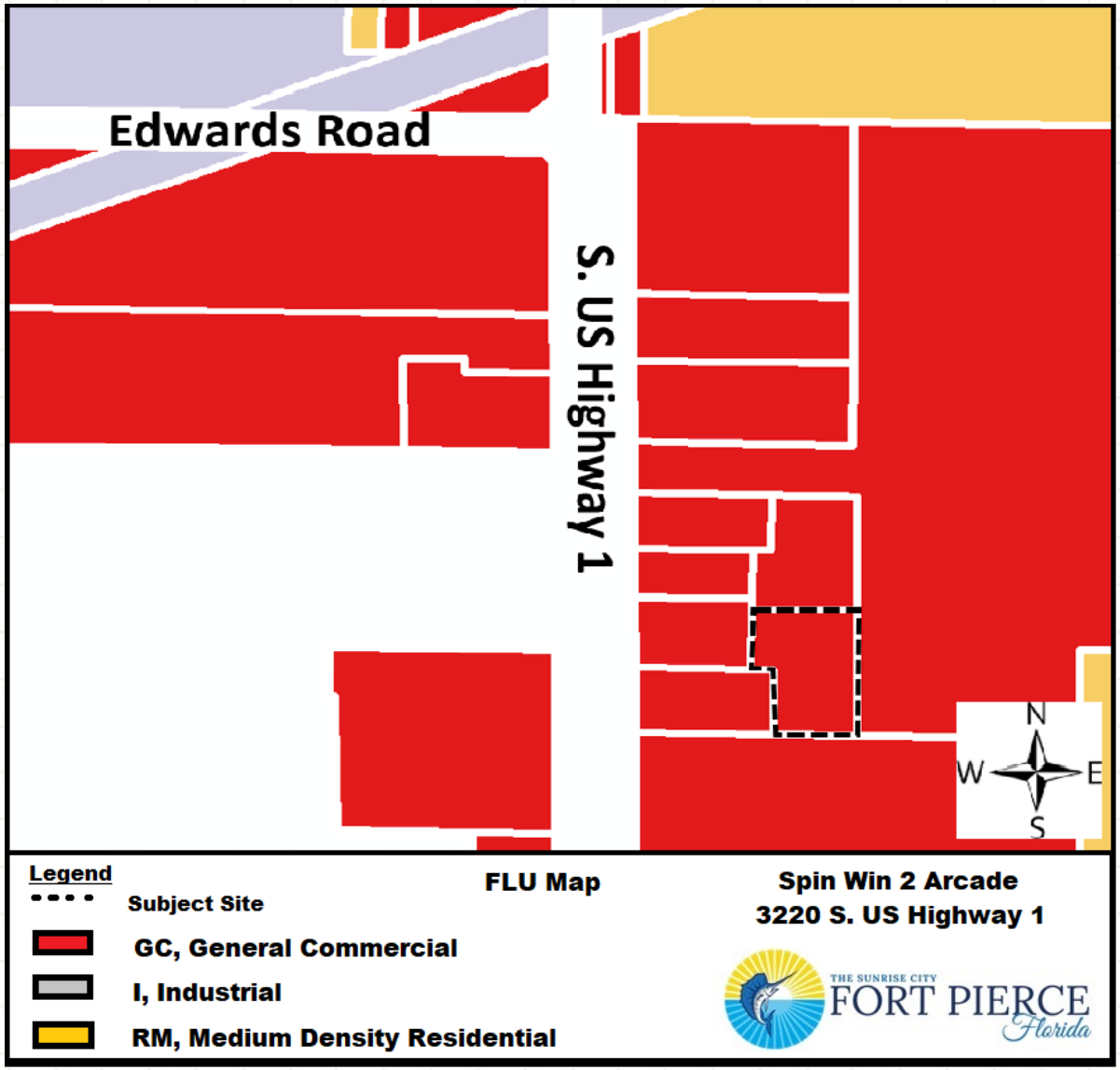
Site Aerial Map



Zoning Map


Edwards Road
S. US Highway 1
N
W
E
S
Legend
Subject Site
C-3, General Commercial Zone
I-1, Light Industrial Zone
R-4, Medium Density Residential Zone
Zoning Map
Spin Win 2 Arcade
3220 S. US Highway 1
THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map



Conditional Use with No New Construction

Conditional Use Approval to operate a 3,666 square foot Arcade Amusement Center

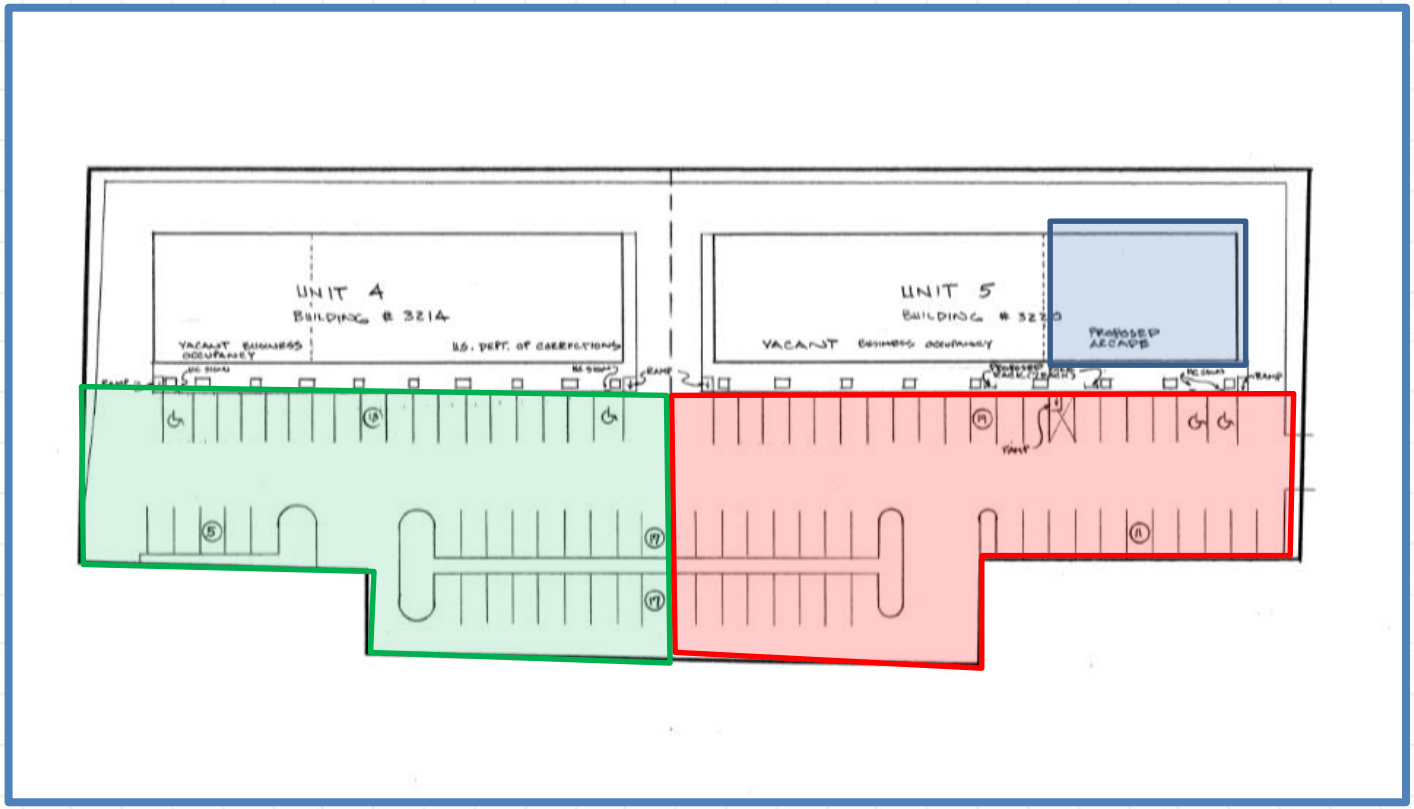
- Staff recommends **Approval** (1 Condition)
  - ❑ Arcade Amusement Centers are allowed as a Conditional Use in the C-3, General Commercial Zoning District.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan

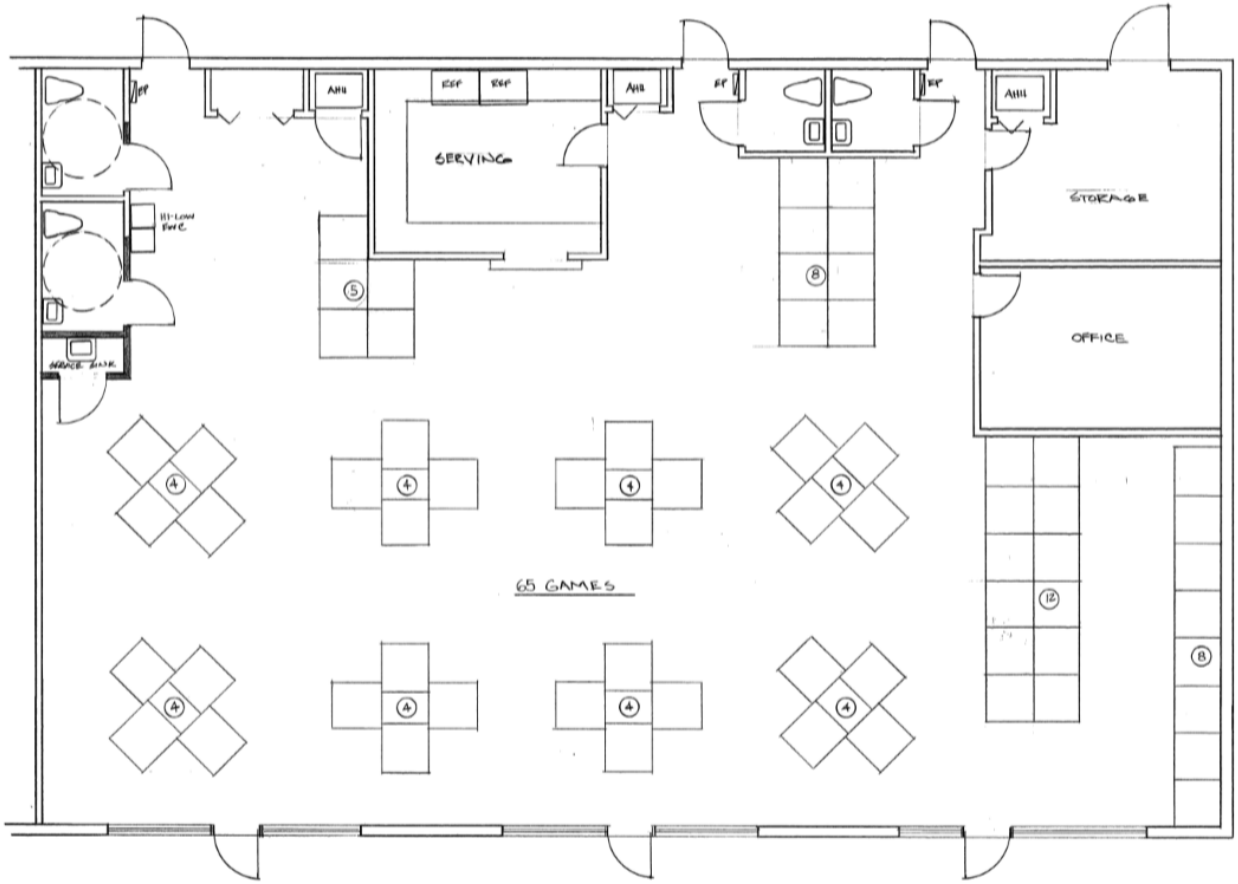
Proposed Arcade:
3,666 sq. ft.

On-Site Parking:
46 Spaces

Shared Parking:
41 Spaces



Floor Plan


SERVING
STORAGE
OFFICE
65 GAMES
RENOVATION FLOOR PLAN
WALL LEGEND
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE REMOVED
PROPOSED 2X4 FRAME WALLS

CC Recommendations

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with no changes to what staff presented.
    - Staff recommends APPROVAL with one (1) Condition
- Recommend APPROVAL of the proposed Conditional Use with changes.
- Recommend DISAPPROVAL of the proposed Conditional Use.

Adjacent Property Owner Responses



214 Notifications

0 = In favor (0%)

0 = In opposition (0%)

Staff Recommendations

Staff recommends that the City Commission <u>APPROVE</u> the request with the following one (1) condition:

Provide a Unity of Title or Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).

CC Recommendations

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with no changes to what staff presented.
    - Staff recommends APPROVAL with one (1) Condition
- Recommend APPROVAL of the proposed Conditional Use with changes.
- Recommend DISAPPROVAL of the proposed Conditional Use.
    - City Commission shall provide a rationale for the recommendation

Application for Conditional Use with No New Construction

3220 South US Highway 1

City Commission Regular Meeting **12. g.**

Meeting Date: 09/16/2019

Re: Final Plat - Home 2 Suites - 6505 Metal Drive

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Premier Hospitality, Inc, & applicant/representative Richard Laventure of Laventure & Associates, Inc to subdivide 5.79 acres of land into three parcels at or near 6505 Metal Drive in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2324-341-0002-000-3.

SUMMARY:

- Concurrent with the Application for Development Review & Design Review, the applicant is also requested review and approval of a Final Plat to subdivide 5.79 acres into three parcels with one public access tract.
- All affected City Departments have reviewed the proposed Applications for Development Review and Design Review and have provided conditional approval based on compliance with requirements of City Code. The comments generated from the technical review, and any responses by the applicant, are provided.
- The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

RECOMMENDATION:

Approve with Conditions

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Documentation & Supporting Documents
Applicant Packet Submitted to City
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:37 AM

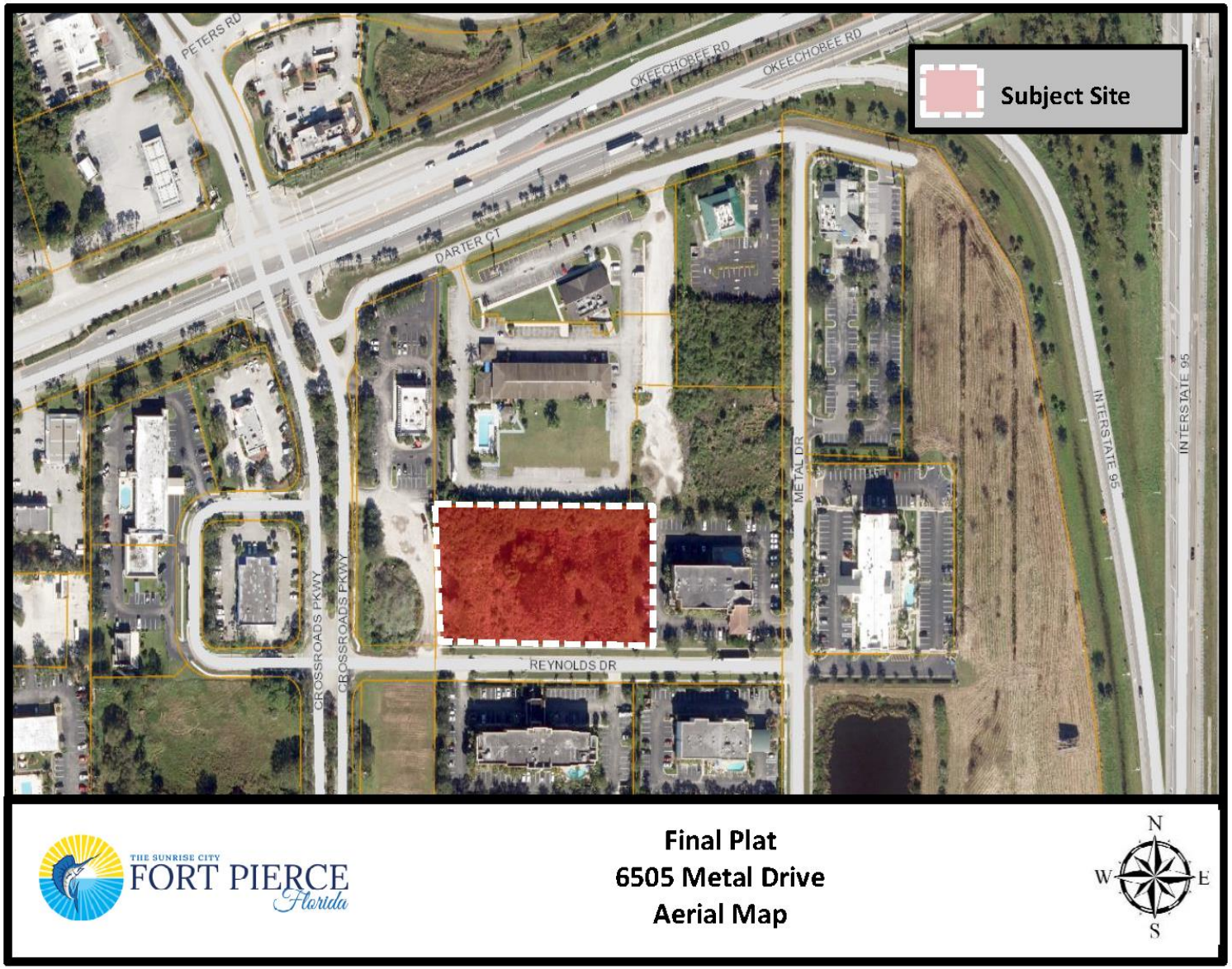
Form Started By: Brandon Creagan
Started On: 09/06/2019 12:14 PM
Final Approval Date: 09/10/2019

Application for Subdivision Final Plat

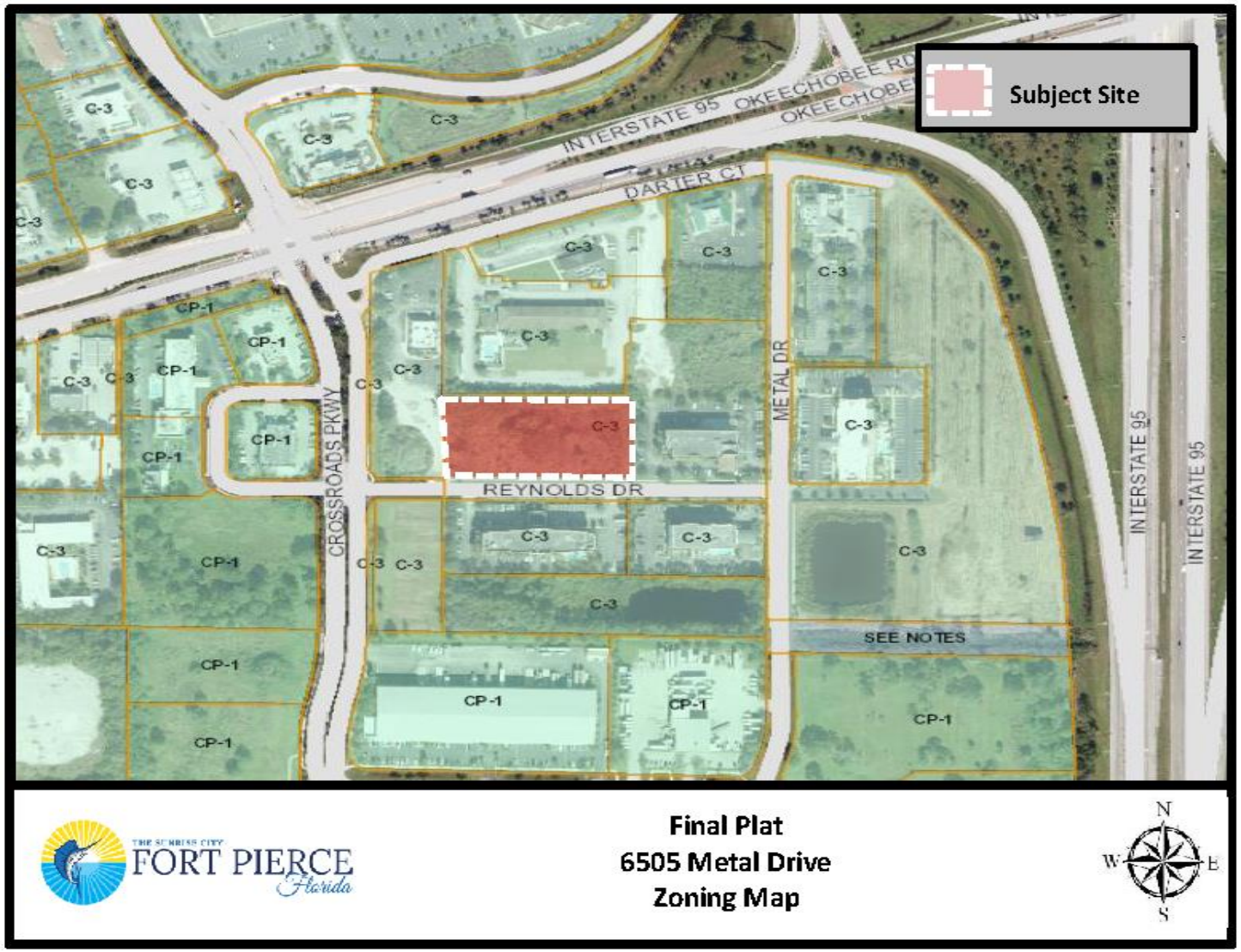


6505 Metal Drive

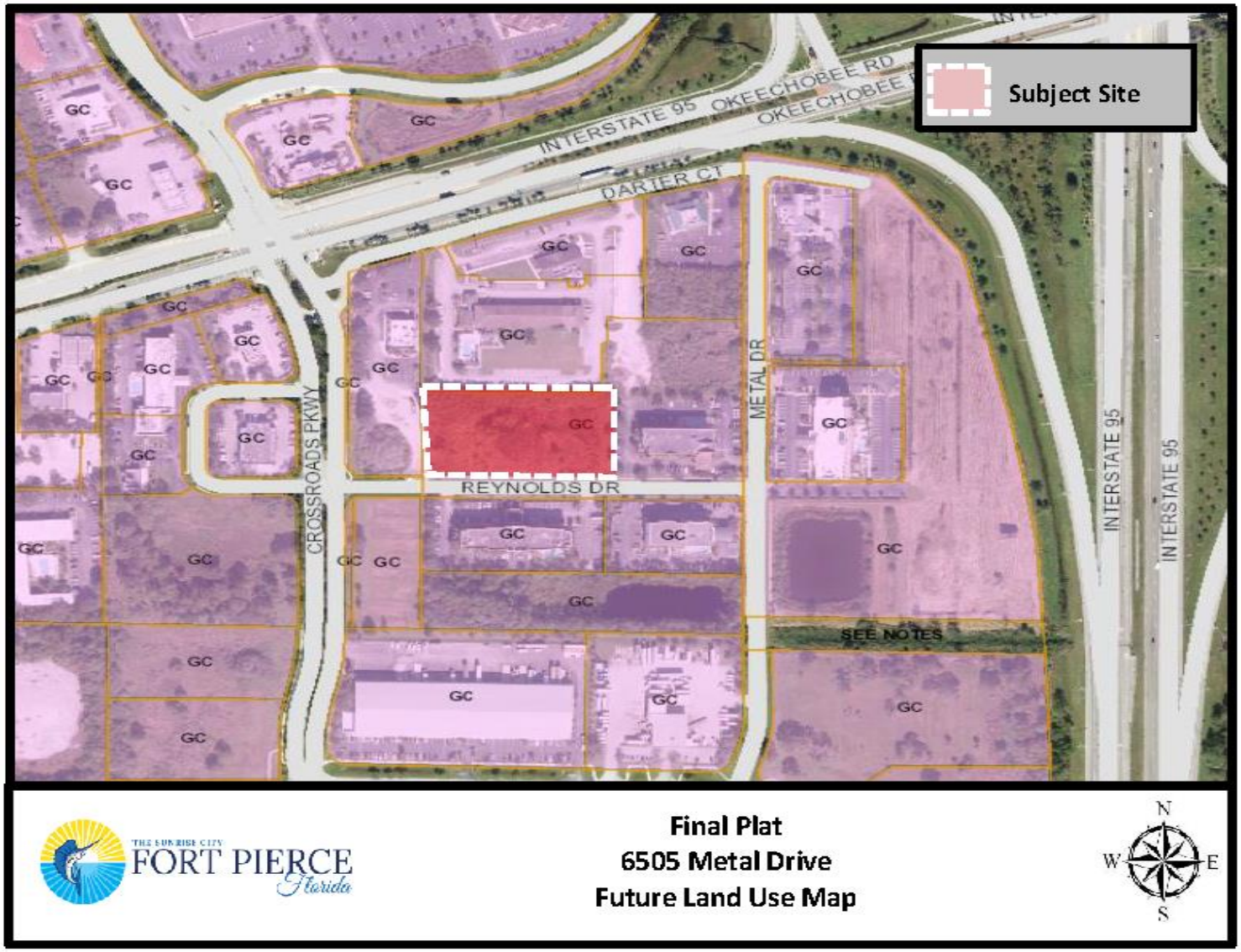
Aerial Map


Subject Site
PETERS RD
OKEECHOBEE RD
OKEECHOBEE RD
DARTER CT
METAL DR
INTERSTATE 95
INTERSTATE 95
CROSSROADS PKWY
CROSSROADS PKWY
REYNOLDS DR
THE SUNRISE CITY
FORT PIERCE
Florida
Final Plat
6505 Metal Drive
Aerial Map
N
W
E
S

Zoning Map


Subject Site
INTERSTATE 95
OKEECHOBEE RD
DARTER CT
CROSSROADS PKWY
METAL DR
REYNOLDS DR
INTERSTATE 95
INTERSTATE 95
SEE NOTES
C-3
CP-1
THE SUNRISE CITY
FORT PIERCE
Florida
Final Plat
6505 Metal Drive
Zoning Map
N
W
E
S

Future Land Use Map

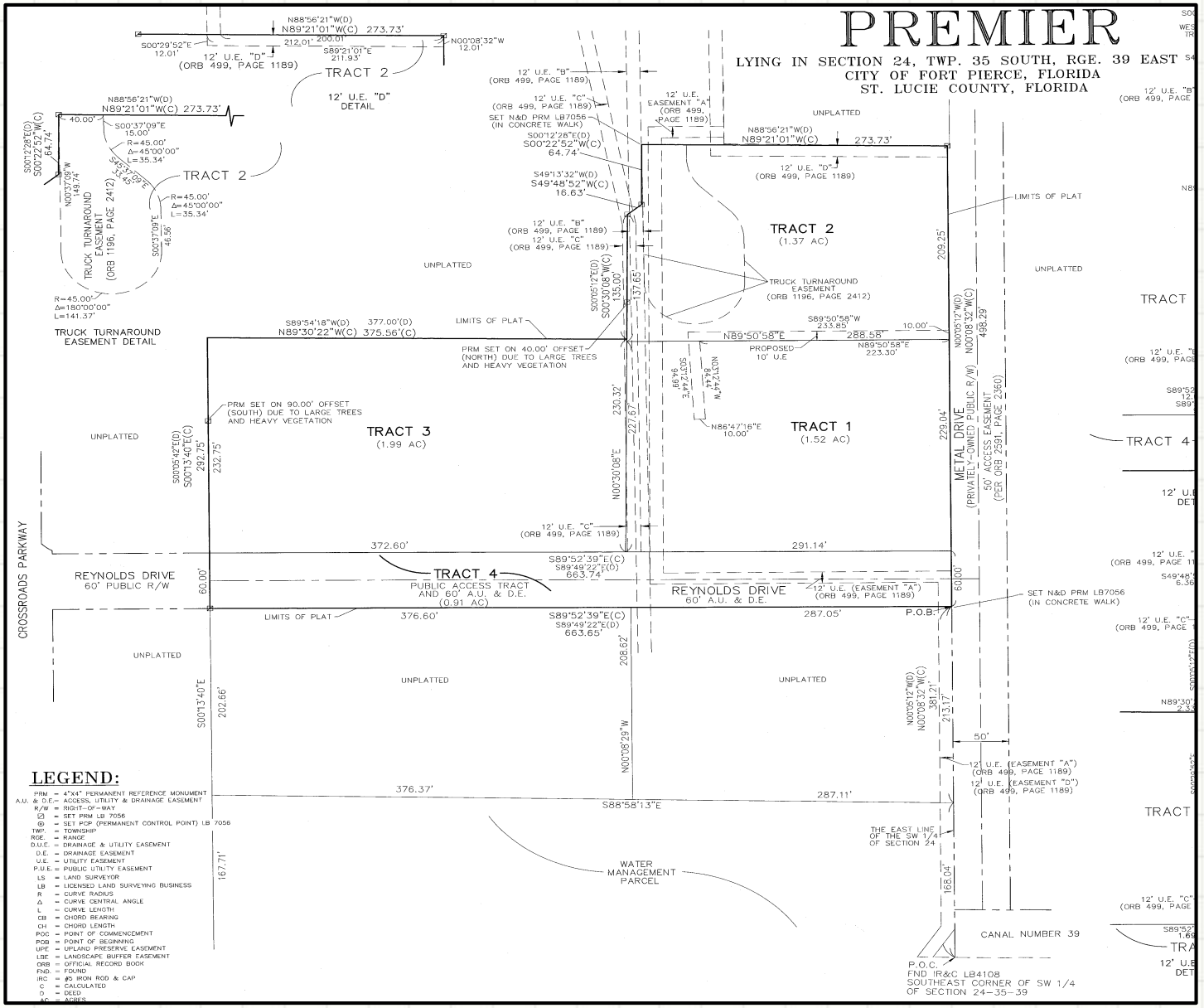


Final Plat

Final Plat for a Subdivision titled “Premier.”

- Staff recommends **Approval** of the request with two (2) conditions.
  - ❑ Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

Plat


PREMIER
LYING IN SECTION 24, TWP. 35 SOUTH, RGE. 39 EAST
CITY OF FORT PIERCE, FLORIDA
ST. LUCIE COUNTY, FLORIDA
TRACT 1
(1.52 AC)
TRACT 2
(1.37 AC)
TRACT 3
(1.99 AC)
TRACT 4
PUBLIC ACCESS TRACT
AND 60' A.U. & D.E.
(0.91 AC)
TRUCK TURNAROUND EASEMENT DETAIL
TRUCK TURNAROUND EASEMENT
(ORB 1196, PAGE 2412)
TRUCK TURNAROUND EASEMENT
(ORB 1196, PAGE 2412)
METAL DRIVE
(PRIVATELY OWNED PUBLIC R/W)
50' ACCESS EASEMENT
(PER ORB 2591, PAGE 2360)
REYNOLDS DRIVE
60' PUBLIC R/W
REYNOLDS DRIVE
60' A.U. & D.E.
CROSSROADS PARKWAY
LIMITS OF PLAT
UNPLATTED
PROPOSED
10' U.E
PRM SET ON 40.00' OFFSET
(NORTH) DUE TO LARGE TREES
AND HEAVY VEGETATION
PRM SET ON 90.00' OFFSET
(SOUTH) DUE TO LARGE TREES
AND HEAVY VEGETATION
SET N&D PRM LB7056
(IN CONCRETE WALK)
P.O.B.
P.O.C.
FND IR&C LB4108
SOUTHEAST CORNER OF SW 1/4
OF SECTION 24-35-39
THE EAST LINE
OF THE SW 1/4
OF SECTION 24
WATER
MANAGEMENT
PARCEL
CANAL NUMBER 39
LEGEND:

Staff Recommendation

Staff **APPROVAL** to the City Commission, subject to two (2) Conditions:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

2. Prior to the City Commission meeting, provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, for $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Final Plat subject to two Condition with no changes
- **APPROVE** of the proposed Final Plat with changes
- **DISAPPROVE** of the proposed Final Plat.

Application for Subdivision Final Plat

6505 Metal Drive

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Development, Design Review, and Subdivision (Final Plat)**
Home 2 Suites
6505 Metal Drive

BOARD DATE: September 16, 2019

STAFF REPORT

Owner:
Fort Pierce Hotel, LLC
1500 SE 5th Avenue
Dania Beach, FL 33004

Representative:
Atlantic Civil Engineering, Inc
2552 Peters Road, Suite D
Fort Pierce, FL 34945

Applicant's Request:
Approval of an Application for Development & Design Review to construct a 4 Story, 95 room Hotel

Approval of a Final Plat to create 3 lots

Location: 6505 Metal Drive

Parcel ID: 2402-501-0001-010-8

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size:
1.98 Acres (Project Site)
5.79 Acres (Final Plat)

Utilities: FPUA

Staff Analysis:
Request

In accordance with Section 22-22, 22-31, 22-58, and 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review and Design Review for the construction and operation of a four story, 95-room hotel to be known as "Home 2 Suites by Hilton."

Concurrent with this application the applicant, is also requested review and approval of a Final Plat to subdivide 5.79 acres into three parcels with one public access tract.

Site & Landscaping Plan

The proposed building is to be four stories and will be a total of 58,083 square feet. The hotel itself will contain 95 rooms. The first floor will be 14,238 square feet and will consist of 14 rooms. Floors two through four will total 14,615 square feet and have 27 rooms each. A pool is proposed that will be approximately 612 square feet and will have a seating area next to the pool. The proposed building is under the maximum allowable height of 65 feet in the General Commercial Zoning District (C-3). More specifically, the top of roof is proposed at 44 feet. The height of the parapet is 6 feet, and the combined height of the building, including the roof equipment, will be 56 feet, 6 inches.

The parking for the site is provided at a ratio of 1.1 parking spaces per room, which equates to 105 required parking spaces. The applicant has provided 105 parking spaces on the site plan. Bicycle parking is also required to be provided at a ratio of 1 space per 10 parking spaces. Based on the 105 required parking spaces, the applicant needs to provide 11 bicycle parking spaces, and 12 are being proposed. Lastly, the applicant is providing five handicap spaces per the requirement of City Code 22-60(c)(3).

The Landscape Plan is consistent with City Code 22-187, General Landscaping Requirements. The Lighting Plan is also consistent with City Code 22-60(J)(1)(d). The proposed plan provides for a minimum average lighting in the parking lot will be 3.34 footcandles.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The hotels design will incorporate the following colors Silver Fox, Amherst Gray, White Water, Bright Lime, and Twilight. The color scheme for the hotel has undergone a transformation from what was submitted at the Technical Review level and what is being submitted to the Planning Board. Staff had concerns regarding the color scheme chosen for the hotel at the Technical Review level, specifically the Bright Lime color. The applicant has since mitigated those concerns by switching the color scheme for the building to focus less on the Bright Lime color and instead focus on the Twilight color, which is more of a dark blue. The Bright Lime color has been relegated to more of an accent color than a primary color. The building now will also feature

applied stone on portions of the building instead of brick. The equipment for the mechanical and HVAC equipment will be located on the roof and will be screened by a parapet around the top of the building.

Traffic

The conclusion of the Traffic Analysis provided by the applicant states that as a result of the low number of peak hour trips anticipated for the site, there will not be any significant impacts to the adjacent roadway network. The traffic analysis further states that "all roadway segments within the radius of impact are expected to operate at an acceptable level of service for the five-year horizon of 2024." All specific trip numbers can be found in the Capacity Analysis or the Traffic Analysis provided by the applicant.

Technical Review Committee

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

Planning Board:

The Planning Board at their meeting on August 13, 2019 voted 5-0 to recommend approval of the Development Review and Design Review Applications. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Staff Recommendation: Development Review & Design Review

The requested Applications for Development Review and Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the request with the following five conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.

3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.

4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.

5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal

Staff Recommendation: Final Plat

The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following two conditions:

1. The applicant shall supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

2. Prior to the City Commission meeting, provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, for $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.



THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
6505 Metal Drive
Aerial Map

N
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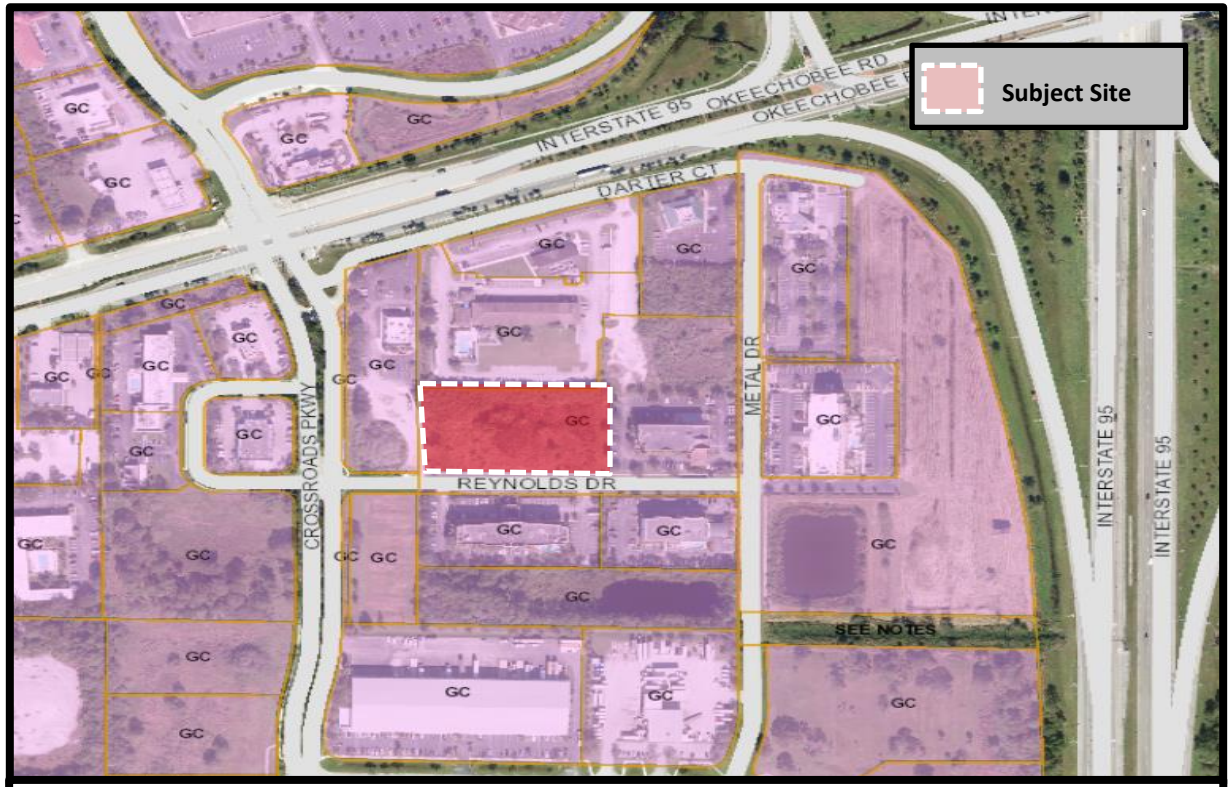

THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
6505 Metal Drive
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
6505 Metal Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

March 21, 2019

Richard Laventure, President, Laventure & Associates, Inc.
774 W. Midway Road
Fort Pierce, FL 34982

SUBJECT: **Premier Hospitality – 6505 Metal Drive**
TECHNICAL REVIEW PROJECT: # 19-41000001
FINAL PLAT

Comments:

1. There appears to be some signature line corrections that need to be made for the front page of the Plat. Please revise State guidelines for Plats so that all required signature lines are included. A copy of a recent Final Plat signature page is provided as reference.

Please provide a written response to all TRC comments and provide submittal (4 copies) of all new materials. Both the Engineering Department and Northstar Geomatics must grant approval before the Final Plat can be scheduled for City Commission. 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

RECEIVED
AUG 30 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Premier Final Plat – 6505 Metal Drive
TRC No. 19-41000001

DATE : August 30, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 29, 2019:

- [x] Final Plat
- [ ] 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

- [ ] Do not recommend approval
- [x] Recommend approval with conditions

- [x] Final Plat
- [ ] 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 conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

Prior to City Commission approval, the following items shall be addressed:

1. Provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, for $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Premier Final Plat – 6505 Metal Drive
TRC No. 19-41000001

DATE : August 27, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 23, 2019:

- [x] Final Plat
- [ ] 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

- [ ] Do not recommend approval
- [x] Recommend approval with conditions

- [x] Final Plat
- [ ] 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 conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Prior to City Commission approval, the following items shall be addressed:

1. Update the Planning and Development Services Approval to reference *Jennifer Hofmeister, Planning Director.*
2. Remove all references to the previous plat revisions (i.e. revision numbers, revision dates, and completed revisions).
3. Provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, in the amount of $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Premier Final Plat – 6505 Metal Drive
TRC No. 19-41000001

DATE : March 19, 2019

This is to advise you that we have completed the review of the following documents as received by this office on March 8, 2019:

- [x] Final Plat
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Do not recommend approval
- [ ] Recommend approval

- [x] Final Plat
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\P\Premier Subdivision\Final Plat\Submittal No. 3 - 030819\Final Plat Comments - 031919.docx

ENGINEERING COMMENTS:

1. Update the City Attorney Certification to reflect:
   a) The removal of the noted *STATE OF FLORIDA* and *COUNTY OF ST. LUCIE*
   b) Add *THIS* _____ *DAY OF* _____, *2019* under the certification statement
   c) Change the City Attorney's name to PETER J. SWEENEY, CITY ATTORNEY and add CITY OF FORT PIERCE, FLORIDA below his title.
2. Under the heading of Certificate of Final Approval by the City Commission Approval, remove the separate date line to the right of where the City Clerk signs.
3. Under the heading of Surveyor's Review Certificate remove the noted *STATE OF FLORIDA* and *COUNTY OF MARTIN*
4. Please address the attached comments as provided by Northstar Geomatics.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 20, 2019

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

RE: Premier Plat -- Review #2 NS Project 17-040

Dear Ms. Telle:

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

My comments are as follows:

1. PRM's must be placed and verified by reviewing surveyor prior to recordation. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for scheduling of PRM inspection.
2. A written response to this review by platting surveyor is required with next submittal.
3. Add text "Parcel Control #_____" under clerk's recording info box.
4. A truck turnaround easement has been added to lot 4 since last review. Per Chap. 177, bearings and distances and ties to lot corner for this easement must be shown on plat.
5. FS 177.091 (16) requires that existing and proposed easements that are not coincident with property lines must be labeled with bearing and distances and tied to principal lot, tract, or right-of-way.
6. The revised plat indicates Metal Drive is "privately owned public right-of-way. Please clarify. Does ORB 2591 PG 2360 provide public access?

Sincerely,

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.19
Property Address: 6505 Metal Dr. – Subdivision Final Premier Plat
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: 3/18/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

March 21, 2019

TECHNICAL REVIEW PROJECT # 19-41000001

Subdivision - Premiere Final Plat – 6505 Metal Drive

Comments

FPUA W/WW Engineering: Water is available to the site(s) from an 8" PVC running north to south through an easement dividing the proposed Tract 3 from proposed Tract 1 and 2, as well as an 8" PVC Main along the west side of Metal Dr. and the south side of Reynolds Dr.; Wastewater service is available to the site(s) via an 8" PVC gravity system also running through the aforementioned easement and along Metal Dr. and Reynolds Dr.

FPUA Electric & Gas Engineering: no objections with the plat as long as the easements stay intact and if a utility is in conflict, the customer will be responsible to relocate at their cost.

Technical Review Committee meeting

March 21st, 2019

Case # 19-41000001

Final plat, Subdivision

Premier Hospitality, 6505 Metal Drive, Ft. Pierce

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 6505 Metal Drive, Fort Pierce

Parcel ID #(s) 2324-341-0002-000-3

Project description Divide subject parcel into 3 parcels

Property Owner(s)
Premier Hospitality, Inc.

Street Address
1500 SE 5th Ave

City | State | Zip
Dania Beach | FL | 33004

Phone Number

Email Address
danp61@aol.com

Applicant/Representative, Title, Company
Richard Laventure, President, Laventure & Associates, Inc..

Street Address
774 W. Midway Road

City | State | Zip
Fort Pierce | FL | 34982

Phone Number
772.398.6430

Email Address
gatorrr@msn.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Brevard

The foregoing instrument was acknowledged before me this 27 day of April, 2017, by Dilip Patel who is personally known to me or has produced _____ as identification.

Signature of Notary

CLIVE GEORGE WALCOTT
MY COMMISSION #FF188930
EXPIRES January 12, 2019
(407) 398-0153 FloridaNotaryService.com

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

PREMIER

LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, FLORIDA
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
DOCKET NO. _____

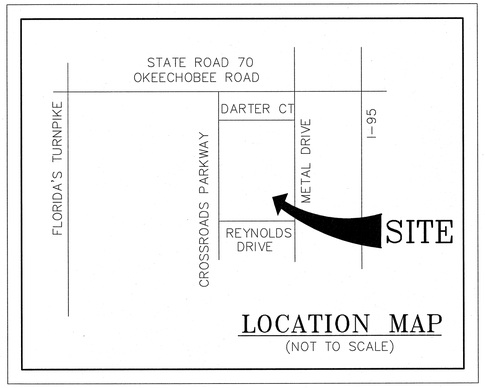
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 381.21 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 498.29 FEET;
THENCE NORTH 88°56'21" WEST, A DISTANCE OF 273.73 FEET;
THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET;
THENCE SOUTH 49°13'32" WEST, A DISTANCE OF 16.63 FEET;
THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 135.00 FEET;
THENCE SOUTH 89°54'18" WEST, A DISTANCE OF 377.00 FEET;
THENCE SOUTH 00°05'42" EAST, A DISTANCE OF 292.75 FEET;
THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 663.65 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

SAID LAND CONTAINS 5.79 ACRES, MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF _____:

I, _____, an attorney duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and find the title to the property is vested in Premier Hospitality, Inc., and that current taxes have been paid and that:

All recorded mortgages, not satisfied or released of record encumbering the property described hereon are:

None

Dated this _____ day of _____, _____.

By: _____
_____, Esquire

DEDICATION:

STATE OF FLORIDA:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS, PREMIER HOSPITALITY, INC., OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, HEREAFTER KNOWN AS PREMIER, AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. TRACT 4 (REYNOLDS DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED AS AN ACCESS TRACT AND IS TO BE USED FOR PUBLIC ROADWAY PURPOSES IN PERPETUITY. AN INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT IS ALSO HEREBY DEDICATED WITHIN THE LIMITS OF TRACT 4. THE UNDERLYING FEE OWNER SHALL HAVE MAINTENANCE RESPONSIBILITIES FOR TRACT 4. TRACT 4 IS ALSO DEDICATED AS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
THE CITY OF FORT PIERCE, FLORIDA SHALL BEAR NO MAINTENANCE OBLIGATION OR RESPONSIBILITY FOR SAID TRACT.

2. UTILITY EASEMENT (U.E.): THE UTILITY EASEMENT AS SHOWN HEREON (OVER TRACTS 1 & 2), IS DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES SUCH AS FORT PIERCE UTILITIES AUTHORITY, AT&T AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING OWNER.

PREMIER HOSPITALITY, INC.

Signed and sealed this _____ day of _____, _____, by its President.

By: _____ _____
Date

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF _____:

Before me personally appeared _____, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as an officer of premier Hospitality, Inc., and that such execution was his free act and deed.

Witness my hand and official seal, this _____ day of _____, _____.

By: _____ My Commission Expires: _____
_____
Notary Public (Printed Name)

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

By: _____
PETER J. SWEENEY, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE C-3 ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, THIS _____ DAY OF _____, _____.

By: _____
JENNIFER HOFMEISTER
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, _____. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

THIS _____ DAY OF _____, _____.

FORT PIERCE CITY COMMISSION

By: _____
LINDA COX, CITY CLERK

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, Joseph E. Smith, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for Record in Plat Book _____, Pages _____ of the Public Records of St. Lucie County, Florida, this _____ day of _____, _____.

SEAL
CLERK OF THE CIRCUIT COURT

By: _____
Clerk of Circuit Court
St. Lucie County, Florida

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

By: _____ _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER — DATE
FLORIDA REGISTRATION NO. 4350
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES:

1. The Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of St. Lucie County, Florida.

2. The East line of the SW 1/4 of Section 24 is assumed to bear North 00°05'12" West, as monumented, and all other bearings shown hereon are relative thereto.

3. This Plat contains 5.79 acres, more or less.

4. This Plat contains 4 tracts.

5. A 5/8" iron rod and cap stamped LB 7056 has been set or will be set at all lot corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.

6. No buildings or other obstructions shall be placed on Utility or Drainage Easements.

7. This plat has been reviewed by a Florida Professional Surveyor and Mapper, under contract with or employed by the City of Fort Pierce, and conforms with the Platting standards of Chapter 177, Part 1, Florida Statutes.

8. All lot lines are radial unless otherwise noted.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF PREMIER, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATED THIS _____ DAY OF _____ , _____.

_____
RICHARD C. LAVENTURE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE # 5209

SEAL
SURVEYOR

PREPARED BY:

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056

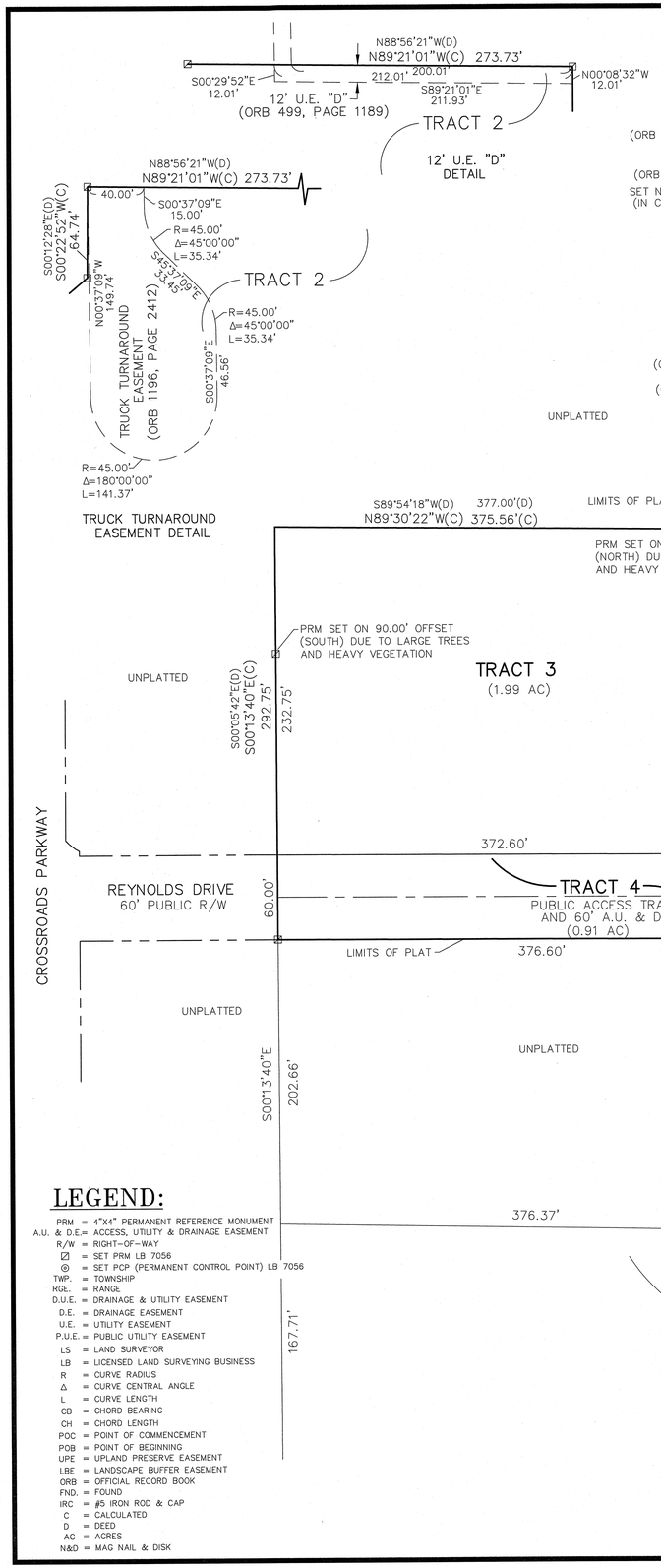
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

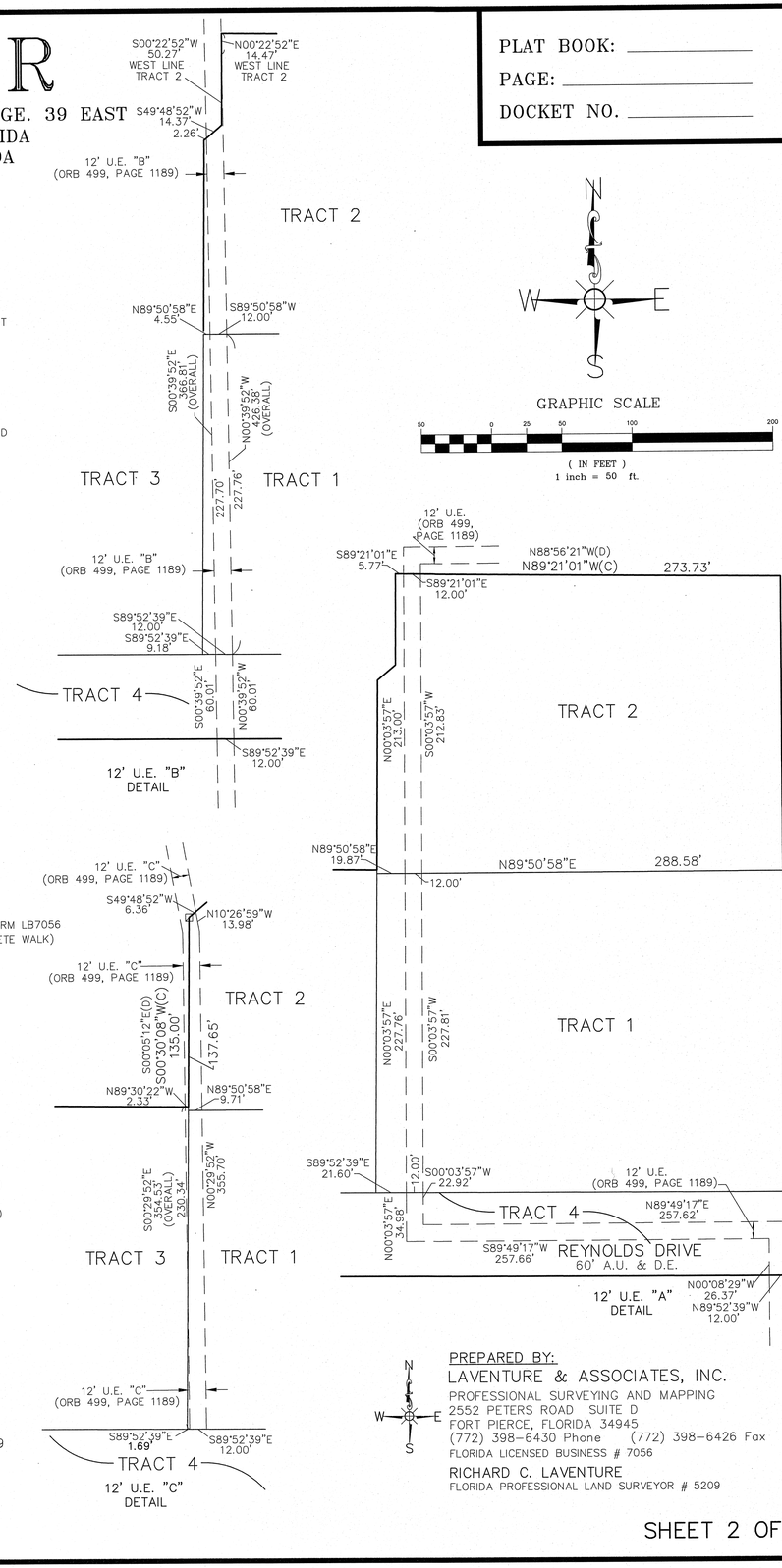
FILE: 17.0530-1-2-PLAT.DWG

PREMIER

LYING IN SECTION 24, TWP. 35 SOUTH, RGE. 39 EAST
CITY OF FORT PIERCE, FLORIDA
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
DOCKET NO. _____





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

PRM	= 4"X4" PERMANENT REFERENCE MONUMENT
A.U. & D.E.	= ACCESS, UTILITY & DRAINAGE EASEMENT
R/W	= RIGHT-OF-WAY
☒	= SET PRM LB 7056
◎	= SET PCP (PERMANENT CONTROL POINT) LB 7056
TWP.	= TOWNSHIP
RGE.	= RANGE
D.U.E.	= DRAINAGE & UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
LS	= LAND SURVEYOR
LB	= LICENSED LAND SURVEYING BUSINESS
R	= CURVE RADIUS
Δ	= CURVE CENTRAL ANGLE
L	= CURVE LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
UPE	= UPLAND PRESERVE EASEMENT
LBE	= LANDSCAPE BUFFER EASEMENT
ORB	= OFFICIAL RECORD BOOK
FND.	= FOUND
IRC	= #5 IRON ROD & CAP
C	= CALCULATED
D	= DEED
AC	= ACRES
N&D	= MAG NAIL & DISK

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

LAVENTURE & ASSOCIATES, INC.

PROFESSIONAL SURVEYING AND MAPPING
GATORRR@MSN.COM

2552 PETERS ROAD, SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 PHONE
(772) 398-6426 FAX

August 29, 2019
LAI Proj No. 19.0530-1-3

Mr. Brandon Creagan
City of Fort Pierce Planning Department
100 North US 1
Ft. Pierce, FL 34954

RE: Premier Plat – Final Plat – Response to comments

Dear Mr. Creagan:

Please allow the following to qualify as our response to the comments provided by various City departments listed below and dated August 27, 2019:

ENGINEERING DEPARTMENT

1. Update the Planning and Development Services Approval to reference Jennifer Hofmeister, Planning Director

   RESPONSE: Comment noted and plat revised to reflect same.

2. Remove all references to the previous plat revisions (i.e. revision numbers, revision dates and completed revisions)

   RESPONSE: Comment noted and plat revised to reflect same

3. Provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An Engineer's Certified Cost Estimate, in the amount of $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.

   RESPONSE: Comment noted. Development Agreement was provided to City Attorney, City of Fort Pierce and we are waiting on comments or approval.

REVIEWING SURVEYOR (Northstar Geomatics, via email on 8/26/19)

1. Please remove the Parcel Control Number linework and text that I had you place under the recording info box at Top right. The City of Fort Pierce and St. Lucie County do not require that.

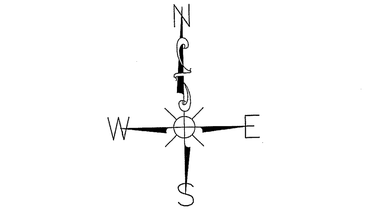
   RESPONSE: Comment noted and plat revised to reflect same.

Please feel free to contact our office with any questions or comments.

Sincerely,

Richard C. Laventure, PLS

19.0530-1-3-Plat-Responses-8-29-19.doc



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

Δ	= CURVE CENTRAL ANGLE
R	= CURVE RADIUS
L	= CURVE LENGTH
17.9'	= ELEVATION (TYPICAL)
IR	= 5/8" IRON ROD
CM	= CONCRETE MONUMENT
IP	= IRON PIPE
N&D	= NAIL AND DISK
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
P.B.	= PLAT BOOK
R/W	= RIGHT-OF-WAY
ORB	= OFFICIAL RECORD BOOK
PG.	= PAGE
NO.	= NUMBER
TYP.	= TYPICAL
U.&D.E.	= UTILITY AND DRAINAGE EASEMENT
WM	= WATER MAIN
SAN	= SANITARY
○	= FOUND #5 IR&C 7056
⊕	= SET N&D 5209
☆	= AREA LIGHT
⊡	= ELECTRIC SERVICE
CM	= 4"X4" CONCRETE MONUMENT
⊢	= WATER TEE
⋈	= WATER VALVE
✦	= FIRE HYDRANT
U/G	= UNDERGROUND
CONC	= CONCRETE
ELEV	= ELEVATION
⊘	= WOOD POWER POLE
RCP	= REINFORCED CONCRETE PIPE
(RT)	= RIGHT
(LT)	= LEFT
TOB	= TOP OF BANK
FND.	= FOUND
IR&C	= IRON ROD & CAP
±	= PLUS OR MINUS
LB	= LICENSED BUSINESS
FFE	= FINISHED FLOOR ELEVATION
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
—X—	= 8' CHAIN LINK FENCE WITH BARABED WIRE
PRM	= PERMANENT REFERENCE MONUMENT
⊠	= CATCH BASIN
◎◎	= SANITARY SEWER MANHOLE
⊂⊃	= CURB INLET
◎	= DRAINAGE MANHOLE
(NO ID)	= NO IDENTIFICATION

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 381.21 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 498.29 FEET;
THENCE NORTH 88°56'21" WEST, A DISTANCE OF 273.73 FEET;
THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET;
THENCE SOUTH 49°13'32" WEST, A DISTANCE OF 16.63 FEET;
THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 135.00 FEET;
THENCE SOUTH 89°54'18" WEST, A DISTANCE OF 377.00 FEET;
THENCE SOUTH 00°05'42" EAST, A DISTANCE OF 292.75 FEET;
THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 663.65 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

SAID LAND CONTAINS 5.79 ACRES, MORE OR LESS.

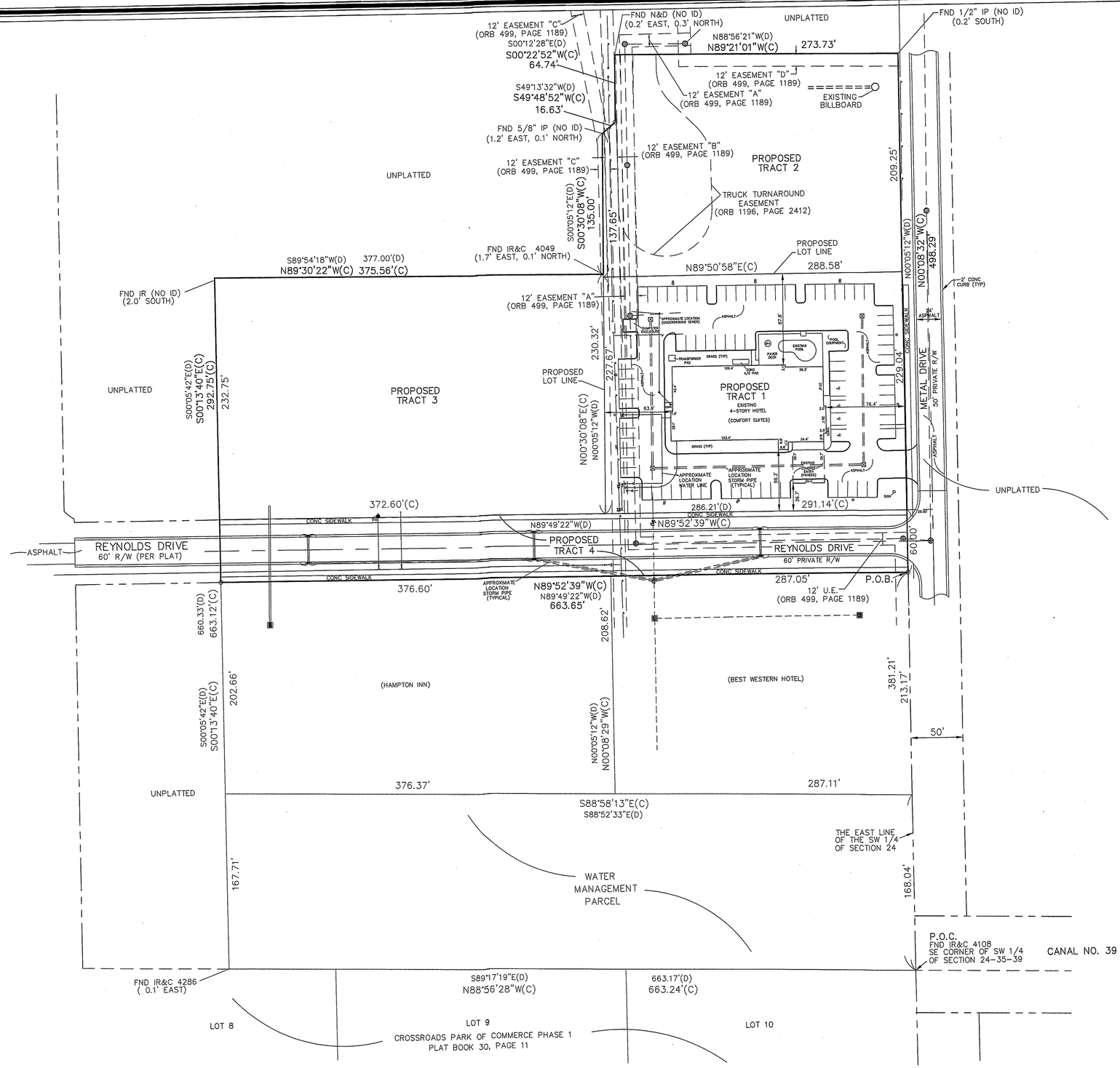
SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTIONS PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS APRIL 25, 2017.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF METAL DRIVE BEARING NORTH 00°05'12" WEST, PER DEED AND AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
6. PROPERTY IS VACANT EXCEPT FOR EXISTING HOTEL SITE (PROPOSED TRACT 1) WITH IMPROVEMENTS.
7. PROPERTY LIES IN FLOOD ZONE X, PER MAP 12111C0170 F.

Richard C. Laventure — 5/1/17

RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

DATE



BOUNDARY SURVEY

PREPARED FOR

PREMIER HOSPITALITY, INC.

— REVISIONS —	BY	DATE

	BY	DATE
FIELD	MWH	4/27/17
CALCS.	RCL	4/25/17
DRAWN	JPH	4/26/17
CHECKED	RCL	4/26/17
FILE REF. 17.0530-1-2	FIELD BK./PG 04-110/67	

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
LB 7056 (772) 398-6430 Phone (772) 398-6426 Fax

DATE: 5/1/17
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 17.0530-1-2
SHEET 1 OF 1

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2285288 OR BOOK 1816 PAGE 1730
Recorded:10/08/03 13:30

* Doc Assump: $ 0.00
* Doc Tax : $ 5,031.60
* Int Tax : $ 0.00

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:

Craig J. Mandell, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 510
Ft. Lauderdale, FL 33334

Folio No. 2324-341-0002-000/3

WARRANTY DEED

THIS INDENTURE, made this 3 day of October, 2003, by and between SOUTH FLORIDA REAL ESTATE & MANAGEMENT CORP., a Florida corporation, ("Grantor") whose address is 100 Market Street, Bldg. 1, Portsmouth, NH 03801 and PREMIER HOSPITALITY, INC., a Florida corporation ("Grantee"), whose address is 1500 SE 5th Avenue, Dania Beach, FL 33004.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and the heirs and assigns of Grantee, forever, the following described real property located in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

This conveyance is subject to the following:

1. Comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority;
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
3. Oil, gas and mineral rights of record without right of entry;
4. Unplatted public utility easements of record;
5. Taxes for the year 2003 and subsequent years.

EXHIBIT "A"

LEGAL DESCRIPTION

A Parcel of land lying and being in Section 24, Township 35 South, Range 39 East, as recorded in Official Records Book 780, Page 1554 of the Public Records of St. Lucie County, Florida more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of said Section 24; thence run North 00° 05' 12" West along the East line of the Southwest 1/4 of said Section 24 for a distance of 879.50 feet; thence North 88° 56' 21" West for a distance of 273.73 feet; thence South 00° 12' 28" East for a distance of 64.74 feet; thence South 49° 13' 32" West for a distance of 16.63 feet; thence South 00° 05' 12" East for a distance of 135.00 feet; thence South 89° 54' 18" West for a distance of 377.00 feet; thence South 00° 05' 42" East for a distance of 660.33 feet to a point on the South line of the Southwest 1/4 of said Section 24; thence South 88° 52' 33" East along said South line for a distance of 661.60 feet (663.20 feet measured) to the Point of Beginning.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2881597 OR BOOK 2591 PAGE 2360, Recorded 06/19/2006 at 09:32 AM
Doc Tax: $0.70

Prepared By:
Louis L. Hamby III, Esq.
Alley, Maass, Rogers & Lindsay, P.A.
P.O. Box 431
Palm Beach, FL 33480
WC #71

EASEMENT AGREEMENT

This Agreement is made and entered into this 9th day of June, 2006, by and between FORT PIERCE COMMERCIAL PROPERTY, LLC, a Florida limited liability company ("FPCP") and GMRI, INC., a Florida corporation ("GMRI").

WITNESSETH:

WHEREAS, Ronald J. Curtis and Stephen Spalter entered into a Declaration of Covenants, Conditions and Restrictions agreement dated October 31, 1994 and recorded as File Number 1361719 in OR Book 0929, page 0071, in St. Lucie County, Florida ("Declaration") which encumbered a 15.16 acre tract more particularly described therein; and,

WHEREAS, by termination document recorded in OR Book 2259, page 2985 of the Public Records of St. Lucie County, Florida ("Termination"), FPCP terminated the Declaration; and,

WHEREAS, the parties wish to acknowledge the Termination and agree to certain covenants, conditions, and easements as more particularly set forth herein.

NOW THEREFORE, in consideration of the above and the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FPCP gives and grants to GMRI an easement for ingress, egress, roadways, and utilities over the easement areas described on Exhibits A and B attached hereto and an easement for drainage into the pond parcel described on Exhibit C attached hereto ("the Pond Parcel"). These easements shall be perpetual, non-exclusive easements appurtenant to the property owned by GMRI as more particularly described on Exhibit D attached hereto ("the Benefited Property"), and shall run with the land and inure to the benefit of all future owners of the Benefited Property.

2. GMRI agrees that it will utilize the easements in substantially the same manner as they are presently utilized by GMRI and that it will not intentionally substantially increase the use or burden of the easements in the future.

3. GMRI acknowledges that the easement areas described on Exhibits A, B and C ("the Easement Areas") may also be used by some or all of the property described on Exhibit E attached hereto ("the FPCP Property") and that FPCP may arrange for some or all of the FPCP Property to be governed by a Declaration of Covenants, Conditions, Easements and Restrictions ("the New Declaration") which, among other things, will provide for the maintenance and repair of the Easement Areas. Although GMRI will not be a party to or bound by the New Declaration, GMRI agrees to pay its proportionate share of the maintenance and repair expenses for the Easement Areas, only. GMRI's proportionate share shall be determined by taking the total square feet of the Benefited Property and dividing it by the total square feet of the Benefited Property plus the total square feet of the FPCP Property.

4. The maintenance and repair expenses that GMRI shall pay its proportionate share of shall include:

a. The cleaning, sweeping, re-paving, resurfacing, hole patching and other maintenance and repair of any roadways and curbs within the Easement Areas.

b. All landscape maintenance including mowing, weeding, trimming, replacement of dead grass and clearing of debris within the Easement Areas.

c. All dredging, clearing and other maintenance activities associated with the Pond Parcel to the extent required by any applicable governmental agency or body, but not including any expansion of the Pond Parcel or related work to it that is necessary only to accommodate further drainage into the Pond Parcel by purchasers or users of some or all of the FPCP property.

d. Insurance premiums for reasonable comprehensive general liability insurance and property damage coverage with respect to the Easement Areas.

5. On an annual or other periodic basis, GMRI shall receive a written notification from FPCP or the Association under the New Declaration, specifying the total maintenance and repair expenses for the Easement Areas ("Easement Area Invoice") for which GMRI shall pay its share. FPCP or the Association shall segregate the costs to maintain and repair the Easement Areas and shall provide documentation that clearly identifies that costs to maintain no other portion of the FPCP Property, except for the Easement Areas, have been included. Provided such sufficient documentation is included validating the costs shown on the Easement Area Invoice, within thirty (30) days after receipt GMRI shall pay to FPCP or the Association under the New Declaration, as specified in the notice, GMRI's proportionate share of such expenses. GMRI shall be permitted to review all records pertaining to the expenses to verify that they are legitimate and appropriate. GMRI's obligation to pay its proportionate share of expenses shall constitute a lien on the Benefited Property and if any payments owed hereunder are not timely paid, FPCP or the Association under the New Declaration, as the case may be, may file a document evidencing such lien and foreclose the lien against the Benefited Property in addition to pursuing any and all other rights and remedies that may be available for collection of the monies owed by GMRI hereunder.

6. GMRI acknowledges that in the future some or all of the Easement Areas may be dedicated to a public agency or governmental unit, and the easements established hereunder are subject to this possibility.

7. This Agreement shall be binding on and inure to the benefit of the parties' successors and assigns. In the event of any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorneys' fees at the trial and all appellate levels. This Agreement shall not be construed less favorably against either party due to the fact that it was prepared by counsel for such party. This Agreement may not be modified or amended except by written document executed by both parties and recorded in the Public Records of St. Lucie County, Florida. Venue for any litigation arising out of or in connection with this Agreement shall be solely in St. Lucie County, Florida. No failure to enforce any provisions of this Agreement shall be deemed a waiver of the rights of a party. No waiver shall exist unless a document specifying the waiver has been executed and recorded in the Public Records of St. Lucie County, Florida.

(This is the signature page for Easement Agreement for property located in Fort Pierce, FL)

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Signature of Witness
Carlos Montoya
Printed Name of Witness

Signature of Witness
Ariel DeArmas
Printed Name of Witness

FORT PIERCE COMMERCIAL PROPERTY, LLC

By: _____
Cristobal Jimenez, President

Beth M. Stute
Signature of Witness
Beth M. Stute
Printed Name of Witness

Maggie Mathuich
Signature of Witness
Maggie Mathuich
Printed Name of Witness

GMRI, INC.

By: _____
Jo El Quinlan
Its: Senior Vice President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th day of June, 2006, by Cristobal Jimenez, the President of Fort Pierce Commercial Property, LLC, on behalf of the company.

Carol J MacLean
My Commission DD356127
Expires September 19, 2008

Carol J MacLean
Notary Public, State of Florida
Carol J. MacLean
Print Name of Notary Public
Commission #: DD356127

Personally Known ✓ or Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

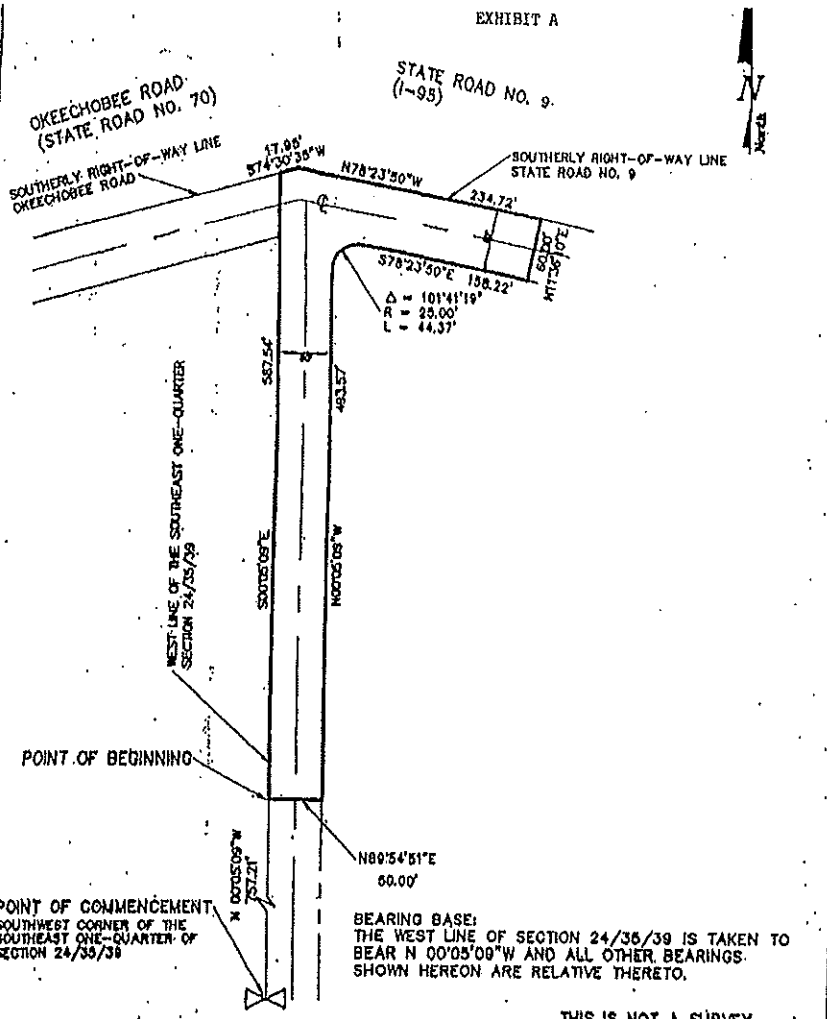
The foregoing instrument was acknowledged before me this 5th day of June, 2006, by Joel Quinlan, the Sr. Vice President of GMRI, Inc., on behalf of the company.

SHARON JEAN FOULK
Commission # DD 397342
My Commission Expires
April 04, 2009

Sharon Jean Foulk
Notary Public, State of Florida
Sharon Jean Foulk
Print Name of Notary Public
Commission #: DD397342

Personally Known ✓ or Produced Identification _____
Type of Identification Produced _____

EXHIBIT A



THIS IS NOT A SURVEY

CERTIFICATE: I hereby certify that the sketch of description represented hereon dated this 12 day of Oct, 19 94, is true and correct to the best of my knowledge and belief, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

THOMAS C. VIKSUN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4302

REVISIONS:

PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. P.O. BOX 727 JUPITER, FLORIDA 33468
2222 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950
2400 S.E. MONTEREY ROAD SUITE 300 STUART, FLORIDA 34999
2000 PALM BEACH LAKES BLVD. SUITE 701 WEST PALM BEACH, FLORIDA 33409

Scale	Field	NA	Sheet	Field Book	LEGAL DESC. FILE NO.
1" = 100'	Design		1 Of 2	Pg.	
Date	Drawn	CK	Drawing No.	Work Order No.	
10-12-94	Checked	TV		93-272	

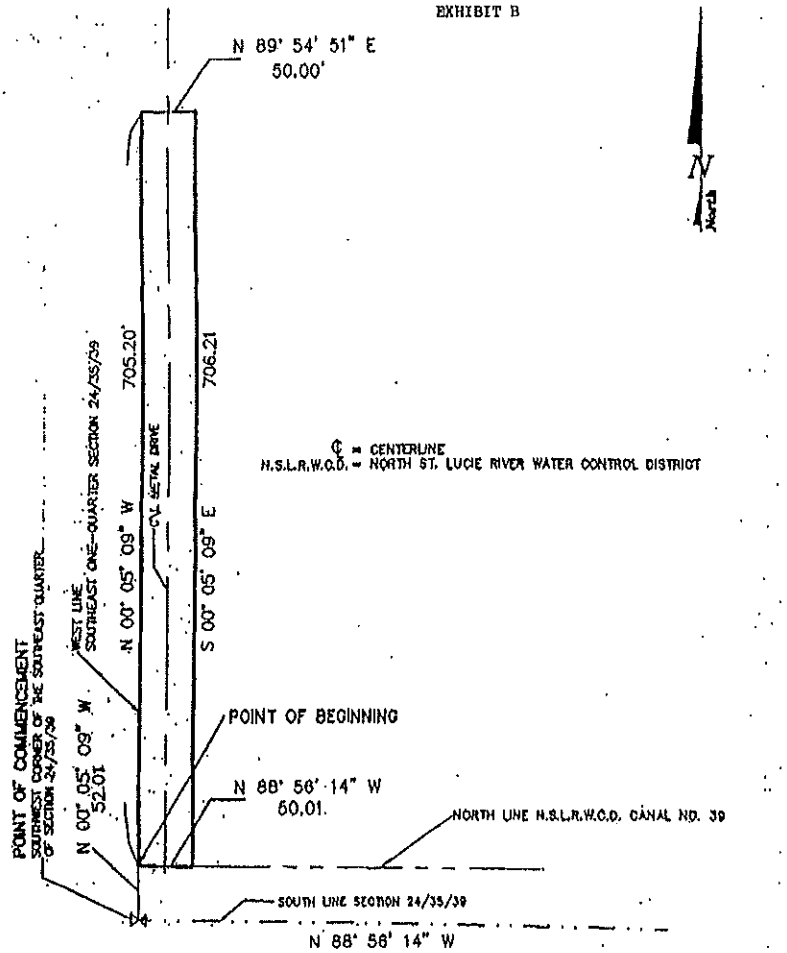
NORTH METAL DRIVE & DARTER CT.
93-272

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24; PROCEED NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 757.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 60.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00°05'09" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 493.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°41'19", A DISTANCE OF 44.37 FEET TO THE POINT OF TANGENCY AND TO A POINT ON A LINE 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE SOUTH 78°23'50" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 158.22 FEET; THENCE NORTH 11°36'10" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9; THENCE NORTH 78°23'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.72 FEET; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD NO. 70), SOUTH 74°30'35" WEST, A DISTANCE OF 17.95 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID WEST LINE, A DISTANCE OF 567.54 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



BEARING BASE: THE SOUTH LINE OF SECTION 24/35/39 IS TAKEN TO BEAR N 88° 56' 14" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS IS NOT A SURVEY

CERTIFICATE: I hereby certify that the sketch of description represented hereon dated this 14 day of Oct, 19 94 is true and correct to the best of my knowledge and belief, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes.

THOMAS C. VOKOUN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 4382

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

REVISIONS:

PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS/PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. P.O. BOX 727 JUPITER, FLORIDA 33468
8333 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950
2400 S.E. MONTEREY ROAD SUITE 300 STUART, FLORIDA 34996
2000 PALM BEACH LAKES BLVD. SUITE 701 WEST PALM BEACH, FLORIDA 33409

Scale	Field	Design	Sheet	Field Book	FILE NO.
1" = 100'	NA		1 of 2	Pg.	
Date 10-12-94	Drawn CK	Checked TV	Drawing No.	Work Order No. 93-272	

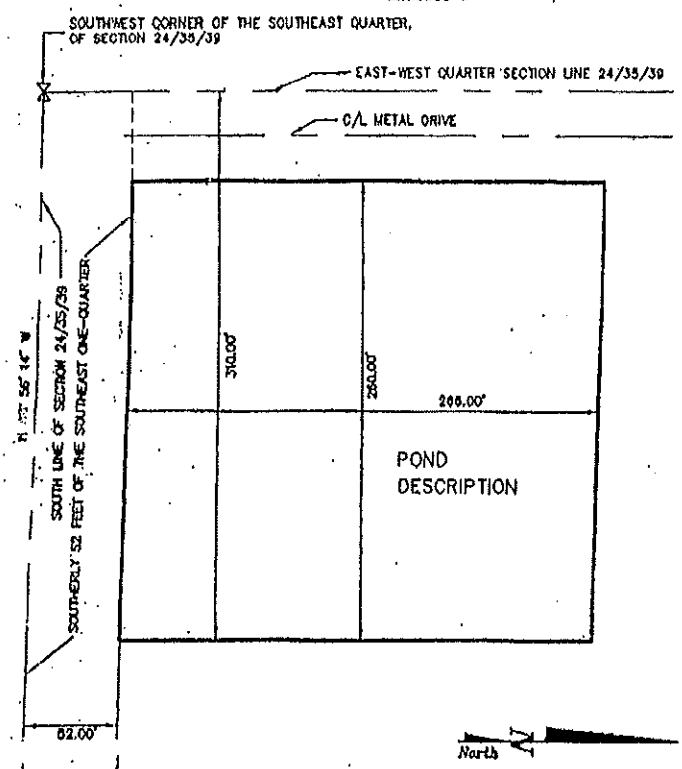
SOUTHERLY METAL DRIVE
93-272

LEGAL DESCRIPTION:

AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES LYING OVER AND ACROSS A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SOUTHEAST ONE-QUARTER OF SAID SECTION 24, PROCEED NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 52.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NUMBER 39, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°05'09" WEST, ALONG SAID WEST LINE, A DISTANCE OF 705.20 FEET; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 705.21 FEET TO A POINT ON SAID NORTH LINE OF NSLRWCD CANAL NUMBER 39; THENCE NORTH 88°56'14" WEST ALONG SAID CANAL 39 NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT C



BEARING BASE:
THE SOUTH LINE OF SECTION 24/35/39 IS TAKEN TO BEAR N 88°56'14"W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THIS IS NOT A SURVEY

CERTIFICATE: I hereby certify that the sketch of description represented hereon, dated this 12 day of Oct, 19 94 is true and correct to the best of my knowledge and belief, and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.

NOTE: NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

THOMAS C. VOKOUN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3108

REVISIONS:

PROJECT NAME:
SKETCH AND LEGAL DESCRIPTION FOR:
RED LOBSTER

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS/PLANNERS & SURVEYORS 810 JUPITER LAKES BLVD. PHO BOX 727 JUPITER, FLORIDA 33468 2222 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950 2400 S.E. MONTEREY ROAD SUITE 300 STUART, FLORIDA 34995 2000 PALM BEACH LAKES BLVD. SUITE 701 WEST PALM BEACH, FLORIDA 33409	Scale 1" = 60'	Field NA Design	Sheet 1 of 2	Field Book Pg.	LEGAL DWG FILE NO.
	Date 10-12-94	Drawn CK Checked TV	Drawing No.	Work Order No. 93-272	

POND DESCRIPTION
93-272

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SOUTHERLY 266.00 FEET OF THE EASTERLY 260 FEET OF THE WESTERLY 310 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY AND WESTERLY LINES THEREOF, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 95 RIGHT-OF-WAY, LESS THE SOUTH 52 FEET, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

EXHIBIT D

LE AL DESCRIPTION

A PARCEL OF LAND LYING WITH THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24; THENCE NORTH 00°05'09" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 757.21 FEET; THENCE NORTH 89°54'51" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER. SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°05'09" WEST ALONG SAID LINE, A DISTANCE OF 493.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°41'19" A DISTANCE OF 44.37 FEET TO THE POINT OF TANGENCY AND TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE SOUTH 78°23'50" EAST, ALONG SAID LINE, A DISTANCE OF 158.22 FEET TO A POINT ON A LINE BEING 235.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°05'09" EAST ALONG SAID LINE, A DISTANCE OF 486.00 FEET; THENCE SOUTH 89°54'51" WEST, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.14 ACRES MORE OR LESS.

Legal Description

That part of the Southeast ¼ of Section 24, Township 35 South, Range 39 East, lying Southwesterly of the Southwesterly right-of-way of Interstate 95 right-of-way, less the South 52 feet, all lying and being in St. Lucie County, Florida.

Less and Except the property conveyed in Official Records Book 929, page 66, public records of St. Lucie County, Florida, and as described as follows:

A parcel of land lying with the Southeast one-quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida: Commence at the Southwest corner of said Southeast one-quarter of Section 24, thence North 00°05'09" West along the West line of said Southeast one-quarter, a distance of 757.21 feet; thence North 89°54'51" East, a distance of 50.00 feet to a point on a line being 50.00 feet Easterly of and parallel with the West line of said Southeast one-quarter. said point also being the Point of Beginning of the herein described parcel of land; thence North 00°05'09" West along said line, a distance of 493.57 feet to the point of curvature of a curve concave to the Southeast, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve through a central angle of 101°41'19" a distance of 44.37 feet to the point of tangency and a point on a line being 60.00 feet Southerly of and parallel with the Southerly right-of-way line of State Road No. 9 (I-95); thence South 78°23'50" East, along said line, a distance of 158.22 feet to a point on a line being 235.00 feet Easterly of and parallel with the West line of said Southeast one-quarter; thence South 00°05'09" East along said line, a distance of 486.00 feet; thence South 89°54'51" West, a distance of 185.00 feet to the Point of Beginning.

EXHIBIT E

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Final Plat - Home 2 Suites

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/2019

City Commission Regular Meeting **12. h.**

Meeting Date: 09/16/2019

Re: Development Review - Home 2 - 6505 Metal Drive

SUBJECT:

Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, Premier Hospitality, Inc, and the applicant/representative, Richard Laventure, of Laventure & Associates, Inc to construct a 58,083 square foot, four-story, 95 room Hotel at 6505 Metal Drive, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2402-501-0001-010-8.

SUMMARY:

- In accordance with Section 22-22, 22-31, 22-58, and 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review and Design Review for the construction and operation of a four-story, 95-room hotel to be known as “Home 2 Suites by Hilton.”
- The proposed building is to be four stories and will be a total of 58,083 square feet. The hotel itself will contain 95 rooms.
- The Planning Board at their meeting on August 13, 2019 voted 5-0 to recommend approval of the Development Review and Design Review Applications.

RECOMMENDATION:

Approve with Conditions

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Reivew Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Documentation & Supporting Documents

Applicant Packet Submitted to City
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:39 AM

Form Started By: Brandon Creagan
Started On: 09/06/2019 12:19 PM
Final Approval Date: 09/10/2019

Development & Design Review



6505 Metal Drive

Aerial Map


Subject Site
PETERS RD
OKEECHOBEE RD
OKEECHOBEE RD
DARTER CT
METAL DR
INTERSTATE 95
INTERSTATE 95
CROSSROADS PKWY
CROSSROADS PKWY
REYNOLDS DR
THE SUNRISE CITY
FORT PIERCE
Florida
Development & Design Review
6505 Metal Drive
Aerial Map
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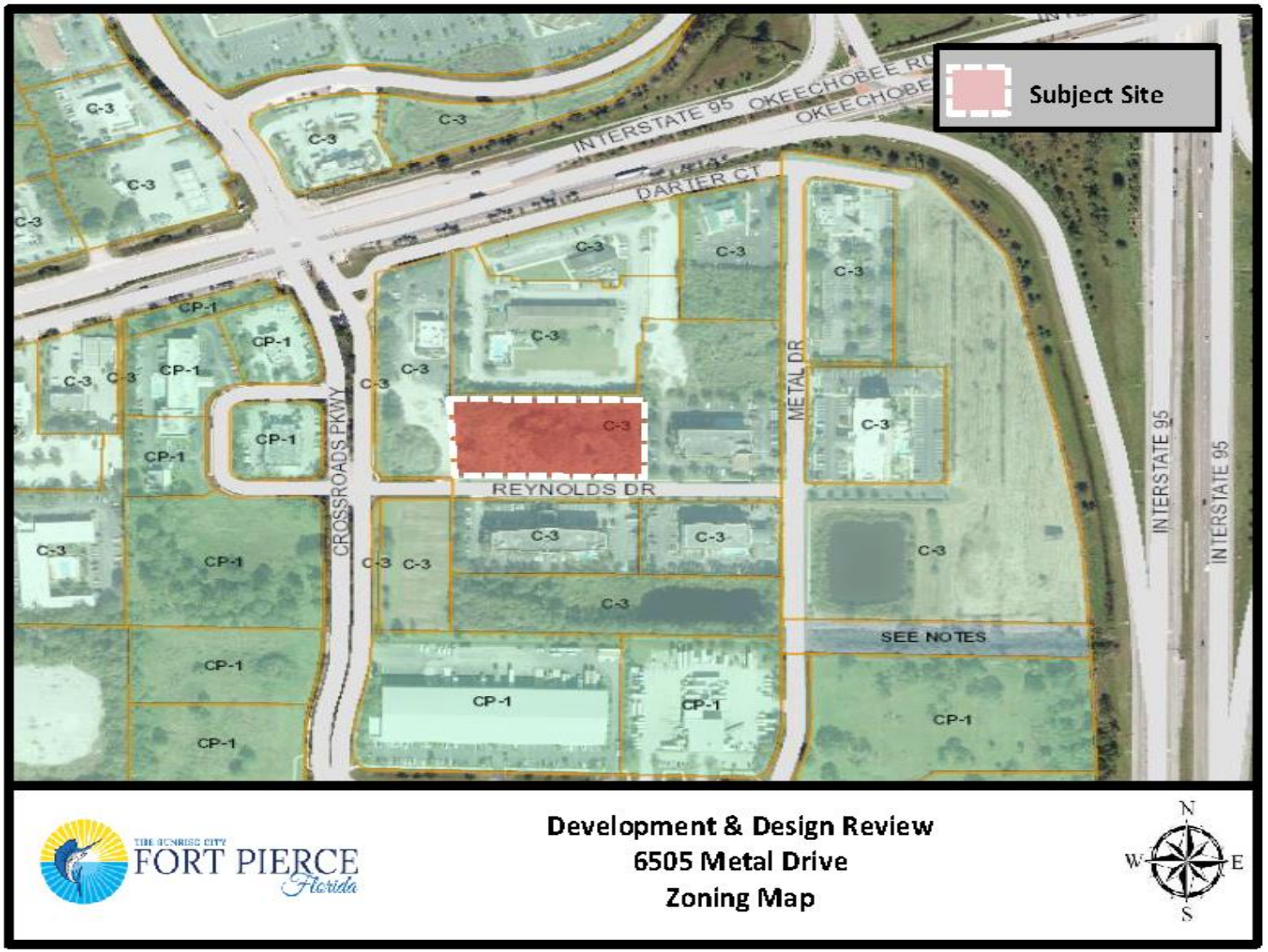
Zoning Map


Subject Site
INTERSTATE 95
OKEECHOBEE RD
DARTER CT
METAL DR
CROSSROADS PKWY
REYNOLDS DR
INTERSTATE 95
SEE NOTES
C-3
CP-1
THE SUNRISE CITY
FORT PIERCE
Florida
Development & Design Review
6505 Metal Drive
Zoning Map
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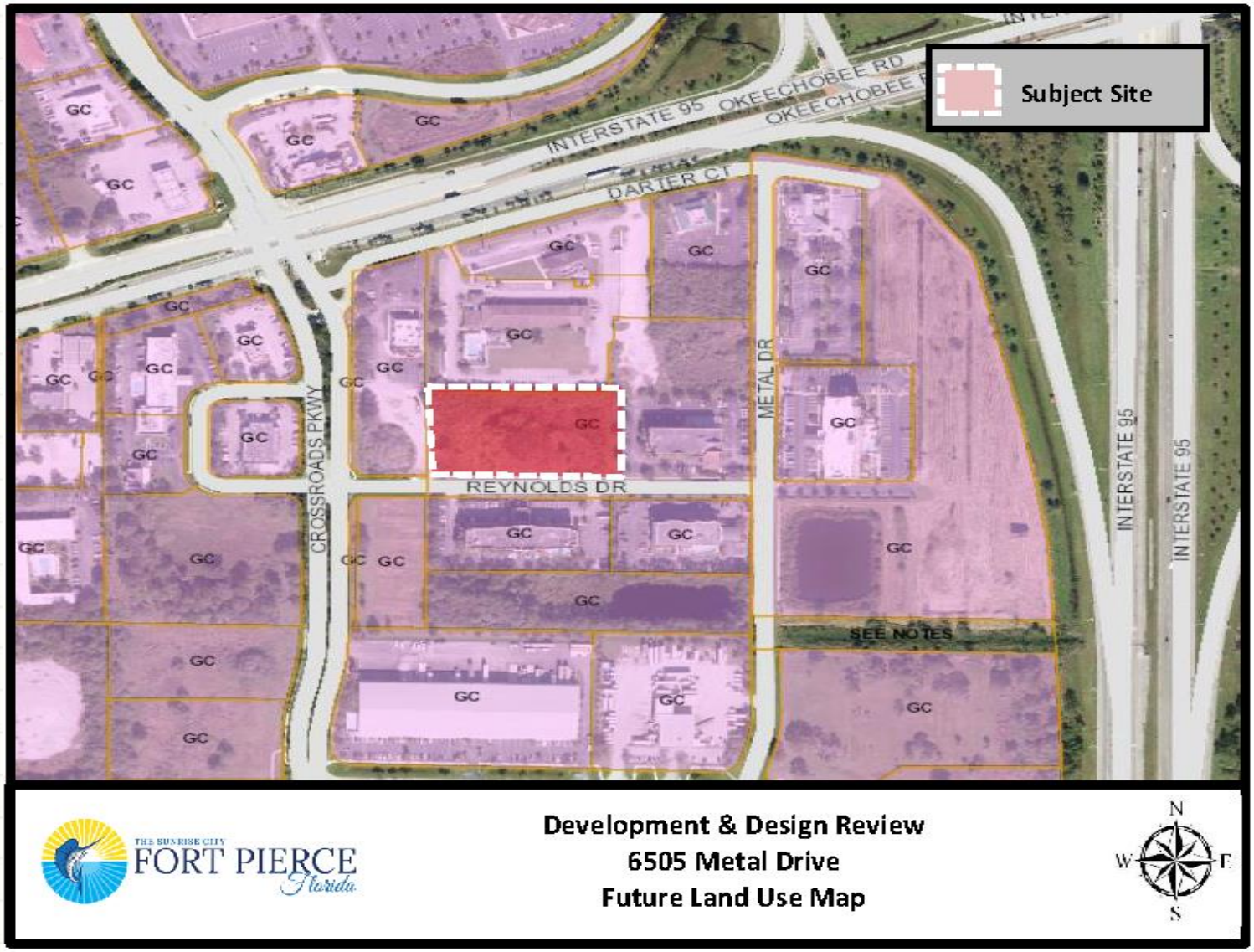
Future Land Use Map

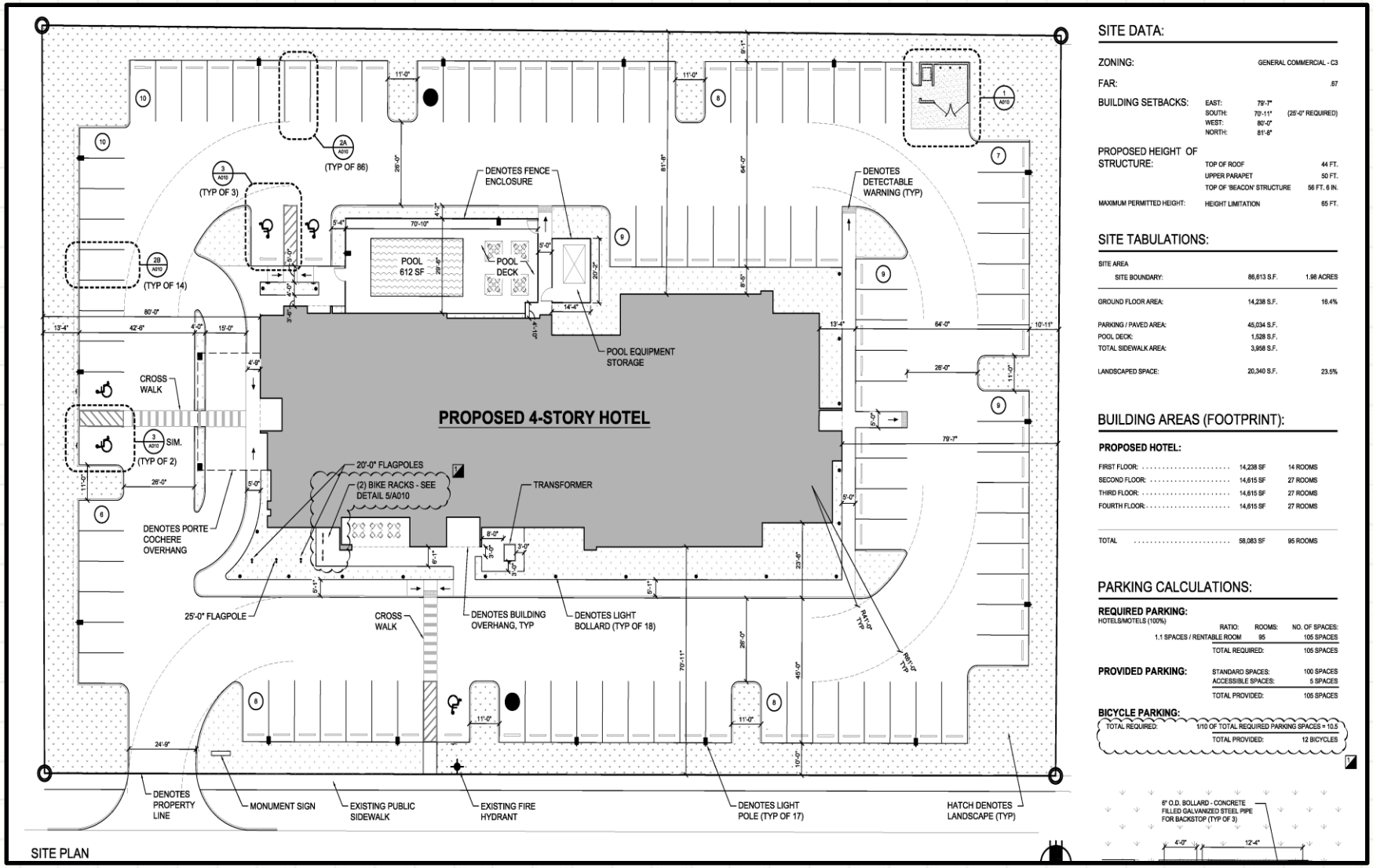


Conditional Use New Construction

Development & Design Review to construct a 4-story, 95 room hotel.

- Staff recommends **<u>Approval</u>**
  - ❑ Planning Board recommends approval by a vote of 5-0
  - ❑ A Hotel is an allowed use in the C-3, GC zoning district with a Conditional Use, if appropriate.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


PROPOSED 4-STORY HOTEL
POOL 612 SF
POOL DECK
POOL EQUIPMENT STORAGE
DENOTES FENCE ENCLOSURE
DENOTES DETECTABLE WARNING (TYP)
CROSS WALK
SIM. (TYP OF 2)
(TYP OF 3)
(TYP OF 86)
(TYP OF 14)
20'-0" FLAGPOLES
(2) BIKE RACKS - SEE DETAIL 5/A010
TRANSFORMER
DENOTES PORTE COCHERE OVERHANG
25'-0" FLAGPOLE
CROSS WALK
DENOTES BUILDING OVERHANG, TYP
DENOTES LIGHT BOLLARD (TYP OF 18)
DENOTES PROPERTY LINE
MONUMENT SIGN
EXISTING PUBLIC SIDEWALK
EXISTING FIRE HYDRANT
DENOTES LIGHT POLE (TYP OF 17)
HATCH DENOTES LANDSCAPE (TYP)
SITE PLAN
SITE DATA:
ZONING: GENERAL COMMERCIAL - C3
FAR: .67
BUILDING SETBACKS: EAST: 79'-7" SOUTH: 70'-11" (25'-0" REQUIRED) WEST: 80'-0" NORTH: 81'-8"
PROPOSED HEIGHT OF STRUCTURE: TOP OF ROOF 44 FT. UPPER PARAPET 50 FT. TOP OF 'BEACON' STRUCTURE 56 FT. 6 IN.
MAXIMUM PERMITTED HEIGHT: HEIGHT LIMITATION 65 FT.
SITE TABULATIONS:
SITE AREA
SITE BOUNDARY: 86,613 S.F. 1.98 ACRES
GROUND FLOOR AREA: 14,238 S.F. 16.4%
PARKING / PAVED AREA: 45,034 S.F.
POOL DECK: 1,528 S.F.
TOTAL SIDEWALK AREA: 3,958 S.F.
LANDSCAPED SPACE: 20,340 S.F. 23.5%
BUILDING AREAS (FOOTPRINT):
PROPOSED HOTEL:
FIRST FLOOR: 14,238 SF 14 ROOMS
SECOND FLOOR: 14,615 SF 27 ROOMS
THIRD FLOOR: 14,615 SF 27 ROOMS
FOURTH FLOOR: 14,615 SF 27 ROOMS
TOTAL 58,083 SF 95 ROOMS
PARKING CALCULATIONS:
REQUIRED PARKING:
HOTELS/MOTELS (100%) RATIO: ROOMS: NO. OF SPACES:
1.1 SPACES / RENTABLE ROOM 95 105 SPACES
TOTAL REQUIRED: 105 SPACES
PROVIDED PARKING: STANDARD SPACES: 100 SPACES ACCESSIBLE SPACES: 5 SPACES
TOTAL PROVIDED: 105 SPACES
BICYCLE PARKING:
TOTAL REQUIRED: 1/10 OF TOTAL REQUIRED PARKING SPACES = 10.5
TOTAL PROVIDED: 12 BICYCLES
6" O.D. BOLLARD - CONCRETE FILLED GALVANIZED STEEL PIPE FOR BACKSTOP (TYP OF 3)

Design Review



Staff Recommendation

The requested Applications for Development Review & Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requests with the following five (5) conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.

3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.

4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.

5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the Development & Design Review Application with no changes.
    - Planning Board recommends approval by a vote of 5-0
    - Staff recommends that the Planning Board approve the Development & Design Review Applications with five (5) conditions
- **APPROVE** of the proposed Development & Design Review Application with changes.
- **DISAPPROVAL** of the proposed Development & Design Review Application

Development & Design Review



6505 Metal Drive

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Development, Design Review, and Subdivision (Final Plat)**
Home 2 Suites
6505 Metal Drive

BOARD DATE: September 16, 2019

STAFF REPORT

Owner:
Fort Pierce Hotel, LLC
1500 SE 5th Avenue
Dania Beach, FL 33004

Representative:
Atlantic Civil Engineering, Inc
2552 Peters Road, Suite D
Fort Pierce, FL 34945

Applicant's Request:
Approval of an Application for Development & Design Review to construct a 4 Story, 95 room Hotel

Approval of a Final Plat to create 3 lots

Location: 6505 Metal Drive

Parcel ID: 2402-501-0001-010-8

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size:
1.98 Acres (Project Site)
5.79 Acres (Final Plat)

Utilities: FPUA

Staff Analysis:
Request

In accordance with Section 22-22, 22-31, 22-58, and 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review and Design Review for the construction and operation of a four story, 95-room hotel to be known as "Home 2 Suites by Hilton."

Concurrent with this application the applicant, is also requested review and approval of a Final Plat to subdivide 5.79 acres into three parcels with one public access tract.

Site & Landscaping Plan

The proposed building is to be four stories and will be a total of 58,083 square feet. The hotel itself will contain 95 rooms. The first floor will be 14,238 square feet and will consist of 14 rooms. Floors two through four will total 14,615 square feet and have 27 rooms each. A pool is proposed that will be approximately 612 square feet and will have a seating area next to the pool. The proposed building is under the maximum allowable height of 65 feet in the General Commercial Zoning District (C-3). More specifically, the top of roof is proposed at 44 feet. The height of the parapet is 6 feet, and the combined height of the building, including the roof equipment, will be 56 feet, 6 inches.

The parking for the site is provided at a ratio of 1.1 parking spaces per room, which equates to 105 required parking spaces. The applicant has provided 105 parking spaces on the site plan. Bicycle parking is also required to be provided at a ratio of 1 space per 10 parking spaces. Based on the 105 required parking spaces, the applicant needs to provide 11 bicycle parking spaces, and 12 are being proposed. Lastly, the applicant is providing five handicap spaces per the requirement of City Code 22-60(c)(3).

The Landscape Plan is consistent with City Code 22-187, General Landscaping Requirements. The Lighting Plan is also consistent with City Code 22-60(J)(1)(d). The proposed plan provides for a minimum average lighting in the parking lot will be 3.34 footcandles.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The hotels design will incorporate the following colors Silver Fox, Amherst Gray, White Water, Bright Lime, and Twilight. The color scheme for the hotel has undergone a transformation from what was submitted at the Technical Review level and what is being submitted to the Planning Board. Staff had concerns regarding the color scheme chosen for the hotel at the Technical Review level, specifically the Bright Lime color. The applicant has since mitigated those concerns by switching the color scheme for the building to focus less on the Bright Lime color and instead focus on the Twilight color, which is more of a dark blue. The Bright Lime color has been relegated to more of an accent color than a primary color. The building now will also feature

applied stone on portions of the building instead of brick. The equipment for the mechanical and HVAC equipment will be located on the roof and will be screened by a parapet around the top of the building.

Traffic

The conclusion of the Traffic Analysis provided by the applicant states that as a result of the low number of peak hour trips anticipated for the site, there will not be any significant impacts to the adjacent roadway network. The traffic analysis further states that "all roadway segments within the radius of impact are expected to operate at an acceptable level of service for the five-year horizon of 2024." All specific trip numbers can be found in the Capacity Analysis or the Traffic Analysis provided by the applicant.

Technical Review Committee

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

Planning Board:

The Planning Board at their meeting on August 13, 2019 voted 5-0 to recommend approval of the Development Review and Design Review Applications. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Staff Recommendation: Development Review & Design Review

The requested Applications for Development Review and Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the request with the following five conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.

3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.

4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.

5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal

Staff Recommendation: Final Plat

The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following two conditions:

1. The applicant shall supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

2. Prior to the City Commission meeting, provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, for $5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.



THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
6505 Metal Drive
Aerial Map

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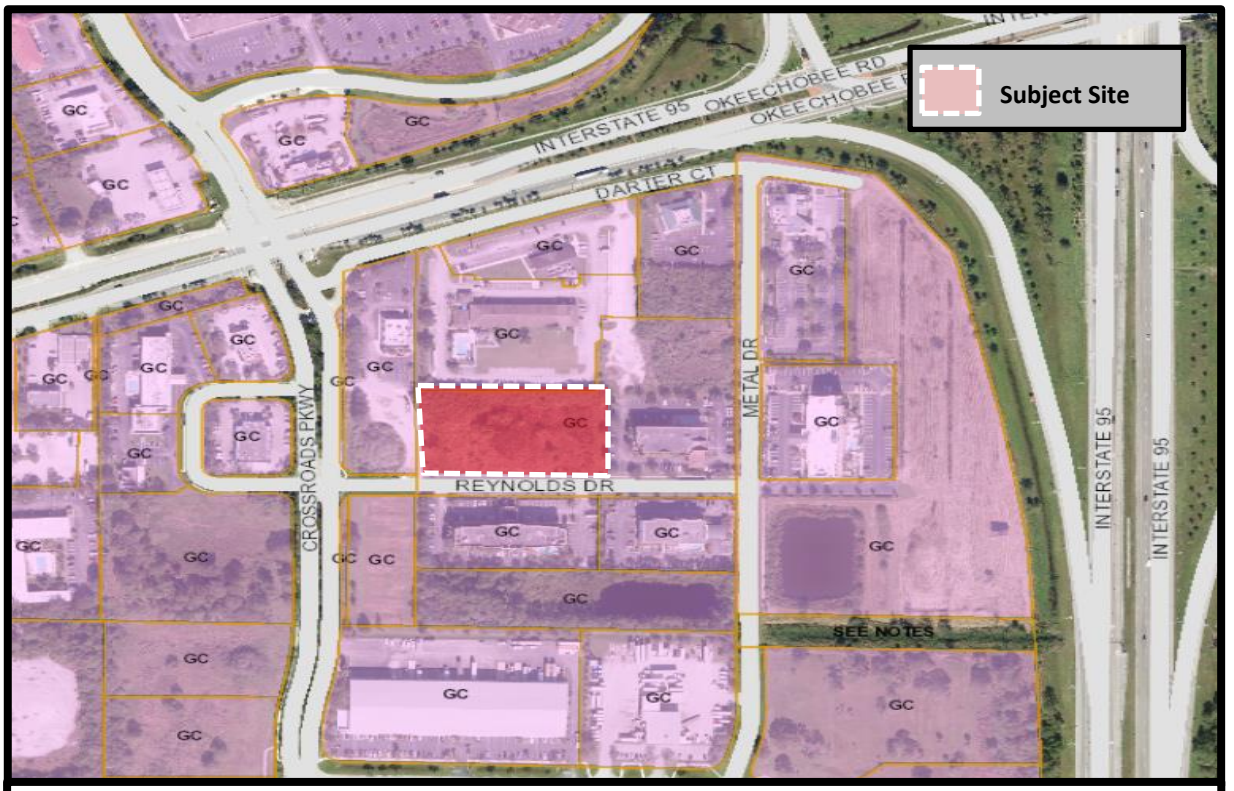

THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
6505 Metal Drive
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
6505 Metal Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

July 18, 2019

Atlantic Civil Engineering, Inc
2552 Peters Road, Suite D
Fort Pierce, FL 34945

SUBJECT: **Home 2 Suites – 2324-341-0002-000-3**
TECHNICAL REVIEW PROJECT: # 19-07000005
DEVELOPMENT REVIEW & DESIGN REVIEW

Comments:

1. At the time of Building Permit, submit a Landscape Bond pursuant to City Code 22-180 for all landscaping.

2. Put a table on the Photometric Plan confirming that the minimum average footcandle in all parking lot areas are a minimum average of 2 footcandles. Also provide the maximum and minimum lighting numbers as well as the numbers for spillover onto all adjacent properties.

3. The Final Plat must be approved by the City Commission before this item is heard by the City Commission.

4. If there will be alcohol sales on site an Alcohol License will need to be obtain and reviewed by the Planning Department.

Please provide a written response to all TRC comments by August 2, 2019. Any department that has recommended disapproval must have their comments satisfied and must give at least a recommendation of approval with conditions before the project can move to the Planning Board stage. Once the project is ready for the Planning Board stage you will need to submit ten (10) full complete copies all previous submittal materials with any revisions reflected. 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 : Home 2 Suites Development & Design Review – 6505 Metal Drive TRC No. 19-07000005

DATE : July 18, 2019

This is to advise you that we have completed the review of the following documents as received by this office on July 3, 2019:

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ADVISORY COMMENTS:

Prior to this department's recommendation for issuance of a Building Permit the applicant shall,

1. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. Provide copy of South Florida Water Management District permit modification.

JRA/VB/vb

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.18.19
Property Address: 6505 Metal Drive
Property Name:
Project Name: Home 2 Suites – Site Plan
Planner:

Please be advised that the project may trigger the requirements indicated below:

- ☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☑ 2. Pre-construction meeting with the City's Building Department is requested.
- ☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- ☐ 4. Means of egress is required.
- ☐ 5. Means of ingress is required.
- ☐ 6. Must meet the following Accessibility requirements:
  - ☐ Accessible route
  - ☐ Handicapped parking spaces
  - ☐ Means of egress
- ☐ 7. Change of Use required
  - ☐ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☐ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☑ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☑ 13. Sprinkler system is required.
- ☑ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/25/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

July 18, 2019

TECHNICAL REVIEW PROJECT # 19-07000005

Development & Design Review – Home 2 Suites – 6505 Metal Drive

Comments

FPUA W/WW Engineering: Water is available to the site via an 8" PVC main in an easement running along the east side of property, and along the south side of Reynolds Dr south of the property. Wastewater is available via an 8" gravity main in an easement running along the east side of property, and partially along Reynolds Dr south of the property. A transition manhole will be required. It is advised to have a pre-submittal meeting with the FPUA project manager to discuss connections and concept prior to submittal of utility plans for review.

FPUA Electric & Gas Engineering: Approved – FPUA will need a 10-foot-wide utility easement for its primary cable and transformers that will be on the property.

Technical Review Committee meeting

July 18th, 2019

Case # 19-07000005

Development design and review

Home 2 Suites, 6505 Metal Dr., FP

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Home 2 Suites 6505 Metal Drive

REVIEW DATE: July 17, 2019

PLANNER: BRANDON CREAGAN

REVIEWED BY: Lt. Wayne Boyer, Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (pdf format)**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

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

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

5. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc**

July 9th, 2019

Project: **Home 2 Suites**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

1) 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."
2) Please describe the originating benchmark and published elevation.
3) Please describe the monumentation set or found at the four corners of the 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

DEVELOPMENT REVIEW

Property address or Location TBD Reynolds Drive, Fort Pierce, FL

Parcel ID #(s) TBD (currently 2324-341-0002-0003 subject to subdivision plat)

Project description Proposed construction of a 4-story, 95 room hotel with pertinent improvements.

Fort Pierce Hotel LLC	Atlantic Civil Engineering, Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
1500 SE 5th Ave.	2552 Peters Road Suite D
Street Address	Street Address
Dania Beach, Florida 33004	Fort Pierce FL 34945
City State Zip	City State Zip
954-874-1800	772-398-1520
Phone Number	Phone Number
danpatel61@gmail.com	gatorrr@msn.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 22 day of May, 2019, by Dilip Patel who is personally known to me or has produced as identification.

April B Williams
Signature of Notary

April B. Williams

Notary Public State of Florida
April B Williams
My Commission GG 170546
Expires 04/20/2022

(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

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

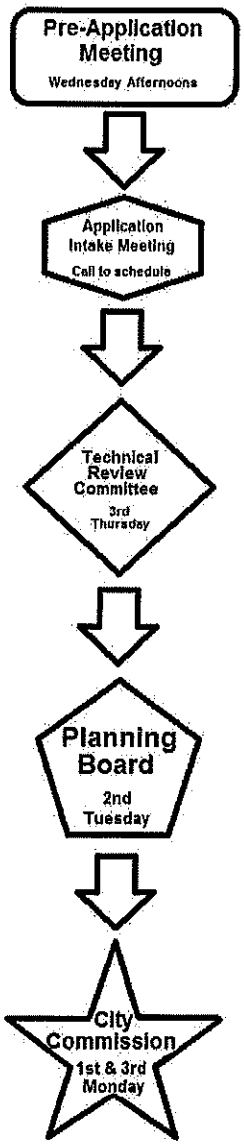
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 1990 Reynolds Drive, Fort Pierce
Parcel ID #(s) 2324-341-0002-0003
Project Description 95 Room, 4-Story Hotel

Fort Pierce Hotel, LLC
Property Owner(s)
1500 SE 5th Avenue
Street Address
Dania Beach FL 33304
City State Zip
954-874-1800
Phone Number
danpatel61@gmail.com
Email Address

Atlantic Civil Engineering
Applicant/Representative, Title, Company
2552 Peters Road, Suite D
Street Address
Fort Pierce FL 34945
City State Zip
772-398-1520
Phone Number
gatorrr@msn.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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 28 day of June, 20 19, by

Dan Patel ✓ who is personally known to me or has produced

as identification.

Sheri M. Galante
Signature of Notary

Notary Public State of Florida
Sheri M Galante
My Commission GG 038935
Expires 01/15/2021
(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 _____

Intake Date Stamp

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Hotel	GC	C3
South	Hotel	GC	C3
East	Hotel	GC	C3
West	Steak & Shake Restaurant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C3	0	1.99	X
****Proposed**	GC	C3	14,238 1st Floor	1.99	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per ~~person~~ ROOM (du x 2.6= persons x 100 gpd = demand) TOTAL= 95 ROOMS Other: 0.125 gallons per day per square foot OTHER : ONSITE POOL = 300 GPD
Demand Analysis	Maximum
Current Zoning/FLU	9800 Total gallons per day
**Proposed Zoning/FLU	9800 Total gallons per day
**Change in Demand	0 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per ~~person~~ ROOM (du x 2.6= persons x 100 gpd = demand) TOTAL= 95 ROOMS Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	9500 Total gallons per day
**Proposed Zoning/FLU	9500 Total gallons per day
**Change in Demand	0 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: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) N/A

Demand Analysis	Maximum
Current Zoning/FLU	
****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)~~

The proposed site will outfall into an existing SFWMD permitted storm water management system (Permit # 56-00541-S). The system was designed to accommodate the subject site and includes a water quality component.

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 Code 310		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum 646	Maximum 42/45
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	646 Trips	42/45 Trips
Impact to Capacity	SEE TRAFFIC IMPACT REPORT	

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):	1st Floor = 14,238 S.F. GROSS= 58,083 S.F.
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA N/A

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**
4 STORY 95 ROOM HOTEL	1 (TOTAL)	14,238	1.99	10/2019	10/2020
		(1st Floor)	(Site)		

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? _____

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

ATLANTIC
CIVIL ENGINEERING

2552 PETERS RD, SUITE D,
FORT PIERCE, FL 34945
P: 772.398.1520 F: 772.398.1521
E: GATORRR@MSN.COM
CONSULTING ENGINEERS

STATEMENTS OF OWNERSHIP

Parcel ID No.: 2324-341-0002-000-3 currently (subject to subdivision plat)

Address: TBD Reynolds Drive, Fort Pierce, FL 34945

Current: 6505 Metal Drive, Fort Pierce, FL 34945

Current Ownership: Premier Hospitality Inc.

Future Ownership: Ft. Pierce Hotel, LLC (same ownership group)

INTENDED USE

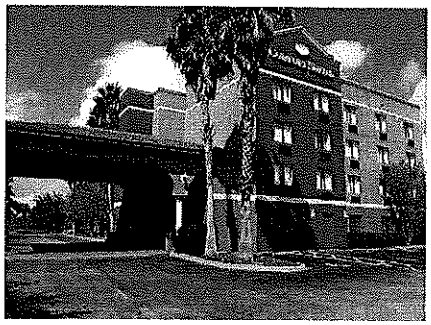
Proposed construction of a 4-Story, 95 Room Hotel with all pertinent improvements.

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

Property Identification

Site Address: 6505 Metal DR
Sec/Town/Range: 24/35S/39E
Map ID: 23/24S
Zoning: C3

Parcel ID: 2324-341-0002-000-3
Account #: 14289
Use Type: 3900
Jurisdiction: Fort Pierce



Ownership

Premier Hospitality Inc
1500 SE 5th Ave
Dania Beach, FL 33004

Legal Description

24 35 39 BEG AT SE COR OF SW 1/4 OF SEC RUN N 00 05 12 W ALG 1/4 SEC LI 168.04 FT,TH N 89 49 22 W 287.11 FT,TH N 00 05 12 E 208.62 FT,TH N 89 49 22 E 287.05 FT TO POB;TH N 00 05 12 E 497.84 FT,TH N 88 56 21 W 273.73 FT,TH S 00 12 28 E 64.74 FT,TH S 49 13 32 W 16.63 FT,TH S 00 05 12 E 135 FT,TH S 89 54 18 W 377 FT,TH S 00 05 42 E 289.63 FT,TH S 88 52 33 E 663.65 FT TO POB (5.28 AC) (OR 1816-1730)

Current Values

Just/Market Value:	$3,126,300
Assessed Value:	$2,881,055
Exemptions:	$0
Taxable Value:	$2,881,055

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	41,084
Gross Sketched Area (SF):	44,538
Land Size (acres):	5.28
Land Size (SF):	229,997

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 3, 2003	1816 / 1730	XX00	WD	South Florida Real Estate and	$718,800
Mar 10, 1992	0780 / 1554	XX02	WD	WHARF PROP OF KEY WEST INC	$7,200,000
Mar 10, 1992	0770 / 2227	XX02	WD	CHOEBE LTD	$100
Sep 1, 1984	0444 / 0935	XX00	CV		$925,000
Dec 1, 1975	0249 / 0326	XX00	CV		$400,000

Building Information (1 of 1)

Finished Area: 41,084 SF

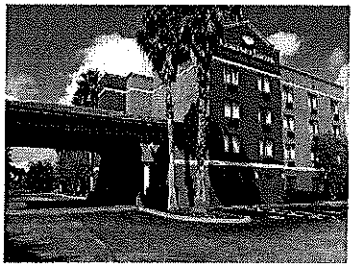
Gross Sketched Area: 44,538 SF

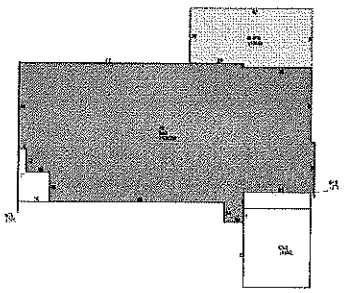
Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: HTL1	Year Built: 2004	Frame:
Grade: Y_C	Effective Year: 2004	Primary Wall: CB Stucco
Story Height: 4 Story	No. Units: 68	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%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	10203	30609	464

BAS	BASE AREA	10475	10475	548
CN3	CANOPY	1360	0	148
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	1806	0	184
UTL	UTILITY ROOM	288	0	86

Special Features and Yard Items

Type	Qty	Units	Year Blt
ELEVATOR	1	5000	2004
WRGHT IRON 5	1	124	2004
ASP2 LOW	1	34603	2004
SPA-HOT TUB	1	25	2004
CEMENT CURB	1	1044	2004
POOL DK-GOOD	1	1327	2004
CEMENT CURB	1	528	2004
COM POOL AVG	1	578	2004
SINGLE LIGHT	1	10	2004

Current Year Values

Current Values Breakdown

Building:	$2,206,300
Land:	$920,000
Just/Market:	$3,126,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$245,245
Assessed:	$2,881,055
Exemption(s):	$0
Taxable:	$2,881,055

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	47.4	Fort Pierce Stormwater Charge	$3,270.60
2013	0054	5.28	North St. Lucie Water Management District	$92.40

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 [3].

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$3,126,300	$2,881,055	$0	$2,881,055
2017	$2,757,100	$2,619,141	$0	$2,619,141
2016	$2,735,400	$2,381,038	$0	$2,381,038

Permits

Number	Issue Date	Description	Amount	Fee
F00-000023	Jan 8, 2001	Roof	$2,400	$0
F94-1120	Sep 16, 1994	Roof	$13,368	$13,368
FD200317	Oct 22, 2003	Foundation	$45,000	$150
CM200329	Feb 18, 2004	Commercial New Construction	$1,915,000	$187,803
FS20041	Apr 13, 2004	Sprinkler System	$34,000	$515
CR200475	Sep 29, 2004	Alterations/Remodeling	$85,000	$0
RF2004338	Sep 16, 2004	Roof	$90,000	$0
RF2004578	Oct 7, 2004	Roof	$41,300	$0
POOL200415	Aug 17, 2004	Pool	$20,000	$575
CR200486	Nov 2, 2004	Alterations/Remodeling	$5,000	$175
FD200418	Jan 20, 2005	Foundation	$245,000	$150
CM200431	Apr 19, 2004	Commercial New Construction	$3,297,908	$175,170
SW20054	May 12, 2005	Unknown	$0	$150
FA20052	Jul 28, 2005	Unknown	$30,000	$375
MC2005330	Jul 8, 2005	Air Conditioning Only	$1,574	$75
POOL200524	Oct 6, 2005	Pool	$27,900	$504
FD200515	Oct 28, 2005	Foundation	$125,000	$150
FS20064	Jul 26, 2006	Sprinkler System	$28,500	$360
POOL20066	Jul 14, 2006	Pool	$35,000	$575
FA20062	Nov 1, 2006	Unknown	$21,000	$210
BP09-0484	May 5, 2009	Alterations/Remodeling	$6,175	$137
BP04-7967	Jul 23, 2010	Alterations/Remodeling	$20,000	$275
BP10-0579	Apr 12, 2010	Alterations/Remodeling	$15,500	$155
BP10-0790	Apr 14, 2010	Alterations/Remodeling	$2,500	$75
BP10-0838	Apr 23, 2010	Alterations/Remodeling	$800	$150
BP10-0530	Mar 23, 2010	Alterations/Remodeling	$5,000	$150
BP14-2425	Oct 8, 2014	Paving	$5,000	$80

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 228528B OR BOOK 1816 PAGE 1730
Recorded:10/08/03 13:30

* Doc Assump: $ 0.00
* Doc Tax : $ 5,031.60
* Int Tax : $ 0.00

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:

Craig J. Mandell, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 510
Ft. Lauderdale, FL 33334

Folio No. 2324-341-0002-000/3

WARRANTY DEED

THIS INDENTURE, made this 3 day of October, 2003, by and between SOUTH FLORIDA REAL ESTATE & MANAGEMENT CORP., a Florida corporation, ("Grantor") whose address is 100 Market Street, Bldg. 1, Portsmouth, NH 03801 and PREMIER HOSPITALITY, INC., a Florida corporation ("Grantee"), whose address is 1500 SE 5th Avenue, Dania Beach, FL 33004.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and the heirs and assigns of Grantee, forever, the following described real property located in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

This conveyance is subject to the following:

1. Comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority;
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
3. Oil, gas and mineral rights of record without right of entry;
4. Unplatted public utility easements of record;
5. Taxes for the year 2003 and subsequent years.

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

WITNESSES:

Print Name RICHARD CRITCHFIELD

Print Name CRAIG J. MANDELL

GRANTOR:

SOUTH FLORIDA REAL ESTATE & MANAGEMENT CORP., a Florida Corporation

BY: _____
MICHAEL WALSH,
VICE PRESIDENT

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day of October, 2003, by MICHAEL WALSH, as Vice President of South Florida Real Estate & Management Corp., a Florida corporation, on behalf of the corporation. He [ ] is personally known to me or [ ] has produced _____ as identification.

_____
NOTARY PUBLIC

SONIA M. NICHOLS
Printed Name of Notary Public

My commission expires:

[Seal]

SONIA M. NICHOLS
MY COMMISSION # DD 006851
EXPIRES: March 9, 2005
Bonded Thru Notary Public Underwriters

H:\CJM\1288.77\warranty deed.doc

EXHIBIT "A"

LEGAL DESCRIPTION

A Parcel of land lying and being in Section 24, Township 35 South, Range 39 East, as recorded in Official Records Book 780, Page 1554 of the Public Records of St. Lucie County, Florida more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of said Section 24; thence run North 00° 05' 12" West along the East line of the Southwest 1/4 of said Section 24 for a distance of 879.50 feet; thence North 88° 56' 21" West for a distance of 273.73 feet; thence South 00° 12' 28" East for a distance of 64.74 feet; thence South 49° 13' 32" West for a distance of 16.63 feet; thence South 00° 05' 12" East for a distance of 135.00 feet; thence South 89° 54' 18" West for a distance of 377.00 feet; thence South 00° 05' 42" East for a distance of 660.33 feet to a point on the South line of the Southwest 1/4 of said Section 24; thence South 88° 52' 33" East along said South line for a distance of 661.60 feet (663.20 feet measured) to the Point of Beginning.

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
2090 Palm Beach Lakes Boulevard, Suite 400
West Palm Beach, FL 33409
p 561-840-8650 | f 561-840-8590

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES
John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER
Joseph W. McMahon, P.E.

April 30, 2019

VIA E-MAIL

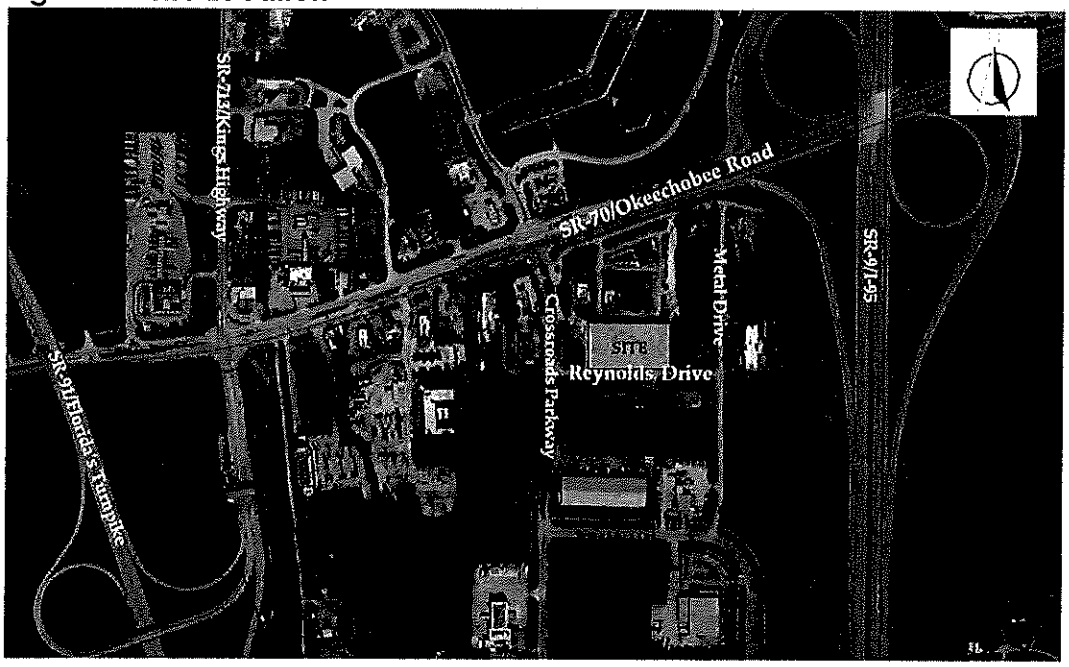
Dan Patel
DP Hotels, LLC
1500 SE 5th Ave
Dania Beach, Fl 33312

RE: Home2 Suites Fort Pierce Traffic Analysis
McMahon Project No. N19276.01

Dear Mr. Patel:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis associated with the development of a site located east of Crossroads Parkway and north of Reynolds Drive, in the City of Fort Pierce. The site is currently vacant land. The proposed development, with an anticipated buildout year of 2021, will include a 95-room hotel. **Figure 1** graphically depicts the site location. The proposed site plan is attached in **Appendix A**.

Figure 1 – Site Location



Trip Generation Analysis

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, trip generation estimates were developed for the proposed development. Excerpts from ITE are attached in **Appendix B**. Results of the analysis, summarized in **Table 1**, indicate that the proposed development is expected to generate 646 daily trips, 42 AM peak hour trips, and 45 PM peak hour trips.

Table 1 – Trip Generation Analysis

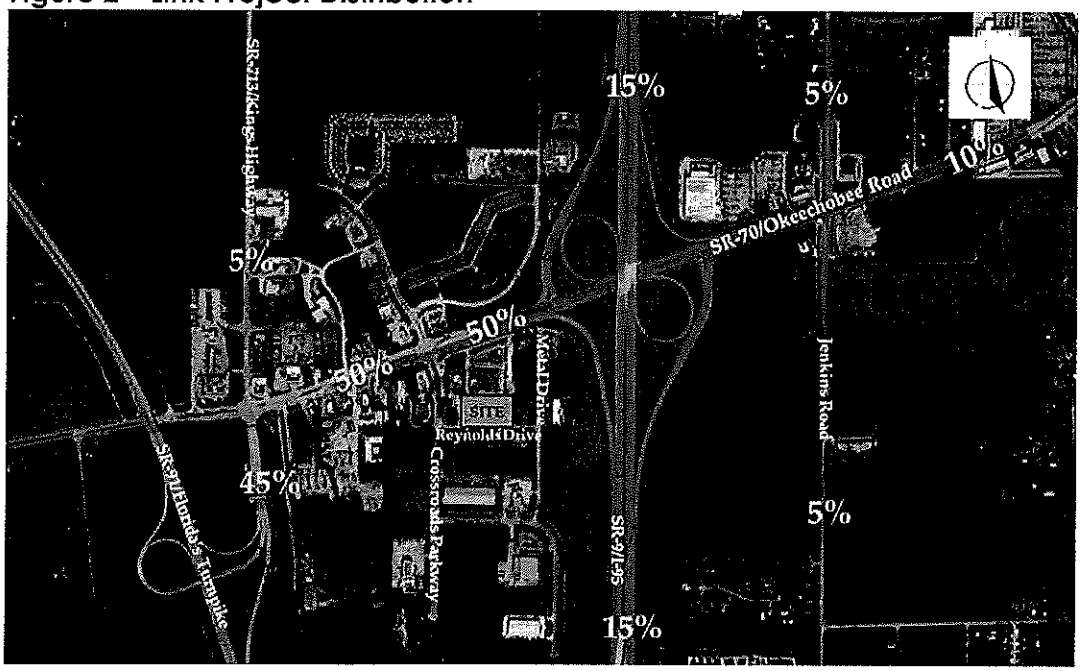
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE (1)	IN	OUT	TOTAL TRIPS IN	TOTAL TRIPS OUT	TOTAL TRIPS TOTAL
Daily								
Hotel	310	95 ROOMS	T= 11.29 (X)- 426.97	50%	50%	323	323	646
AM Peak Hour								
Hotel	310	95 ROOMS	T= 0.50 (X)- 5.34	59%	41%	25	17	42
PM Peak Hour								
Hotel	310	95 ROOMS	T= 0.75 (X)- 26.02	51%	49%	23	22	45

(1) Source: Institute of Transportation Engineers' Trip Generation Manual, 10th Edition.

Project Distribution and Assignment

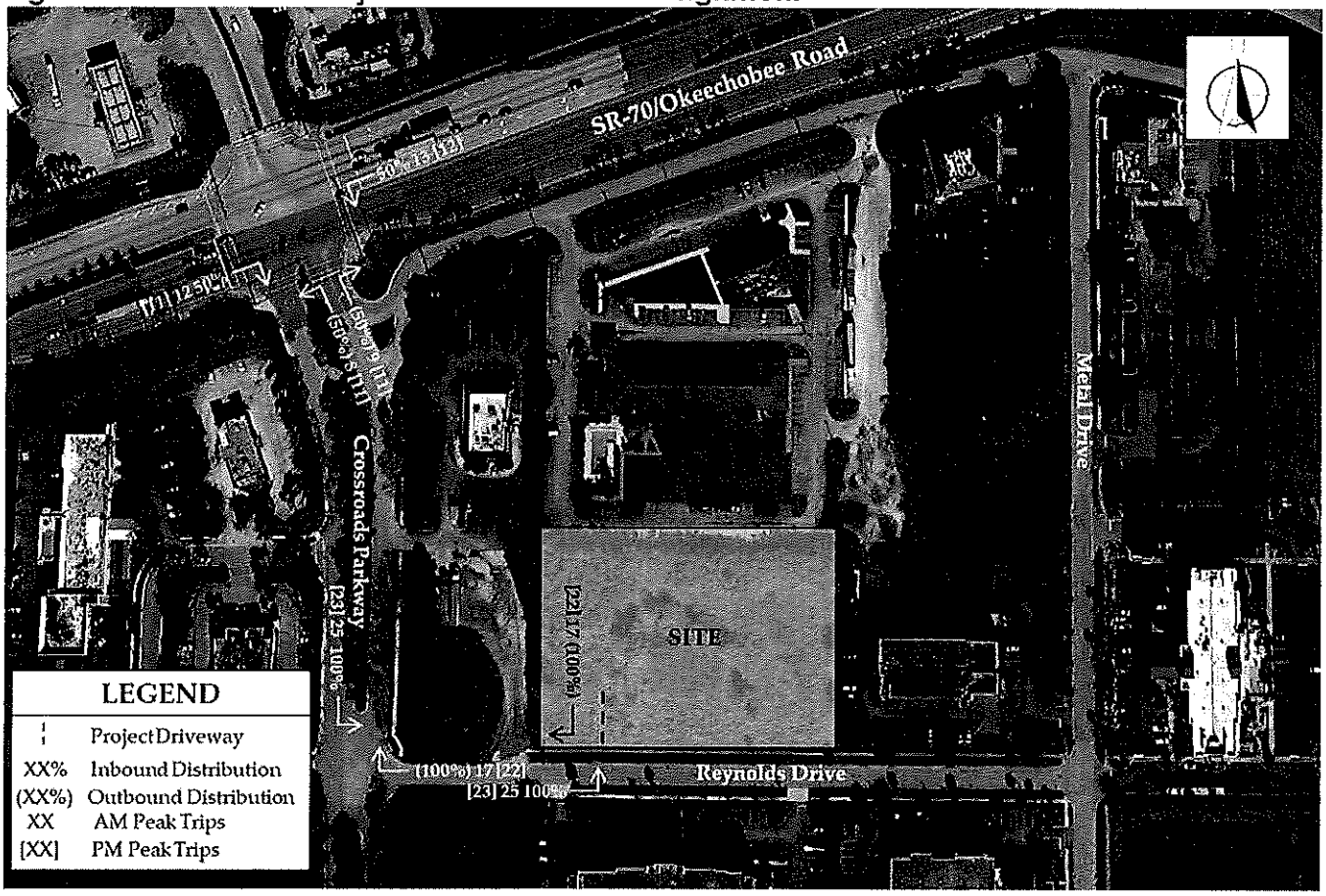
The assignment of trips onto the surrounding roadway network was based on a review of travel volumes and characteristics for the roadways located near the project site. SR-9/I-95 is located just east of the project site, and SR-91/Florida's Turnpike is located just west of the project site. Per the City Code Section 22-217, the proposed development is a Minimal Scale and has a 1.0-mile radius of impact based on Table A. The link project distribution is graphically depicted on **Figure 2**.

Figure 2 – Link Project Distribution



The project distribution and assignment for the intersections surrounding the project site are graphically shown on **Figure 3**.

Figure 3 – Intersection Project Distribution and Assignment



Roadway Link Capacity Analysis

Roadway capacity analysis was performed for the roadway segments within the 1.0-mile radius of impact. Roadway, Location, Station ID, Peak Hour, Peak Direction Service Capacity and 2017 Peak Hour, Peak Direction Volume for AM and PM peak hours were based on the St. Lucie Transportation Planning Organization (TPO) *Traffic Counts and Level of Service Report Fall 2018,* excerpts of which are attached in **Appendix C**. Per City Code Section 22-217, a five-year horizon of Year 2024 was utilized for the analysis. The background growth rate of two (2) percent was based on a review of historical traffic counts obtained from FDOT for Stations 94-0106, 94-0748, and 94-0029, excerpts of which are included in **Appendix D**. The average of the 5-year growth (minimum 0.5 percent) and the 10-year growth was used for the analysis. The AM and PM project trips were based on the highest peak direction for each peak hour.

Results of the analysis, summarized in **Table 2**, indicate that all roadway segments are expected to operate at an acceptable level of service. Given the minor increase in trips from the proposed development, the project is not expected to have a significant impact on the adjacent roadway network.

Table 2 – Roadway Capacity Analysis Summary

AM PEAK HOUR

ROADWAY	LOCATION	STATION ID	PEAK HOUR, PEAK DIR SERVICE CAPACITY	2017 PEAK HOUR, PEAK DIR VOLUME	BACKGROUND (2024) CONDITIONS		TOTAL (2024) CONDITIONS				
					CGR%	BACK. VOLUME	DIST %	PEAK DIR PROJECT TRIPS	TOTAL VOLUME	V/C	ACCEPTABLE LOS?
Okeechobee Road	Kings Highway to Crossroads Parkway	940748	4,170	1,090	2.00%	1,252	50%	12	1,264	0.30	YES
	Crossroads Parkway to I-95	940106	4,170	1,137	2.00%	1,306	50%	13	1,319	0.32	YES
	I-95 to Jenkins Road	940029	4,240	1,810	2.00%	2,079	20%	5	2,084	0.49	YES
	Jenkins Road to McNeil Road	940029	4,040	1,810	2.00%	2,079	10%	2	2,082	0.52	YES
Kings Highway	Okeechobee Road to Crossroads Parkway	940757	830	453	2.00%	520	5%	1	522	0.63	YES
	Crossroads Parkway to Graham Road	940757	660	453	2.00%	520	5%	1	522	0.79	YES
Jenkins Road	Edwards Road to Okeechobee Road	133	880	529	2.00%	608	5%	1	609	0.69	YES
	Okeechobee Road to Graham Road	131	920	604	2.00%	694	5%	1	695	0.76	YES

PM PEAK HOUR

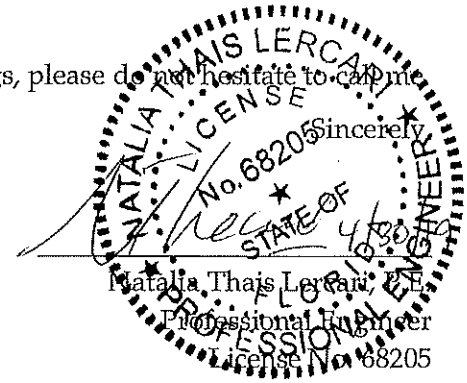
ROADWAY	LOCATION	STATION ID	PEAK HOUR, PEAK DIR SERVICE CAPACITY	2017 PEAK HOUR, PEAK DIR VOLUME	BACKGROUND (2024) CONDITIONS		TOTAL (2024) CONDITIONS				
					CGR%	BACK. VOLUME	DIST %	PEAK DIR PROJECT TRIPS	TOTAL VOLUME	V/C	ACCEPTABLE LOS?
Okeechobee Road	Kings Highway to Crossroads Parkway	940748	4,170	1,102	2.00%	1,266	50%	11	1,277	0.31	YES
	Crossroads Parkway to I-95	940106	4,170	1,164	2.00%	1,337	50%	12	1,350	0.32	YES
	I-95 to Jenkins Road	940029	4,240	1,542	2.00%	1,771	20%	5	1,776	0.42	YES
	Jenkins Road to McNeil Road	940029	4,040	1,542	2.00%	1,771	10%	2	1,774	0.44	YES
Kings Highway	Okeechobee Road to Crossroads Parkway	940757	830	516	2.00%	593	5%	1	594	0.72	YES
	Crossroads Parkway to Graham Road	940757	660	516	2.00%	593	5%	1	594	0.90	YES
Jenkins Road	Edwards Road to Okeechobee Road	133	880	568	2.00%	652	5%	1	654	0.74	YES
	Okeechobee Road to Graham Road	131	920	606	2.00%	696	5%	1	697	0.76	YES

Conclusion

Given the low number of peak hour trips anticipated from the proposed Home2 Suites, the project will not have a significant impact on the adjacent roadway network. All roadway segments within the radius of impact are expected to operate at an acceptable level of service for the five-year horizon of Year 2024.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.

Sincerely,



Natalia Thais Lercari, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NTL/cec - Attachment

F:\FL\19276N_DPHotels_Home2SuitesFortPierceTrfcAnalysis\N19276_01\Reports\LtrDP043019.docx

APPENDIX A

SITE PLAN

Project Tabulations:

Jurisdiction: City of Fort Pierce, Florida
1990 Reynolds Drive

Zoning: C3 (hotel is an approved use)
Height limit: 65'
Setbacks: Street: 25'
Balance: 15'

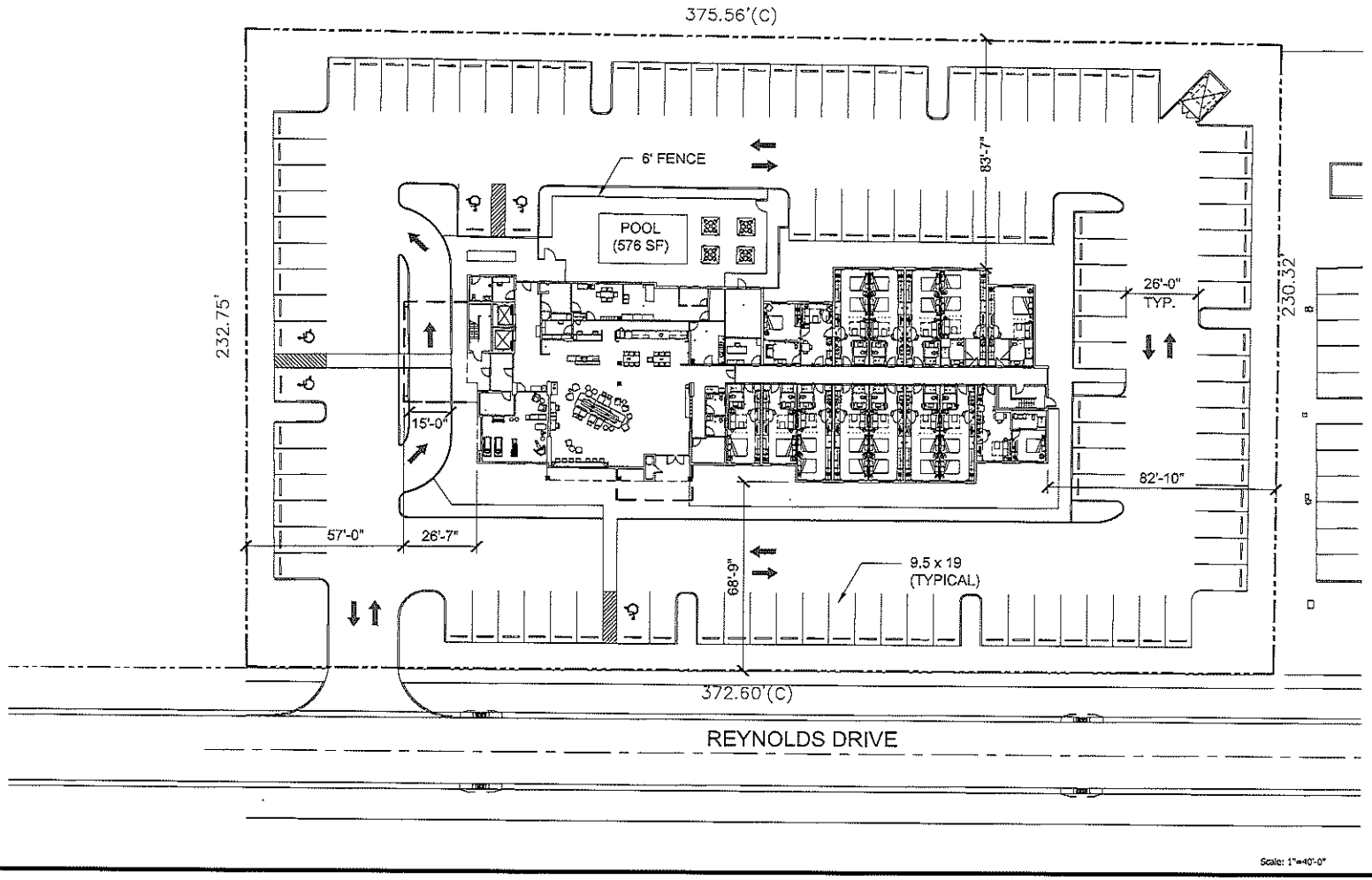
Site: 86,395 SF

Building: Footprint: 14,238 SF (17 %)
Maximum 60%

FAR: 55,668 SF (.64)
1st FL: 14,238 SF
2nd FL: 14,615 SF
3rd FL: 14,615 SF
4th FL: 14,615 SF
Maximum: 1.0

Hotel: 4 stories (45' plus parapet)
100 rooms: Q Suite: 9
K Suite: 30
QQ Room: 48
1 BR: 8

Parking: Required: 95 @ 1.1: 105
Provided: 111



Scale: 1"=40'-0"

SITE PLAN

HOME2 SUITES (95 ROOMS/4-STORY)

Fort Pierce, Florida

April 04, 2019

Project No. 18-109

anderson

APPENDIX B

TRIP GENERATION INFORMATION

Hotel
(310)

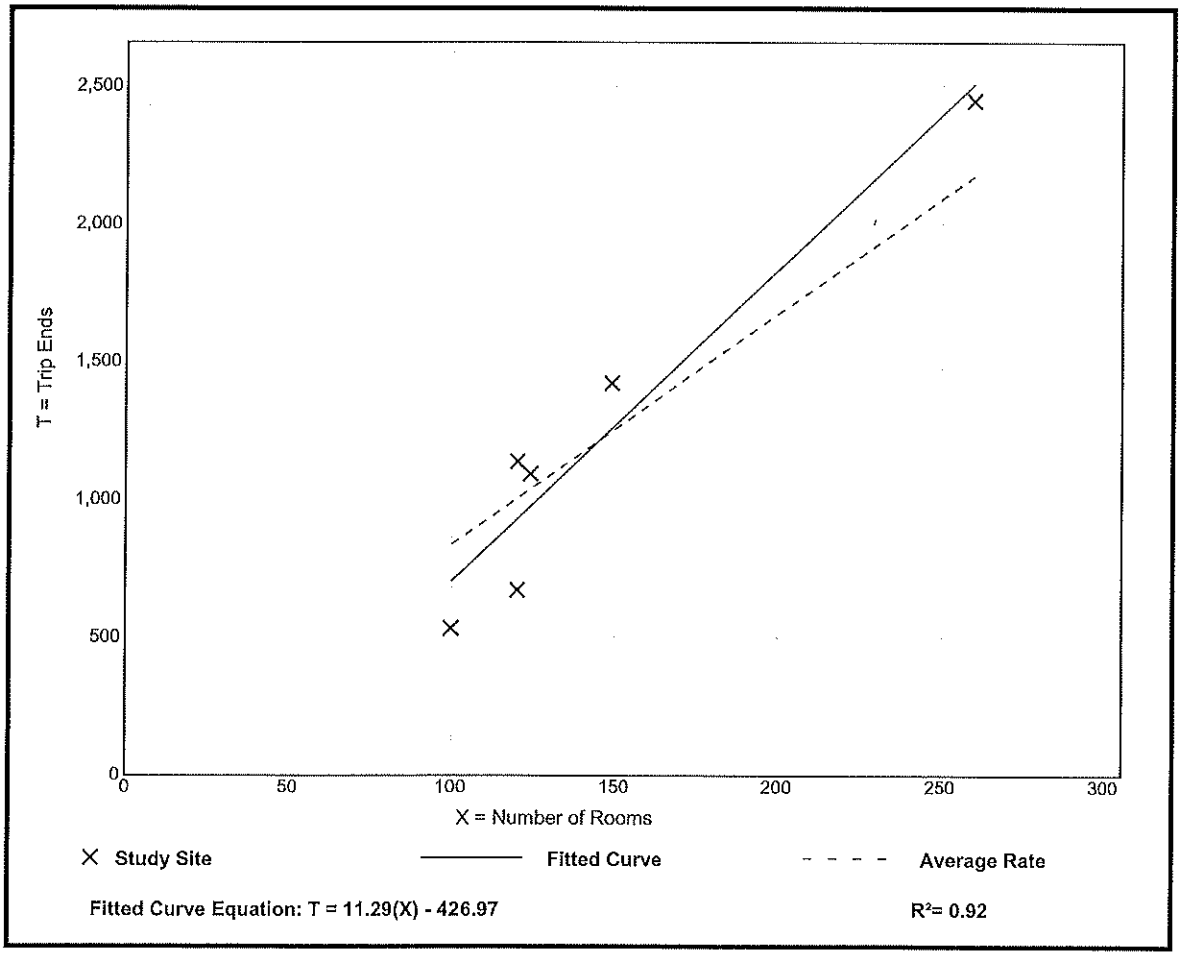
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



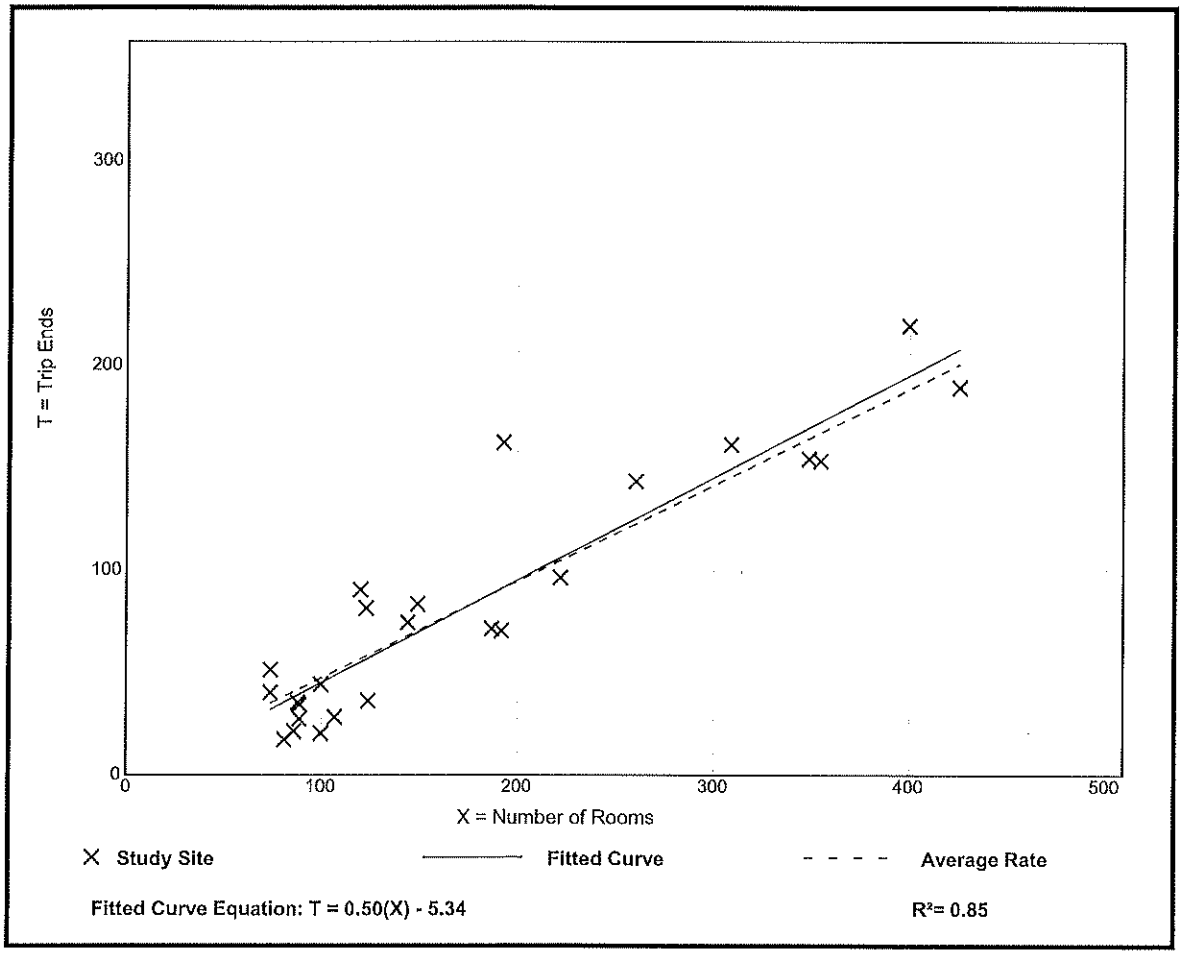
Hotel
(310)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
Avg. Num. of Rooms:	178
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



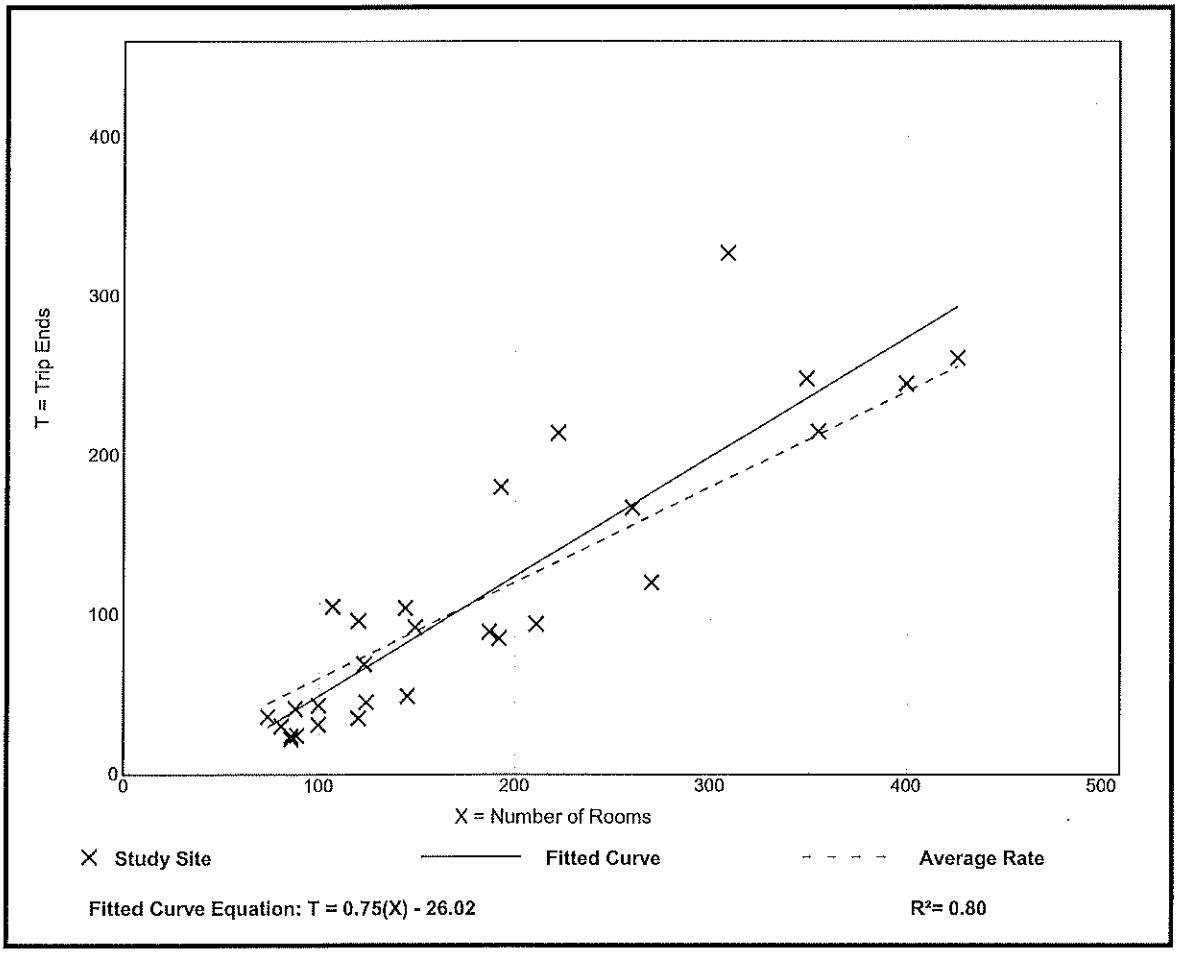
Hotel
(310)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	28
Avg. Num. of Rooms:	183
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



APPENDIX C

ST. LUCIE TPO TRAFFIC COUNTS

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

* 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)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

* 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)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

APPENDIX D

FDOT HISTORICAL AADT INFORMATION

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0106 - SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB TO NB & SB I-95 RAMPS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	27000 C	E 14000	W 13000	9.00	55.20	4.70
2017	33000 C	E 17000	W 16000	9.00	56.20	18.80
2016	30000 C	E 16500	W 13500	9.00	57.10	29.30
2015	25500 C	E 13000	W 12500	9.00	56.30	8.80
2014	23000 F	E 12000	W 11000	9.00	54.70	21.60
2013	23000 C	E 12000	W 11000	9.00	57.20	21.60
2012	17100 C	E 8400	W 8700	9.00	57.00	18.40
2011	20200 C	E 10500	W 9700	9.00	56.50	18.40
2010	25000 C	E 12500	W 12500	11.51	57.07	18.40
2009	16600 C	E 8400	W 8200	11.11	58.68	5.00
2008	34000 C	E 17500	W 16500	11.51	54.38	19.30
2007	33000 C	E 16500	W 16500	11.51	58.16	22.30
2006	30500 C	E 15500	W 15000	10.78	56.96	22.30
2005	31000 C	E 15500	W 15500	11.10	56.60	20.70
2004	28500 C	E 14000	W 14500	11.10	60.50	20.70
2003	27500 C	E 14000	W 13500	11.00	58.20	20.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0748 - SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	23500 C	E 13000	W 10500	9.00	55.20	21.70
2017	29500 C	E 15500	W 14000	9.00	56.20	21.20
2016	20500 C	E 11000	W 9500	9.00	57.10	19.60
2015	21100 C	E 11500	W 9600	9.00	56.30	18.60
2014	20400 C	E 9900	W 10500	9.00	54.70	17.60
2013	20000 C	E 11000	W 9000	9.00	57.20	18.30
2012	23000 F	E 10000	W 13000	9.00	57.00	17.40
2011	24000 C	E 10500	W 13500	9.00	56.50	17.40
2010	21500 C	E 11000	W 10500	11.51	57.07	21.50
2009	25000 C	E 13000	W 12000	11.11	58.68	24.10
2008	25000 C	E 13500	W 11500	11.51	54.38	22.90
2007	24000 C	E 12500	W 11500	11.51	58.16	27.10
2006	26500 C	E 13500	W 13000	10.78	56.96	22.30
2005	29000 C	E 15000	W 14000	11.10	56.60	17.90
2004	25500 C	E 12500	W 13000	11.10	60.50	17.90
2003	26000 C	E 13500	W 12500	11.00	58.20	17.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

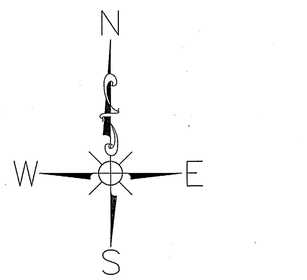
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00
2003	27500 C	E 14000	W 13500	10.20	59.60	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

Δ = CENTRAL ANGLE	= EXISTING HARDWOOD TREE (W/ SIZE IN INCHES)
R = CURVE RADIUS	= EXISTING PALM TREE (W/ SIZE IN INCHES)
L = CURVE LENGTH	= ELECTRIC SERVICE BOX
(C) = CALCULATED	= FOUND IRC LB 7056
(P) = PLAT	= FLAG POLE
POC = POINT OF COMMENCEMENT	= LAMP POST
POB = POINT OF BEGINNING	= BELLSOUTH SERVICE TOWER
FND = FOUND	= WOOD POWER POLE
OST = OPEN SPACE TRACT	= GUY WIRE
FFE = FINISH FLOOR ELEVATION	CONC = CONCRETE
FPL = FLORIDA POWER AND LIGHT	L.M.E. = LAKE MANAGEMENT EASEMENT
OHU = OVERHEAD UTILITIES	D.U.E. = DRAINAGE AND UTILITY EASEMENT
PKD = PK NAIL AND DISK	= FIRE HYDRANT
P.L.S. = PROFESSIONAL LAND SURVEYOR	TOB = TOP OF BANK
LB = LICENSED BUSINESS	ORB = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK	PG = PAGE
TYP = TYPICAL	T-X = ELECTRIC TRANSFORMER
R/W = RIGHT-OF-WAY	AC. = ACRES
D.E. = DRAINAGE EASEMENT	= BACKFLOW PREVENTER
P.U.E. = PRIVATE UTILITY EASEMENT	= 6' WOOD FENCE
Ⓢ = SANITARY MANHOLE	= 5' ALUMINUM FENCE
HDCP = HANDICAP	= 3' PVC PICKET FENCE
ALUM = ALUMINUM FRAME	CMP = CORRUGATED METAL PIPE
CBS = CONCRETE BLOCK STRUCTURE	IR = #5 IRON ROD
SF = SQUARE FEET	IRC = #5 IRON ROD AND CAP
= HANDICAP PARKING SPACE	= CATCH BASIN
= IRRIGATION CONTROL VALVE	Ⓓ = DRAINAGE MANHOLE
© = SANITARY CLEAN OUT	= WATER VALVE
Ⓔ = ELECTRIC MANHOLE	= GAS VALVE
—TELE— = APPROXIMATE LOCATION UNDERGROUND TELECOMMUNICATIONS	—SAN— = APPROXIMATE LOCATION SANITARY SEWER

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 24; THENCE RUN NORTH 00°05'12" WEST ALONG SAID EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24 FOR A DISTANCE OF 441.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE; THENCE NORTH 89°49'22" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE, A DISTANCE OF 291.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE CONTINUE NORTH 89°49'22" WEST, A DISTANCE OF 372.60 FEET;
THENCE NORTH 00°05'42" WEST, A DISTANCE OF 232.75 FEET;
THENCE NORTH 89°54'18" EAST, A DISTANCE OF 375.56 FEET;
THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 230.32 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 1.99 ACRES, MORE OR LESS

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS MAY 9, 2019 (TREES/SKETCH).
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF METAL DRIVE BEARING NORTH 00°05'12" WEST, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
5. CHICAGO TITLE INSURANCE COMPANY COMMITMENT 7441471, DATED 01/14/2019 WAS REVIEWED AND INCORPORATED INTO THIS SURVEY. THE ONLY EXCEPTIONS PERTAINING TO THE SUBJECT PROPERTY, AND THAT IS SURVEY-RELATED, FROM SCHEDULE B-II WAS ITEM 8, WHICH IS REFLECTED AND REFERENCED ON THIS SURVEY.
6. PROPERTY LIES IN FLOOD ZONE X, PER MAP 12111C0170 F.
7. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
8. THE SUBJECT PROPERTY IS CURRENTLY VACANT.
9. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

CERTIFIED TO:

FORT PIERCE HOTEL, LLC

BY: _____ _____
RICHARD C. LAVENTURE DATE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

12' U.E. (EASEMENT "D") (ORB 499, PAGE 1189)
EXISTING DUMPSTER
EXISTING ASPHALT
UNPLATTED ACREAGE
DUMPSTER
12' EASEMENT "C" (ORB 499, PAGE 1189)
18.0' SHED
(ENCROACHMENT) 2.2'
N89°54'18"E (D)
S89°30'22"E (C)
375.56' (C)
CONC HEADWALL
36" RCP
INV=13.69'
N00°05'42"W (D)
N00°13'40"W (C)
232.75' (D/C)
S00°05'12"E (D)
S00°30'08"W (C)
230.32' (D/C)
(3X) 6"
(1.99 ACRES)
SWALE
UNPLATTED ACREAGE
EXISTING 4-STORY HOTEL
FFE = 19.73'
ASPHALT
UNPLATTED ACREAGE
18" HDPE
INV=15.01'
NORTH R/W LINE
N89°49'22"W(D)
N89°52'39"W(C)
291.14'(D/C)
CONC SIDEWALK
N89°52'39"W (C)
372.60' (D/C)
N89°49'22"W (D)
P.O.B.
CONC SIDEWALK
WEST R/W LINE
N00°05'12"W(D)
N00°08'32"W(C)
441.21' (D/C)
REYNOLDS DRIVE
(60' PRIVATE R/W)
EXISTING 4-STORY HOTEL
EXISTING ASPHALT DRIVE
P.O.C.
FND IR&C 4108
SE CORNER OF SW 1/4
OF SECTION 24-35-39

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR
FORT PIERCE HOTEL, LLC

- REVISIONS -	BY	DATE
ADD TREES	JOE M	5/09/19
ADD TOPO	JOE M	6/12/19

	BY	DATE
FIELD	JPH	5/01/19
CALCS.	RCL	4/30/19
DRAWN	JOE M	4/30/19
CHECKED	RCL	5/3/19
FILE REF. 19.0530-1-3-2	FIELD BK/PG XX-XX/XX	

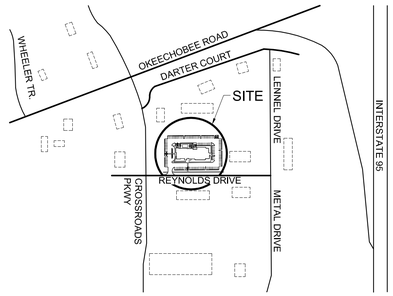
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
LB 7056

DATE: 6-14-19
SCALE: 1"=20'
JOB No.19.0530-1-3-2
SHEET 1 OF 1

A Site Plan Approval for:

Home2 Suites by Hilton

1990 Reynolds Drive
Fort Pierce, FL 34945



LOCATION PLAN
NOT TO SCALE

PROJECT TEAM:

ARCHITECTURE:

ANDERSON ARCHITECTURE, INC.

399 CAMINO GARDENS BLVD. SUITE 202
BOCA RATON, FLORIDA 33432
CONTACT: SUZANNE STUBBS
PHONE: 561.362.0220
E-MAIL: SUZANNE@ANDERSONARCHITECTURE.COM

CIVIL:

ATLANTIC CIVIL ENGINEERING, INC.

2552 PETERS ROAD, SUITE D
FORT PIERCE, FL 34945
CONTACT: RICHARD LAVENTURE
PHONE: 772.398.1520
E-MAIL: GATORRR@MSN.COM

LANDSCAPE:

SUSAN HALL LANDSCAPE ARCHITECTURE, INC.

4425 CROOKED MILE ROAD
MERRITT ISLAND, FL 32952
CONTACT: MEGAN MAGWIRE
PHONE: 321.449.0790
E-MAIL: MEGAN@HALL-LA.COM

ELECTRICAL:

THOMPSON AND YOUNGROSS ENGINEERING CONSULTANTS

902 CLINT MOORE ROAD, STE 142
DELRAY BEACH, FLORIDA 33487
CONTACT: ARTUR AMARAL
PHONE: 561.274.0200
E-MAIL: ARTUR@TECFLA.COM

REQUIRED ACCESSIBLE ROOMS:

TOTAL ROOMS: 95

REQUIREMENTS FOR GUEST ROOMS WITH MOBILITY FEATURES:
(2017 FBC - ACCESSIBILITY TABLE 224.2)

MIN. REQ. W/ ROLL-IN SHOWERS: 1
MIN. REQ. W/OUT ROLL-IN SHOWERS: 4

TOTAL REQUIRED: 5

TOTAL PROVIDED: 5*

REQUIREMENTS FOR GUEST ROOMS WITH COMMUNICATION FEATURES:
(2017 FBC - ACCESSIBILITY TABLE 224.4)

MIN. REQ. W/ COMM. FEATURES: 9

PROVIDED: 9*

*2017 FBC - ACCESSIBILITY TABLE 224.5 STATES AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH 806.2 SHALL ALSO PROVIDE COMMUNICATION FEATURES COMPLYING WITH 806.3.

ADA ROOM TYPE DISPERSION DIAGRAM

ADA MOBILITY ROOM
(WITHOUT ROLL-IN SHOWER) .....(4 GUESTROOMS)

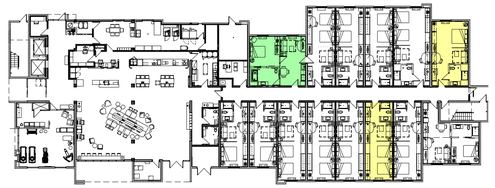
ADA MOBILITY & COMMUNICATION ROOM
WITH ROLL-IN SHOWER .....(1 GUESTROOM)

COMMUNICATION ROOM .....(8 GUESTROOMS)

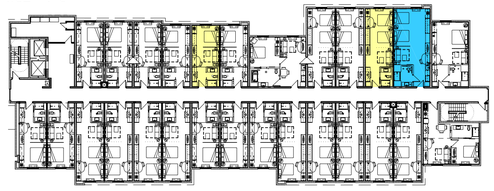
ROOM TYPE DISTRIBUTION

	KING	ACCESSIBLE KING	ACCESSIBLE KING	DOUBLE QUEEN	ACCESSIBLE DOUBLE QUEEN	ACCESSIBLE DOUBLE QUEEN	QUEEN ONE BEDROOM	ACCESSIBLE QUEEN ONE BEDROOM	ACCESSIBLE QUEEN ONE BEDROOM	QUEEN	ACCESSIBLE QUEEN	**TOTAL**
		COMMUNICATION ROOM (FBC 224.4)	MOBILITY WITHOUT ROLL-IN SHOWER (FBC 224.2)		COMMUNICATION ROOM (FBC 224.4)	MOBILITY WITHOUT ROLL-IN SHOWER (FBC 224.2)		MOBILITY ROLL-IN SHOWER AND COMMUNICATION ROOM (FBC 224.2)	MOBILITY WITHOUT ROLL-IN SHOWER (FBC 224.2)		COMMUNICATION ROOM (FBC 224.4)	
FIRST FLOOR	2	1	0	8	1	0	1	1	0	0	0	14
SECOND FLOOR	9	0	0	11	1	1	2	0	0	2	1	27
THIRD FLOOR	8	0	1	12	1	0	1	0	1	2	1	27
FOURTH FLOOR	8	1	0	12	0	1	2	0	0	2	1	27
TOTALS	27	2	1	43	3	2	6	1	1	6	3	**95**

NOTES:



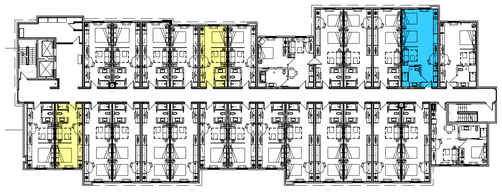
FIRST FLOOR PLAN
1/32"=1'-0"



SECOND FLOOR PLAN
1/32"=1'-0"



THIRD FLOOR PLAN
1/32"=1'-0"



FOURTH FLOOR PLAN
1/32"=1'-0"

SHEET INDEX :

ARCHITECTURAL:

CS COVER SHEET
A010 SITE PLAN AND DETAILS
A121 FIRST FLOOR PLAN
A122 SECOND FLOOR PLAN
A123 THIRD FLOOR PLAN
A124 FOURTH FLOOR PLAN
A141 ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS

LANDSCAPE

L-1 EXISTING VEGETATION PLAN
L-2 SITE LANDSCAPE PLAN
L-3 LANDSCAPE SPECIFICATIONS
IR-1 SITE IRRIGATION PLAN
IR-2 IRRIGATION SPECIFICATIONS

ELECTRICAL:

ES-0.1 SITE PLAN SPECS AND DETAILS
ES-1.1 SITE PLAN PHOTOMETRIC STATISTICS

anderson architecture, inc.
399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:

seal:
ERIC ANDERSON
AR0010628
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

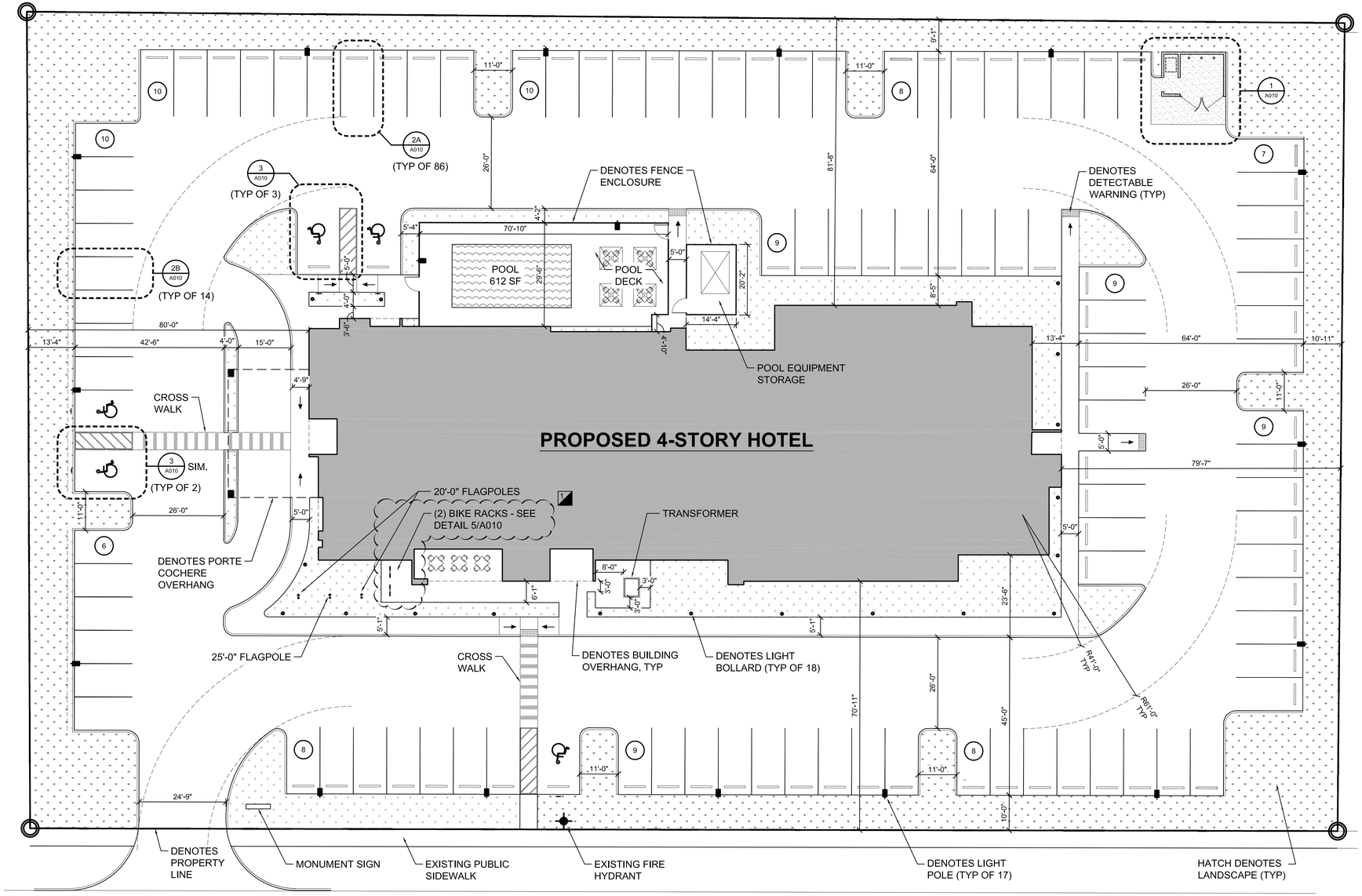
revision:
date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-000-CS
date: 06-26-19
title: COVER SHEET

CS

of: 9 A

AA C001997



SITE PLAN

1/16"= 1'-0"

SITE DATA:

ZONING:		GENERAL COMMERCIAL - C3	
FAR:		.67	
BUILDING SETBACKS:	EAST:	79'-7"	
	SOUTH:	70'-11"	(25'-0" REQUIRED)
	WEST:	80'-0"	
	NORTH:	81'-8"	
PROPOSED HEIGHT OF STRUCTURE:	TOP OF ROOF		44 FT.
	UPPER PARAPET		50 FT.
	TOP OF 'BEACON' STRUCTURE		56 FT. 6 IN.
MAXIMUM PERMITTED HEIGHT:	HEIGHT LIMITATION		65 FT.

SITE TABULATIONS:

SITE AREA		
SITE BOUNDARY:	86,613 S.F.	1.98 ACRES
GROUND FLOOR AREA:	14,238 S.F.	16.4%
PARKING / PAVED AREA:	45,034 S.F.	
POOL DECK:	1,528 S.F.	
TOTAL SIDEWALK AREA:	3,958 S.F.	
LANDSCAPED SPACE:	20,340 S.F.	23.5%

BUILDING AREAS (FOOTPRINT):

PROPOSED HOTEL:

FIRST FLOOR:	14,238 SF	14 ROOMS
SECOND FLOOR:	14,615 SF	27 ROOMS
THIRD FLOOR:	14,615 SF	27 ROOMS
FOURTH FLOOR:	14,615 SF	27 ROOMS
TOTAL	58,083 SF	95 ROOMS

PARKING CALCULATIONS:

REQUIRED PARKING:

HOTELS/MOTELS (100%)

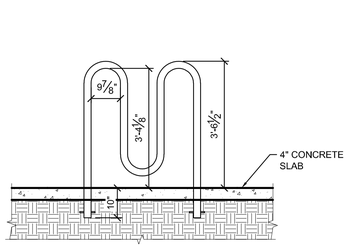
RATIO:	ROOMS:	NO. OF SPACES:
1.1 SPACES / RENTABLE ROOM	95	105 SPACES
TOTAL REQUIRED:		105 SPACES

PROVIDED PARKING:

STANDARD SPACES:	100 SPACES
ACCESSIBLE SPACES:	5 SPACES
TOTAL PROVIDED:	105 SPACES

BICYCLE PARKING:

TOTAL REQUIRED:	1/10 OF TOTAL REQUIRED PARKING SPACES = 10.5
TOTAL PROVIDED:	12 BICYCLES



BICYCLE PARKING RACK SPECIFICATIONS:

RACK SHALL BE A MINIMUM OF 42" HIGH TO PROVIDE PROPER CLEARANCE FOR PARKED BICYCLES. GALVANIZED VERSION: RACK SHALL BE CONSTRUCTED OF ASTM A53 2" SCHEDULE 40 STEEL PIPE (2-3/8" O.D. X .154 WALL).

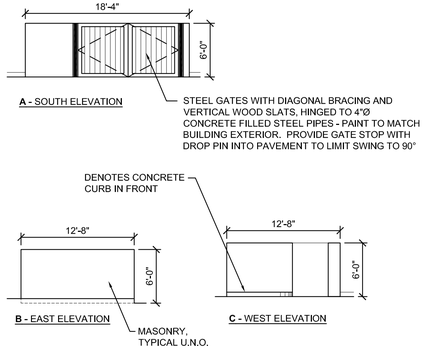
THE PARKING RACK SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. RACK SHALL BE HAND FILED TO REMOVE GALVANIZING FLASH.

TYPICAL BIKE RACK FOR 6

1/2" = 1'-0"

02870-03

5 A-010

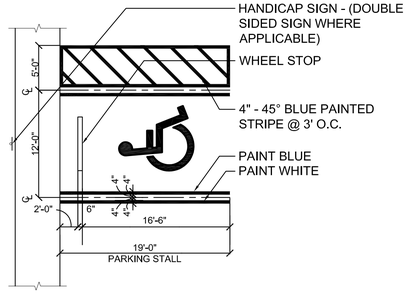


DUMPSTER ELEVATIONS

1/8" = 1'-0"

02732-01

4 A-010

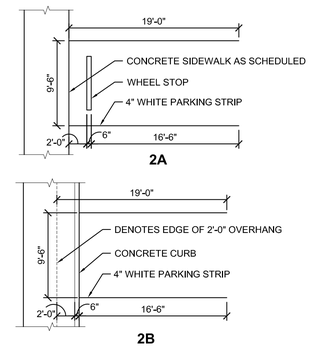


TYPICAL HANDICAP PARKING

1/8" = 1'-0"

34 74 00-001

3 A-010

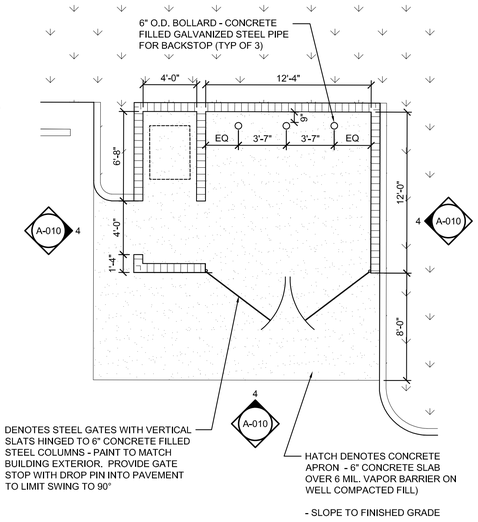


TYPICAL PARKING

1/8" = 1'-0"

34 74 00-003

2 A-010



DUMPSTER STORAGE DETAIL

3/16" = 1'-0"

1 A-010

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consultant:

seal:

ERIC ANDERSON
AR0010628
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

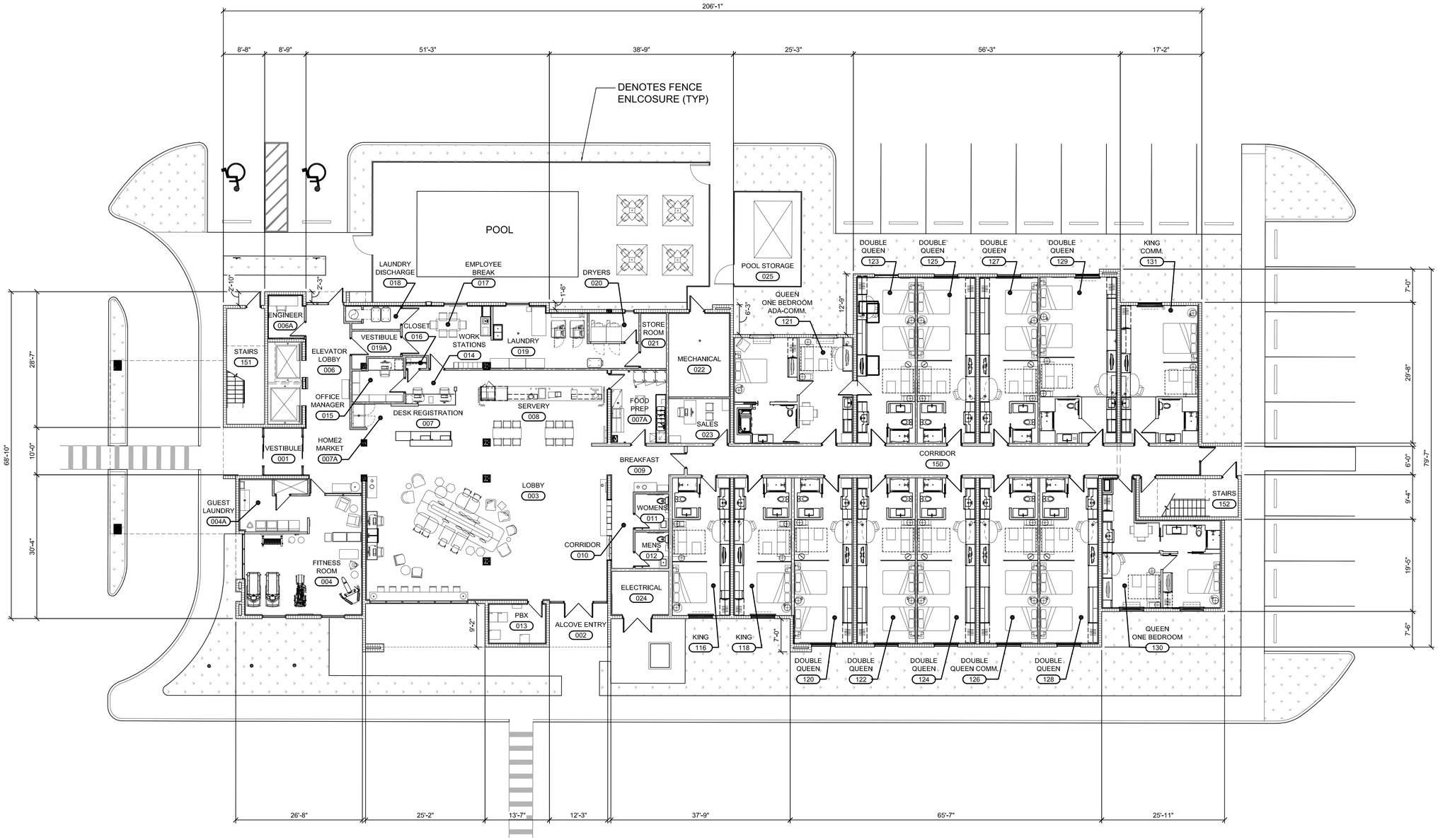
revision:	date
TRC COMMENTS	07-25-19

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8079-A-010-SPD
date: 06-26-19
title: SITE PLAN AND DETAILS

010

of: 9 A

AA C001997



FIRST FLOOR PLAN

3/32" = 1'-0"

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

revision:

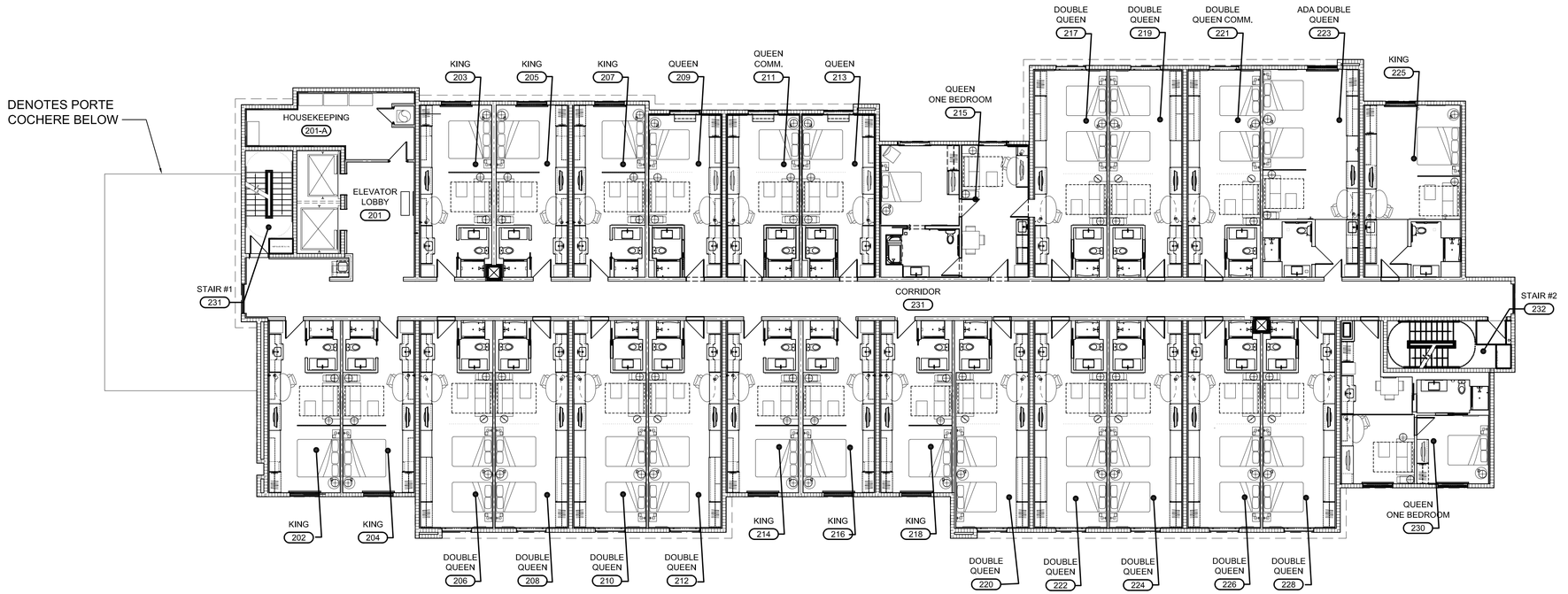
date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-121-FP1
date: 06-26-19
title: FIRST FLOOR PLAN

121

of: 9 A

AA C001997



SECOND FLOOR PLAN

3/32" = 1'-0"

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

revision:

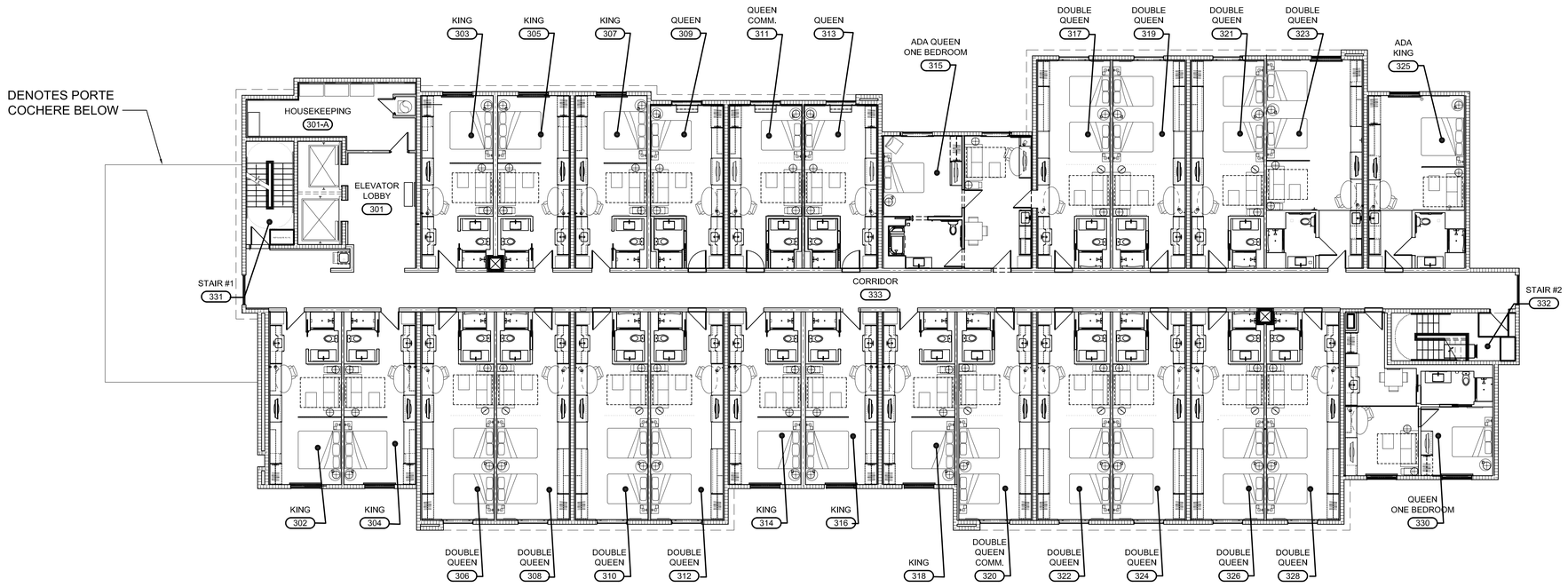
date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-122-FP2
date: 06-26-19
title: SECOND FLOOR PLAN

122

of: 9 A

AA C001997



THIRD FLOOR PLAN

3/32" = 1'-0"

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
REGISTERED ARCHITECT
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

revision:

date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS

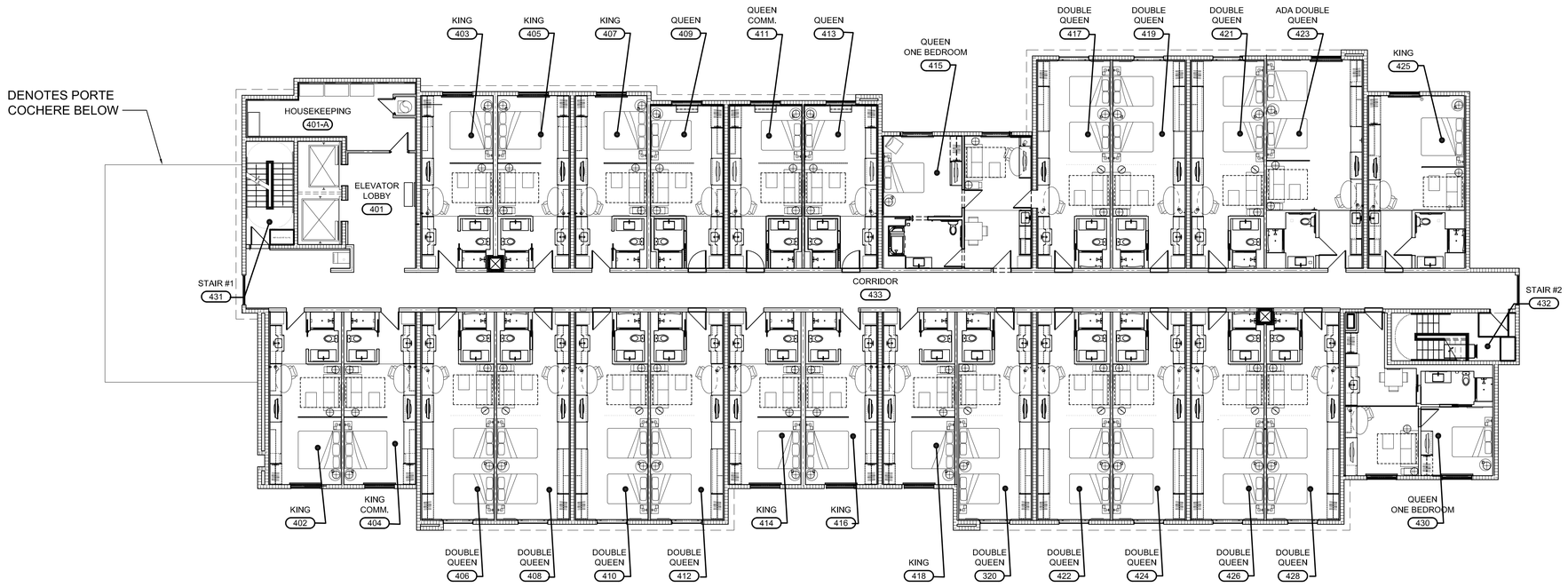
file name: 8109-A-123-FP3
date: 06-26-19

title: THIRD FLOOR PLAN

123

of: 9 A

AA C001997



FOURTH FLOOR PLAN

3/32" = 1'-0"

anderson architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

www.andersonarchitecture.com

consultant:

seal:

ERIC ANDERSON
AR0010628
STATE OF FLORIDA
REGISTERED ARCHITECT

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

revision:

date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS

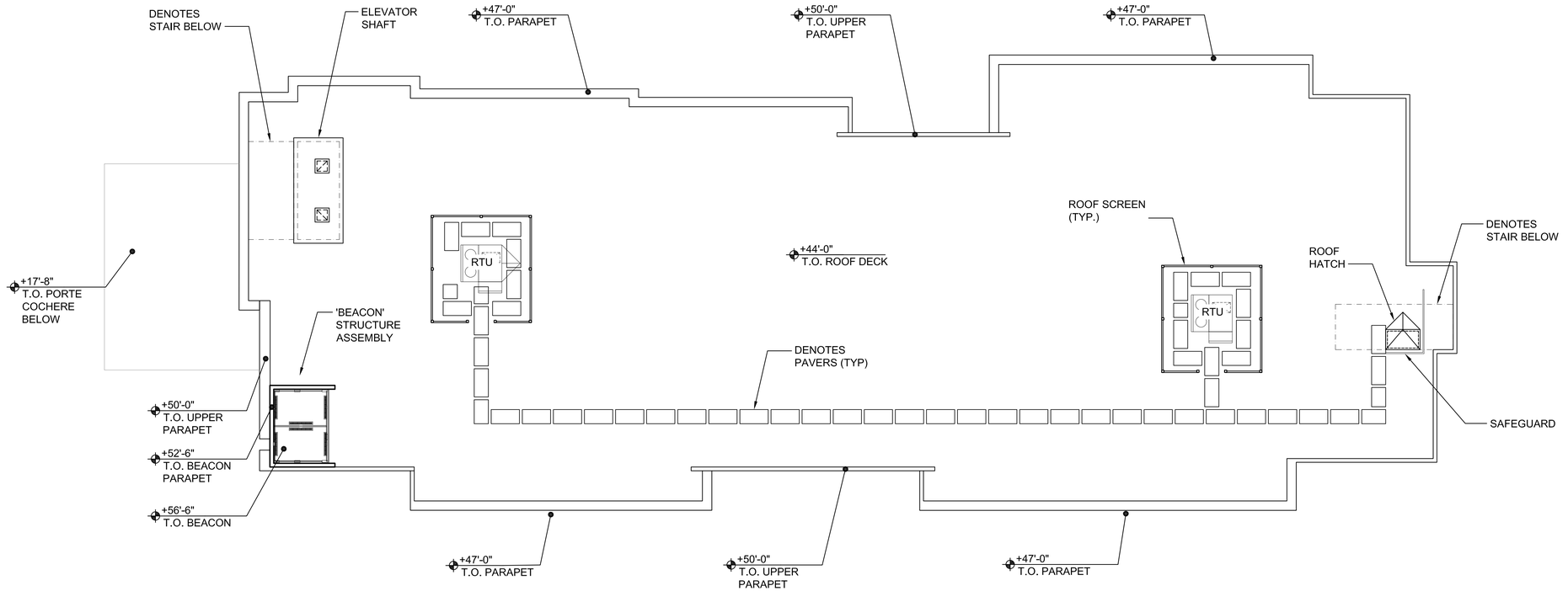
file name: 8109-A-124-FP4
date: 06-26-19

title:
FOURTH FLOOR PLAN

124

of: 9 A

AA C001997



ROOF PLAN

3/32" = 1'-0"

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432

V: 561.362.0220

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consultant:

seal:

ERIC ANDERSON
AR0010628
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton

1990 Reynolds Drive
Fort Pierce, FL

revision:

date:

commission: 18-109

principal: ERIC ANDERSON

project manager: SS

file name: 8109-A-141-RP1

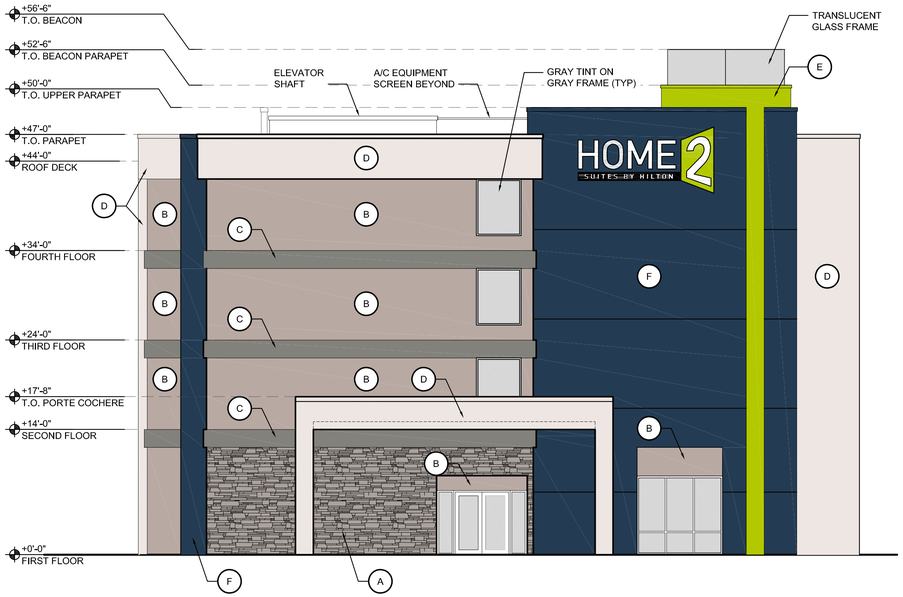
date: 06-26-19

title: ROOF PLAN

141

of: 9 A

AA C001997



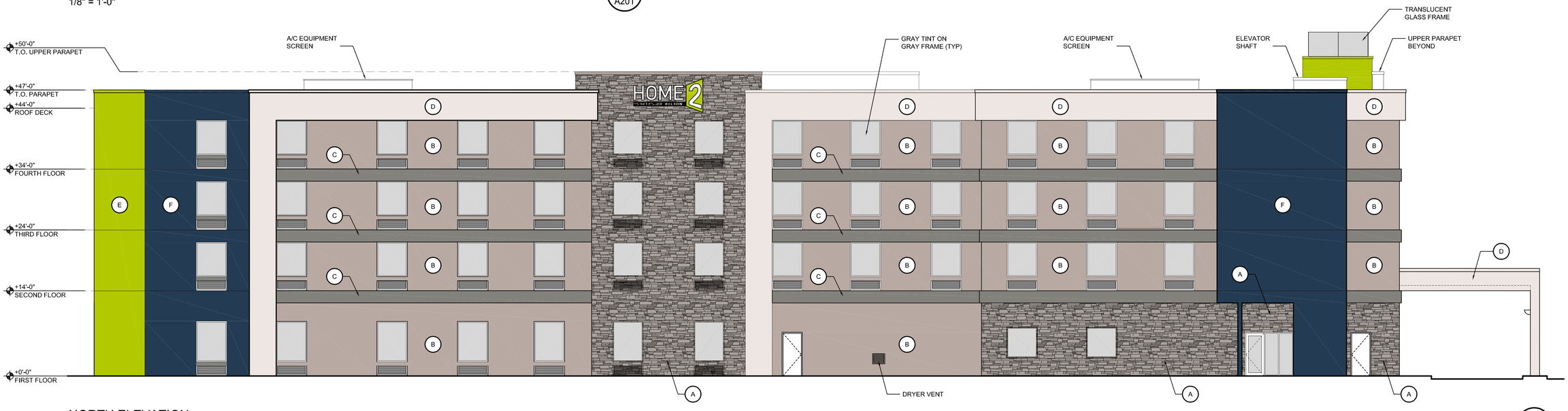
WEST ELEVATION

1/8" = 1'-0"

A201

ELEVATION SYMBOL LEGEND:

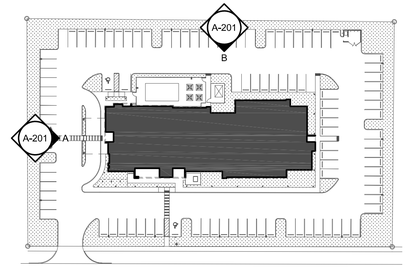
- A — APPLIED STONE, CORONADO - HONEY LEDGE - COLOR: HURON (PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL)
- B — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" SILVER FOX - 2108-50
- C — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" AMHERST GRAY - HC-167
- D — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" WHITE WATER
- E — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" BRIGHT LIME - 2025-10
- F — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" TWILIGHT 2058-10



NORTH ELEVATION

1/8" = 1'-0"

B
A201



KEY PLAN

NOT TO SCALE

anderson architecture, inc.
399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant::

seal:

ERIC ANDERSON
AR0010628
STATE OF FLORIDA
REGISTERED ARCHITECT

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

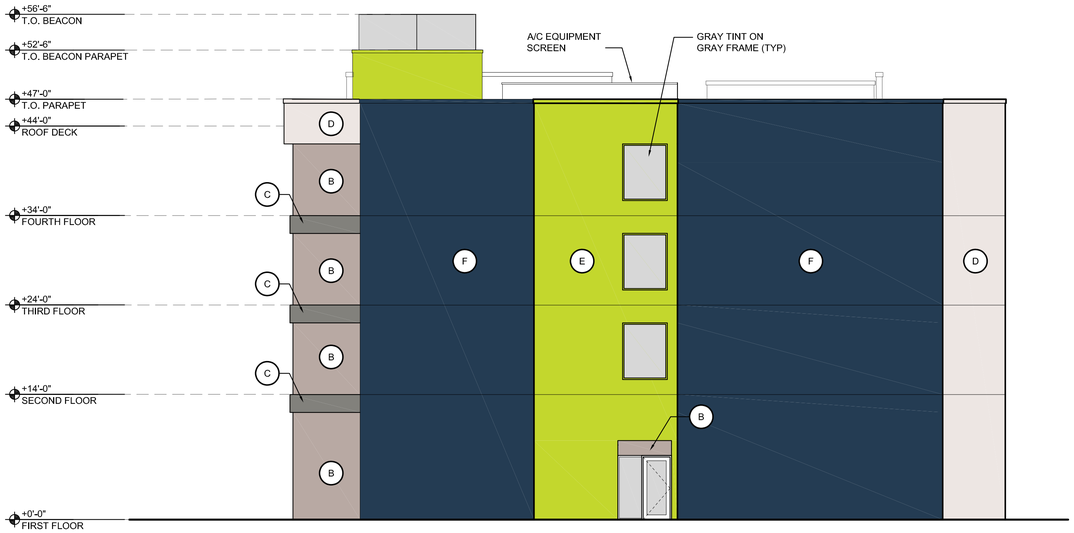
revision:
date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-201-EE
date: 06-26-19
title: EXTERIOR ELEVATIONS

201

of: 9 A

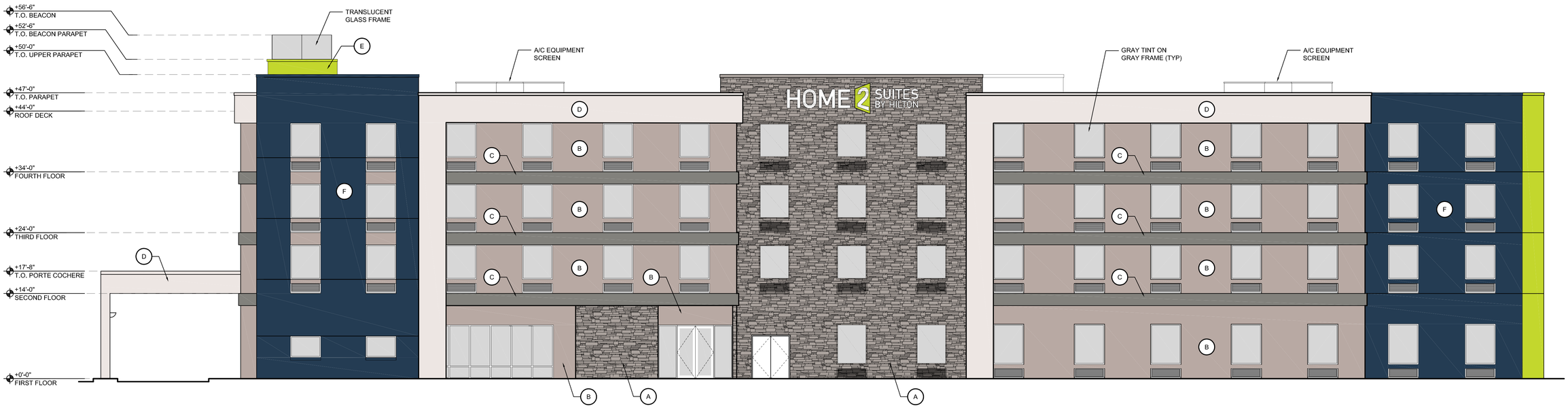
AA C001997



EAST ELEVATION

1/8" = 1'-0"

A / A202



SOUTH ELEVATION

1/8" = 1'-0"

B / A202

ELEVATION SYMBOL LEGEND:

- A — APPLIED STONE, CORONADO - HONEY LEDGE - COLOR: HURON (PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL)
- B — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" SILVER FOX - 2108-50
- C — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" AMHERST GRAY - HC-167
- D — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" WHITE WATER
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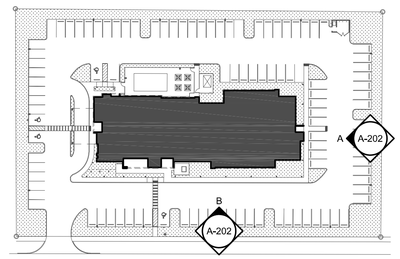
- F — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" TWILIGHT 2058-10



KEY PLAN

NOT TO SCALE

anderson architecture, inc.
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V: 561.362.0220
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consultant:

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AR0010628
STATE OF FLORIDA

A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

revision:

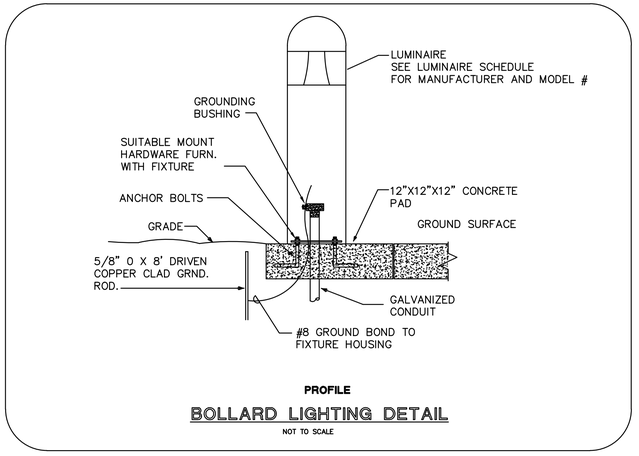
date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-202-EE
date: 06-26-19
title: EXTERIOR ELEVATIONS

202

of: 9 A

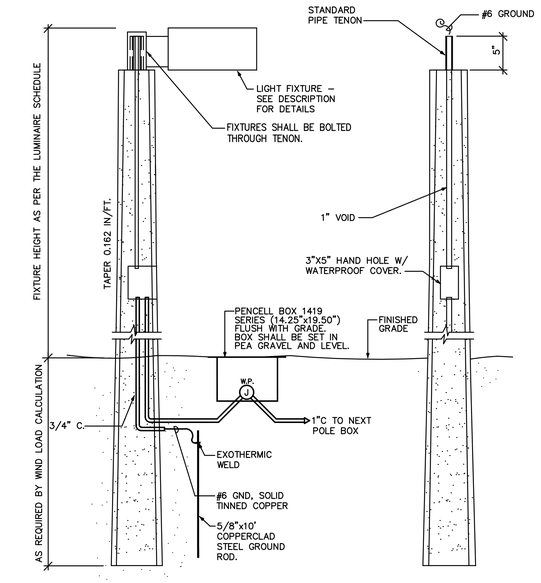
AA C001997



PROFILE

BOLLARD LIGHTING DETAIL

NOT TO SCALE



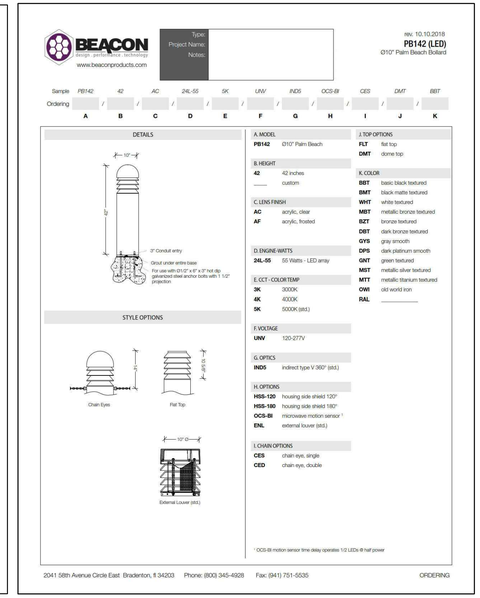
NOTES:

1. POLE LOCATION – SET BACK CENTER–LINE OF POLE SHALL BE 42 INCHES FROM THE CENTER–LINE OF PARKING STANDARD WHERE POSSIBLE. LOCATION OF ALL POLES MUST BE COORDINATED WITH ALL TRADES TO INSURE NO INTERFERENCES.
2. POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE(S) MEETS WIND LOAD CRITERIA PER LOCAL CODES. SHALL PROVIDE SIGNED & SEALED CALCUATIONS BY A STATE REGISTERED ENGINEER
3. THE PHOTOMETRICS SHOWN ARE BASED ON LIGHT FIXTURES INDICATED ON LUMINAIRE SCHEDULE. THE CONTRACTOR IS REPONSIBLE FOR PROVIDING FIXTURES INDICATED. IF THE CONTRACTOR SUBSTITUTES FIXTURES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POINT–BY–POINT CALCULATIONS FOR FIXTURES BEING SUBMITTED FOR APPROVAL.

CONCRETE DIRECT BURIAL POLE DETAIL

N.T.S.





"SC" LIGHT FIXTURE

DRD2
Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

dmf

PRODUCT SPECIFICATIONS

- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty

Twist & Lock · Wet location rated · 50,000 hrs lifetime · 5yr Warranty

Frame-in Kit

HOUSING: 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

JUNCTION BOX: Galvanized steel. Equipped with (6) ½" and (1) ¾" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 6 (four-in, four-out) #12 AWG 90 through wire conductors.

MOUNTING: Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING: ½" up to 1".

CUTOUT: 4 ⅛" (4" frame-in kit, 4" shallow frame-in kit), 5 ⅛" (5" frame-in kit), 6 ⅛" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER): 750 lm (10.6W), 1000 lm (12.8W).

COLOR QUALITY: 93+ CRI, 2-step SDCM.

CCT OPTIONS: 2700K, 3000K, 3500K, 4000K.

CONNECTOR: PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1% and/or emergency lighting).

INPUT VOLTAGE: 120/277V.

DIMMING: Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.

EMERGENCY LIGHTING: Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

LIFETIME: 50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.

LISTINGS: cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JA8 compliant. UL Listed for Wet Location. ASTM E283 certified Air Tight. IC Rated.

WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code: | Type:
Project: | Contact: | Date:

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422 www.dmflighting.com
© 2017 DMF Lighting. All rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.
Page 1 of 10 | V.01.23.18

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	3.34	6.2	1.1	3.04	5.64
POOL	Illuminance	Fc	6.24	8.0	4.1	1.52	1.95
PORTE COCHIERE	Illuminance	Fc	12.25	14.6	8.2	1.49	1.78
PROPERTY LINE - LEFT	Illuminance	Fc	0.23	0.5	0.0	N.A.	N.A.
PROPERTY LINE - LOWER	Illuminance	Fc	0.27	0.5	0.0	N.A.	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.
PROPERTY LINE - UPPER	Illuminance	Fc	0.17	0.4	0.0	N.A.	N.A.

NOTE:

THIS DRAWING MEETS THE FOLLOWING REQUIREMENTS CONFIRMING THAT THE MINIMUM AVERAGE FOOTCANDLE IN ALL PARKING LOT AREAS ARE A "MINIMUM" AVERAGE OF 2 FOOTCANDLES. ALSO PROVIDED ON THIS SHEET "ES–0.1" IS A TABLE PROVIDING THE MAXIMUM AND MINIMUM LIGHTING NUMBERS AS WELL AS THE NUMBERS FOR SPILLOVER ONTO ALL ADJACENT PROPERTIES.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	17	SA	SINGLE	N.A.	0.900	BEACON VP-L-64L-135-4K7-4-BC-SWP-SETAVPL POLE MTD - 20' A.G.	177.46
	15	SB	SINGLE	N.A.	0.900	DMF DRDHNIC6-DRD2M10940-DRD2TR6SWH RECESSED IN PORYTE COCHIERE	13.5
	18	SC	SINGLE	N.A.	0.900	BEACON PB142/42/AC/24L-55/4K/UMV/DMT/XX(COLOR)	24.2

NOTE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER CONDITIONS EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

anderson architecture, inc.
399 CAMINO GARDENS BLVD., SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
www.andersonarchitecture.com

consultant:
TYEC HVAC PLUMBING ELECTRICAL
THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS, LLC
WWW.TECFLA.COM
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODE.
CERTIFICATE of AUTHORIZATION NO. 28994
902 CLINT MOORE RD, # 142
BOCA RATON, FL 33487
E-MAIL: TEC@TECFLA.COM
TEL: 561-274-0200
FAX: 561-274-0222

seal:
ANDREW J. YOUNGROSS LICENSE NO. 51758 STATE OF FLORIDA PROFESSIONAL ENGINEER

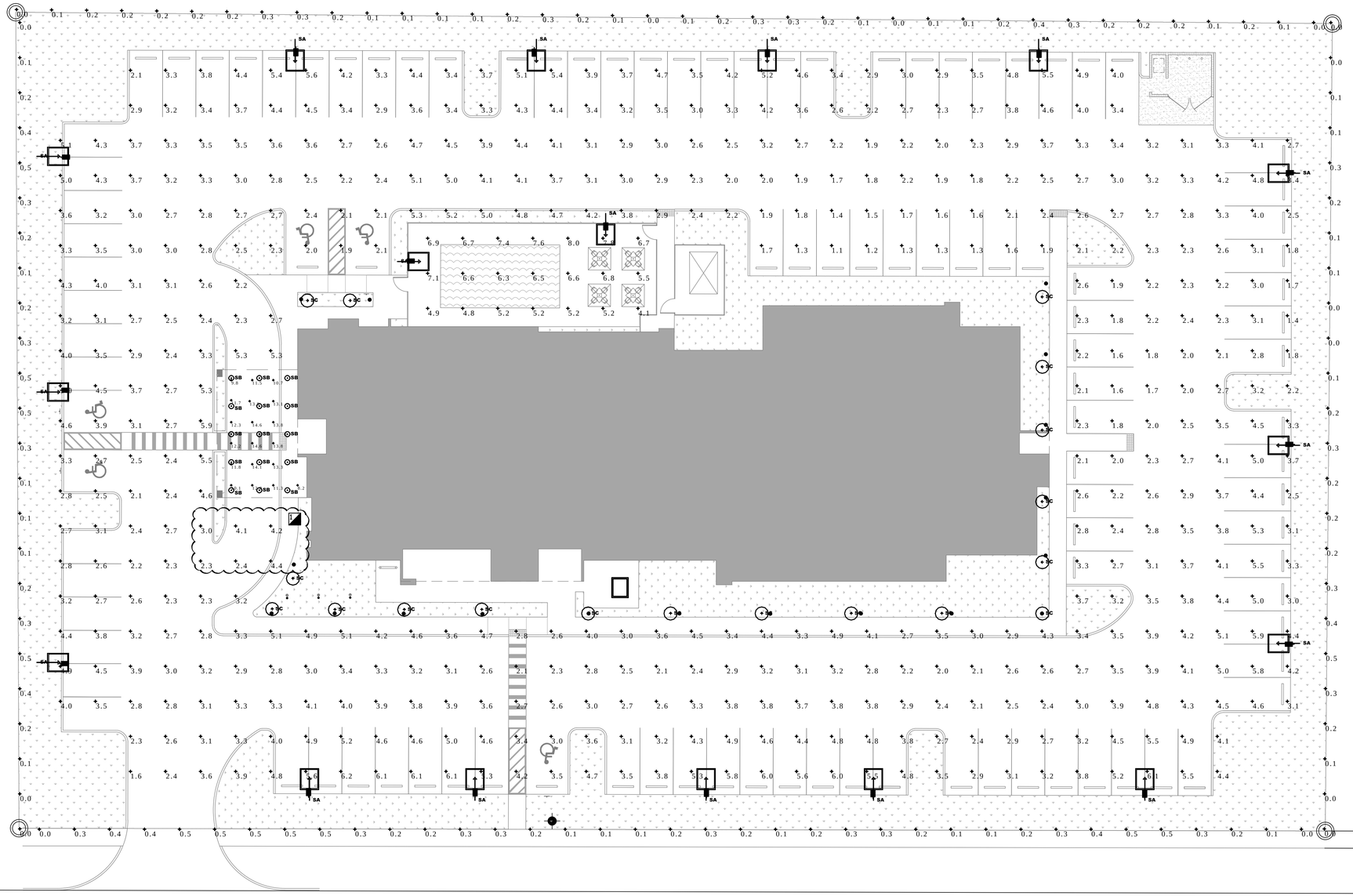
A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

date	revision:
07-25-19	TRC COMMENTS

commission: 18-109
principal: AA/AJY
project manager: AA
TYEC JOB #: 19051
date: 06.26.19
title: SITE PLAN SPECS & DETAILS

ES-0.1

of: 2 ES



ENLARGED SITE PLAN-PHOTOMETRICS

1/16" = 1'-0"

NOTE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

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consultant:

TYEC HVAC PLUMBING ELECTRICAL
THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS, LLC
WWW.TECFLA.COM

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODE.

CERTIFICATE of AUTHORIZATION NO. 25594

902 CLINT MOORE RD, # 142
BOCA RATON, FL 33487
E-MAIL: TEC@TECFLA.COM
TEL: 561-274-0200
FAX: 561-274-0222

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1990 Reynolds Drive
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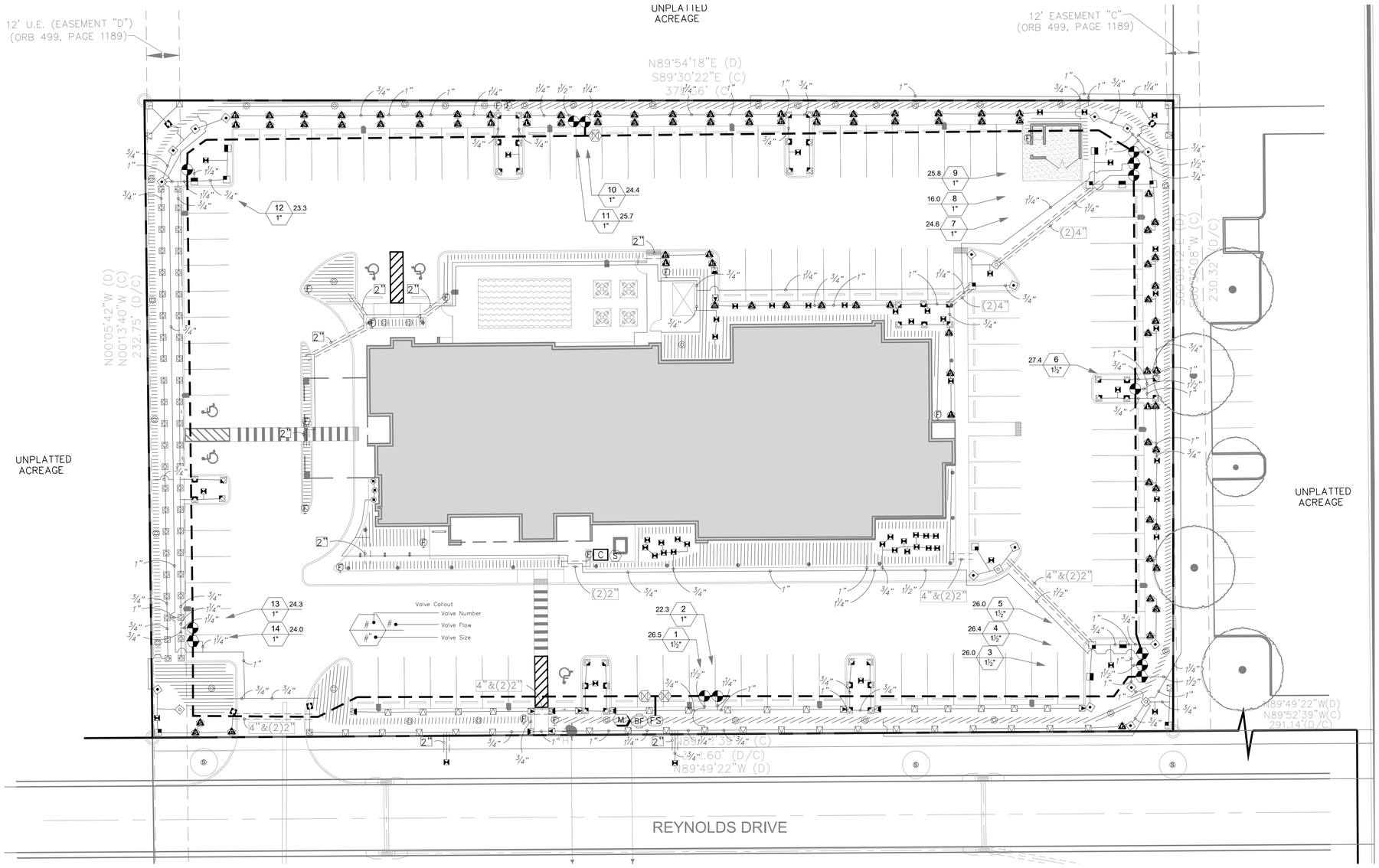
date	revision:
07-25-19	TRC COMMENTS

commission: 18-109
principal: AA/AJY
project manager: AA
TYEC JOB #: 19051
date: 06.26.19
title: SITE PLAN PHOTOMETRIC STATISTICS

ES-1.1

of: 2 | ES



0' 10' 20' 40' 60'
SCALE: 1" = 20 '-0"

N

Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
4425 CROOKED MILE RD.
MERRITT ISLAND, FL 32952
PHONE: (321) 449-0790
FAX: (321) 449-1225
www.hall-la.com

HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

SHEET TITLE
SITE IRRIGATION PLAN

DATE 07.26.19

DESIGN S.H.

DRAWN M.M.

SCALE 1" = 20' - 0"

REVISIONS

SEAL
REGISTERED LANDSCAPE ARCHITECT #853 STATE OF FLORIDA
07.26.19

SHEET IR-1 OF 2

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird RD-06-S-P30 15 Strip Series	6	LCS	30	0.49	4'x15'
	Rain Bird RD-06-S-P30 15 Strip Series	6	RCS	30	0.49	4'x15'
	Rain Bird RD-06-S-P30 15 Strip Series	38	SST	30	1.21	4'x30'
	Rain Bird RD-06-S-P30 8 Series MPR	42	180	30	0.52	8'
	Rain Bird RD-06-S-P30 8 Series MPR	5	90	30	0.26	8'
	Rain Bird RD-06-S-P30 10 Series MPR	14	180	30	0.79	10'
	Rain Bird RD-06-S-P30 10 Series MPR	26	90	30	0.39	10'
	Rain Bird RD-06-S-P30 12 Series MPR	2	90	30	0.65	12'
	Rain Bird RD-06-S-P30 15 Series MPR	6	180	30	1.85	15'
	Rain Bird RD-06-S-P30 15 Series MPR	8	90	30	0.92	15'
	Rain Bird RD-06-S-P30 VAN Series	3	Adj	30		6'
	Rain Bird RD-06-S-P30 HE-VAN Series	4	Adj	30		10'
	Rain Bird RD-06-S-P30 HE-VAN Series	4	Adj	30		12'
	Rain Bird RD-06-S-P30 HE-VAN Series	16	Adj	30		15'
L	Rain Bird RD-06-S-P30 with Hunter 5' strip spray	13	LCS	30	0.65	5'x15'
R	Rain Bird RD-06-S-P30 with Hunter 5' strip spray	15	RCS	30	0.65	5'x15'
S	Rain Bird RD-06-S-P30 with Hunter 5' strip spray	57	SST	30	1.30	5'x30'
	Two Rain Bird 1401 bubbler	54x2	360	30	2x.25	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird RD-12 with GPH Irrigation Products GDFN	15
	Two Rain Bird PC-10 Single Outlet	35x2
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. Install dripline on both sides of plant material.	5,500 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PGA-PRS-D in a 12" Valve Box. Install a 1-1/2" PVC ball valve and Rain Bird LCRBY-150S filter in a Jumbo Valve Box prior to each group of valves.	4	
	Rain Bird PGA in a 12" Valve Box. Install a 1-1/2" PVC ball valve in a 12" Valve Box prior to each group of valves.		10
BF	Nibco T-113 2" isolation valve in a 12" Valve Box	3	
C	Wilkins 975XL 2" Backflow Preventer	1	
S	Hunter IC-1600-PL 16 Station Controller	1	
FS	Hunter Solar Sync Weather Sensor	1	
M	Rain Bird 150PGA master valve and Hunter HC-150-FLOW flow meter in separate 12" Valve Boxes.	1	
	Water Meter 1" (by others)	1	
	Irrigation Lateral Line: PVC Class 160	4,500 l.f.	
	Irrigation Mainline: PVC 2" Class 200	1,200 l.f.	
	Pipe Sleeve: PVC Schedule 40		

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFF

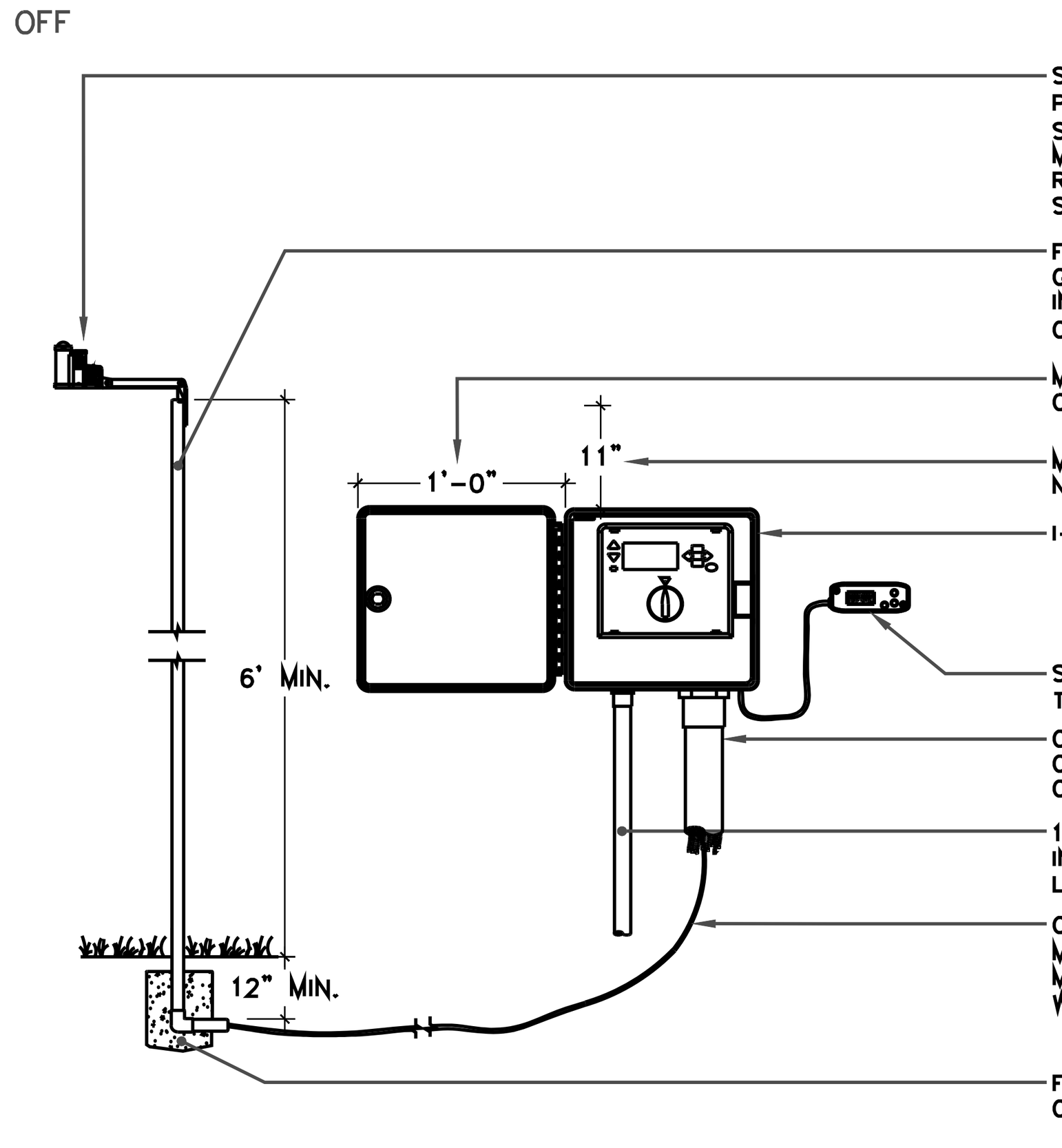
WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	GPM
1	Rain Bird PGA	Turf Spray	1.58 in/h	26.5
2	Rain Bird PGA	Turf Spray	1.58 in/h	22.3
3	Rain Bird PGA	Area for Dripline	1.16 in/h	26.0
4	Rain Bird PGA	Turf Spray	1.58 in/h	26.4
5	Rain Bird PGA	Area for Dripline	1.16 in/h	26.0
6	Rain Bird PGA	Turf Spray	1.58 in/h	27.4
7	Rain Bird PGA	Turf Spray	1.58 in/h	24.6
8	Rain Bird PGA	Area for Dripline	1.16 in/h	16.0
9	Rain Bird PGA	Turf Spray	1.58 in/h	25.8
10	Rain Bird PGA	Turf Spray	1.58 in/h	24.4
11	Rain Bird PGA	Turf Spray	1.58 in/h	25.7
12	Rain Bird PGA	Turf Spray	1.58 in/h	23.3
13	Rain Bird PGA	Turf Spray	1.58 in/h	24.3
14	Rain Bird PGA	Area for Dripline	1.16 in/h	24.0

AVERAGE GALLONS PER WEEK: 6,963

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACINGS ARE MAXIMUM. DO NOT EXCEED SPACINGS SHOWN OR NOTED ON THE PLANS. COMPONENT SPACINGS MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACINGS DO NOT EXCEED THE SPACINGS SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTROL WIRE TO BE 14 GAUGE SINGLE STRAND UL LISTED DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE WITH 3M-DBY WIRE CONNECTORS.
13. LOCATE ALL VALVES IN PLANTING BEDS OR MULCHED AREAS WITH A MINIMUM OFFSET OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT.
14. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE IT'S OWN SEPARATE SLEEVE.
15. ALL UNSIZED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12" UNLESS NOTED OTHERWISE.
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18" UNLESS NOTED OTHERWISE.
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE EXACT LOCATION AND DEPTH BELOW FINISH GRADE OF ALL COMPONENTS SHALL BE NOTED ON THE "AS-BUILT" DRAWINGS.



NOTE
54 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

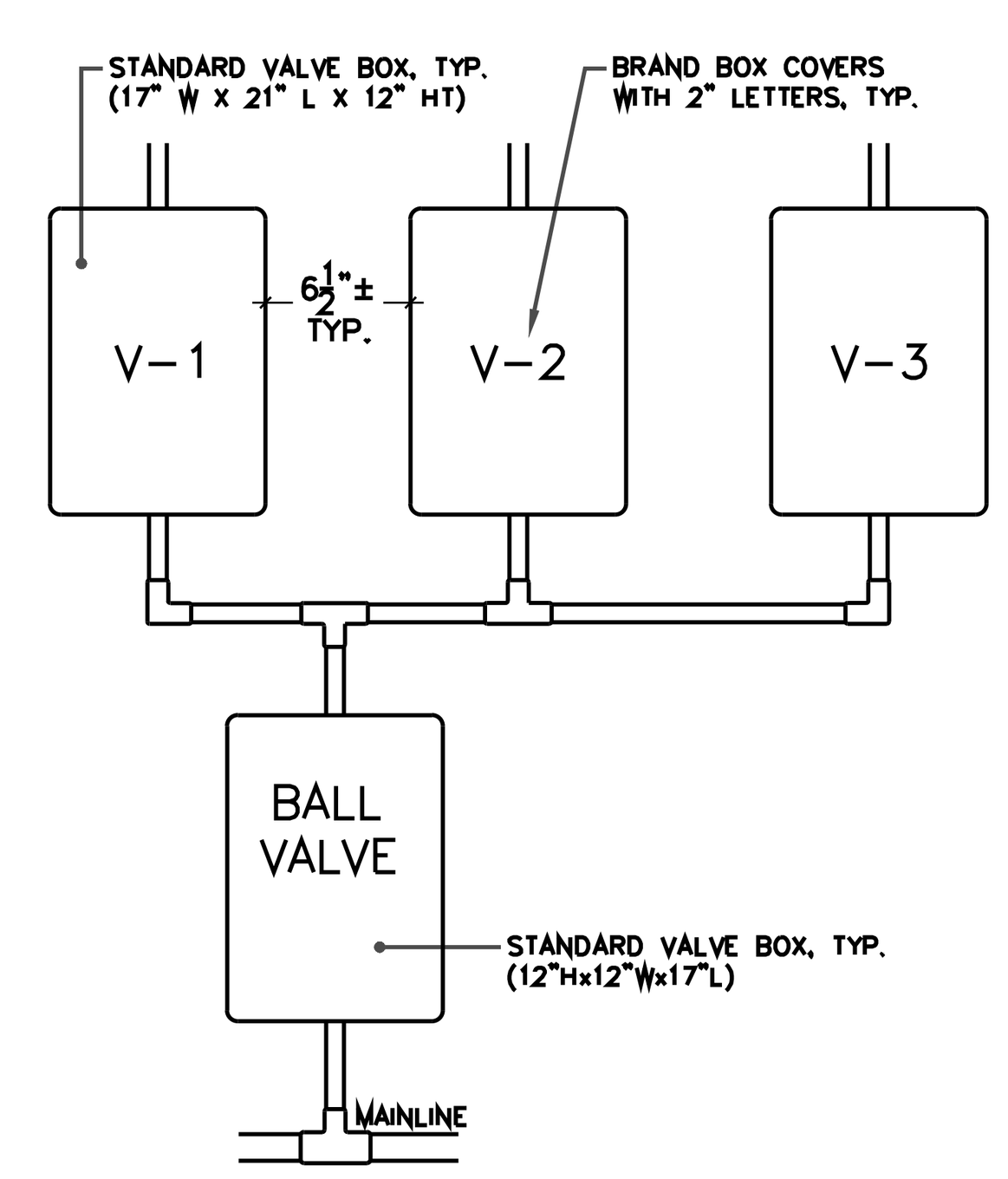
CONTROLLER DETAIL

SCALE: NTS

NOTES:

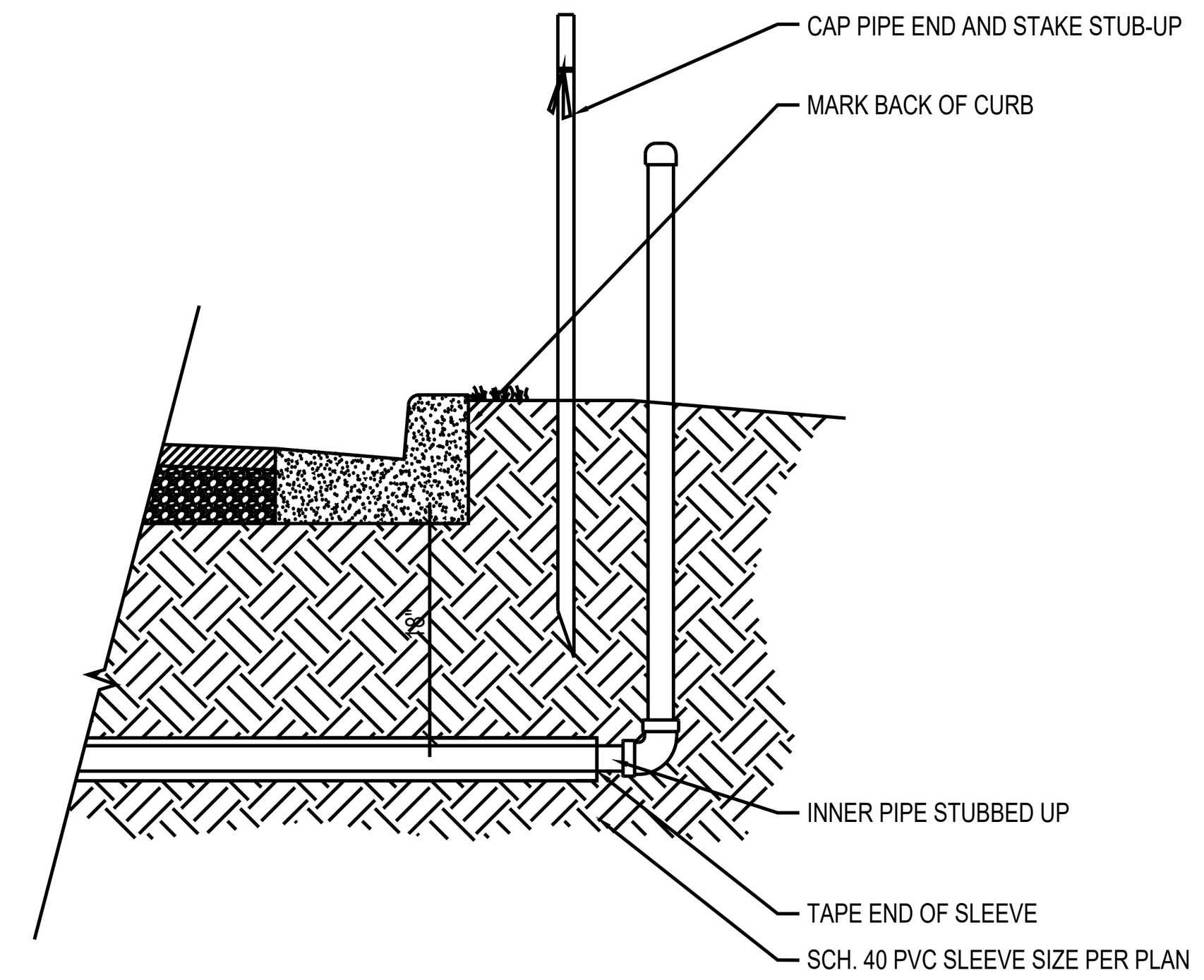
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 GATE VALVE BOX.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



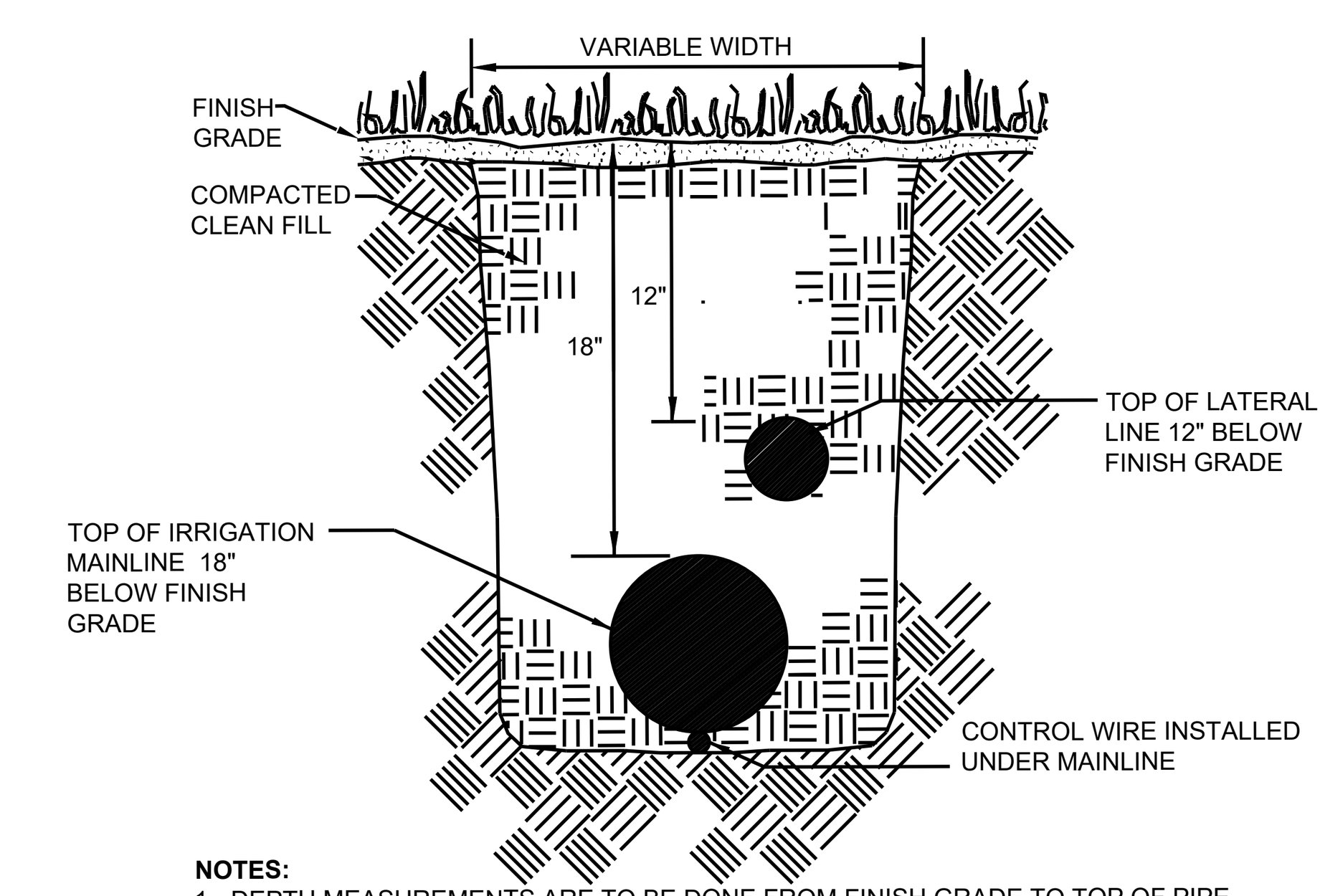
VALVE BOX DETAIL

SCALE: NTS



SLEEVING ROUGH-IN DETAIL

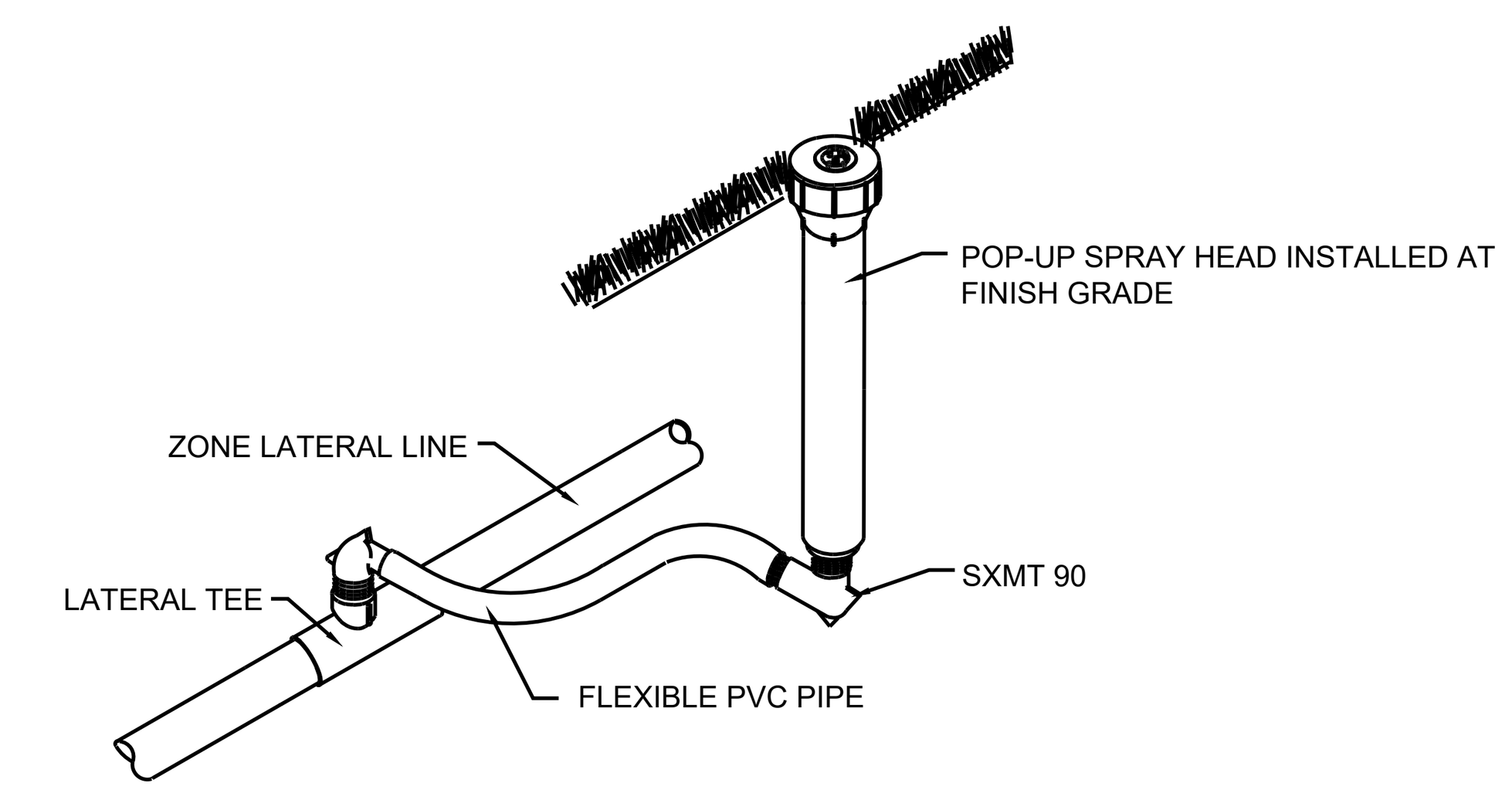
SCALE: NTS



NOTES:
1. DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
2. PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
3. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS. TRENCHES SHALL BE COMPACTED TO A 90% STANDARD PROCTOR DENSITY, ASTMD698-78.

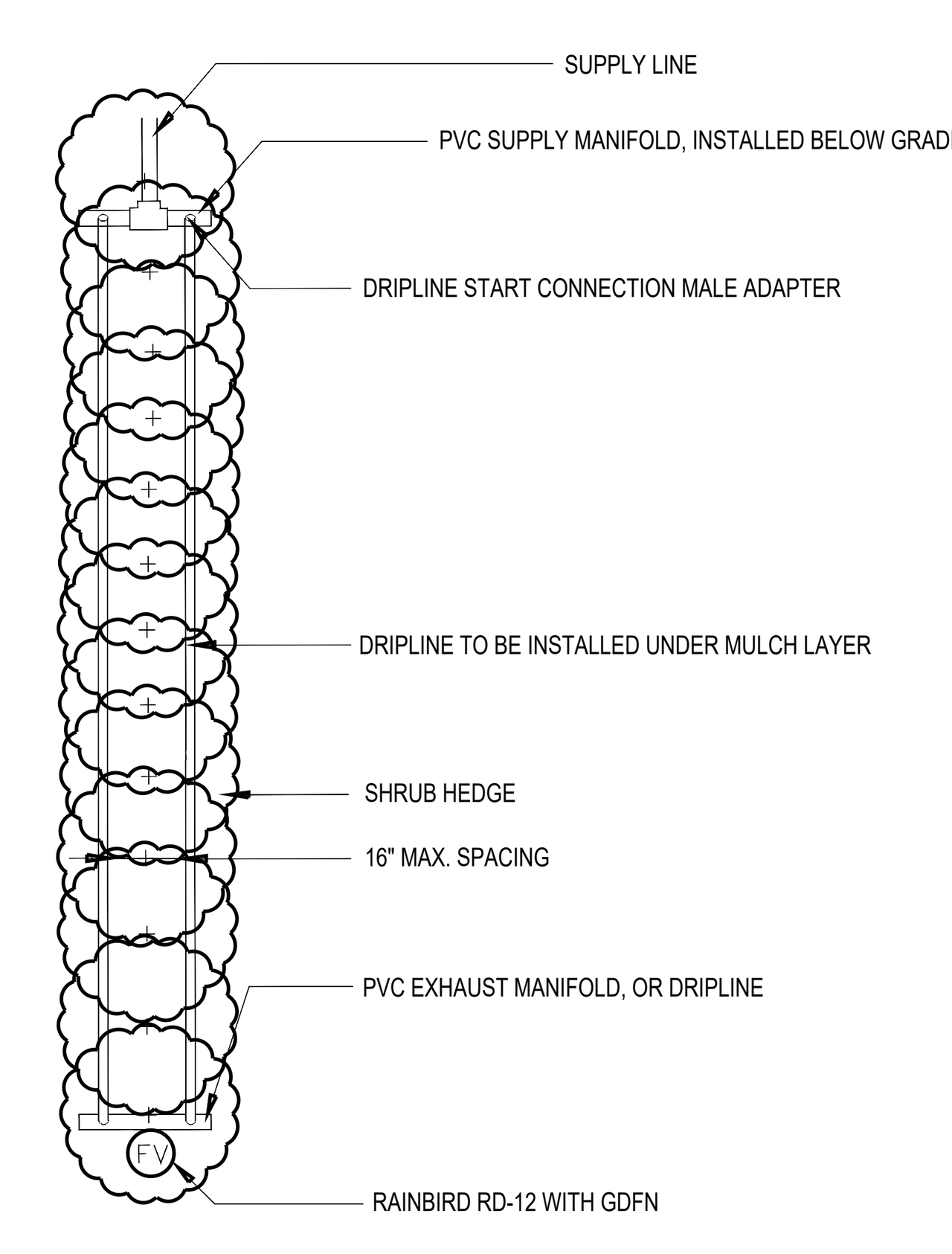
TRENCHING DETAIL

SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS



DRIPLINE LAYOUT

SCALE: NTS

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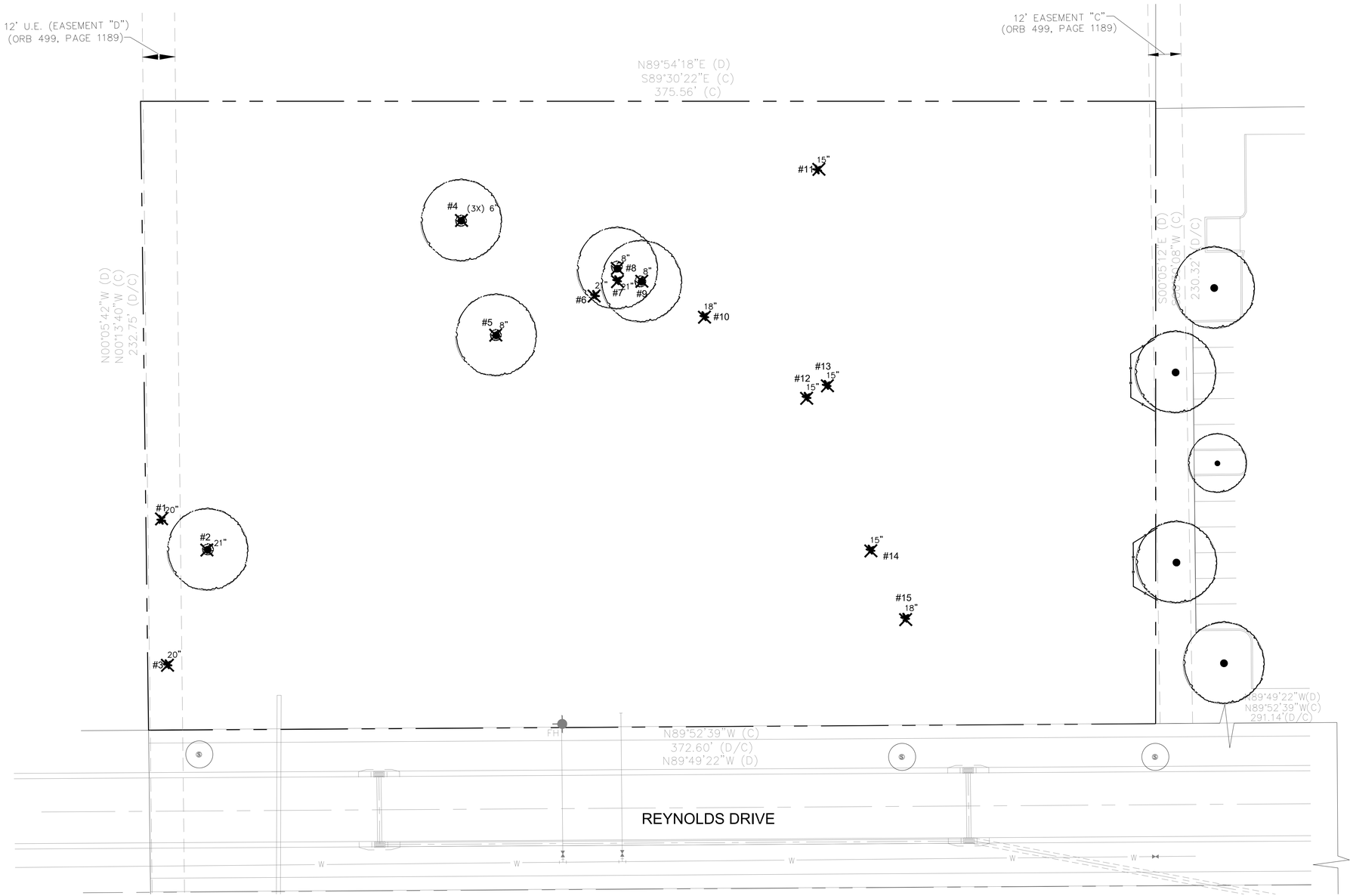
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

SHEET TITLE
IRRIGATION SPECIFICATIONS

DATE 07.26.19
DESIGN S.H.
DRAWN M.M.
SCALE 1" = 20' - 0"
REVISIONS

SEAL
REGISTERED LANDSCAPE ARCHITECT SUSAN JELLISON HALL #853 STATE OF FLORIDA
07.26.19

SHEET IR-2 OF 2



EXISTING TREE LEGEND

	EXISTING HARDWOOD TREE ON ADJACENT PROPERTY; PROTECT CRITICAL ROOT ZONE FROM COMPACTION DURING CONSTRUCTION.
	EXISTING HARDWOOD TREE TO BE REMOVED
	EXISTING PALM TO BE REMOVED
	EXISTING PALM TO REMAIN
	TREE PROTECTION FENCING; REFER TO TREE PROTECTION DETAIL SHEET L-3

EXISTING VEGETATION

TREE #	TYPE	DBH IN INCHES	STATUS	REMARKS	MITIGATION
1	Cabbage Palm *(Sabal Palmetto)*	20"	**Remove**	less than 10' clear trunk height	
2	Laurel Oak *(Quercus laurifolia)*	21"	**Remove**	Mitigate	21"
3	Cabbage Palm *(Sabal Palmetto)*	20"	**Remove**	less than 10' clear trunk height	
4	Laurel Oak *(Quercus laurifolia)*	6,6,6"	**Remove**	Mitigate	18"
5	Earleaf Acacia *(Acacia auriculiformis)*	8"	**Remove**	Invasive non-native	
6	Cabbage Palm *(Sabal Palmetto)*	21"	**Remove**	less than 10' clear trunk height	
7	Cabbage Palm *(Sabal Palmetto)*	21"	**Remove**	Mitigate	1
8	Laurel Oak (Quercus laurifolia)	8"	**Remove**	less than 14" DBH	
9	Earleaf Acacia (Acacia auriculiformis)	8"	**Remove**	Invasive non-native	
10	Cabbage Palm *(Sabal Palmetto)*	18"	**Remove**	Mitigate	1
11	Cabbage Palm *(Sabal Palmetto)*	15"	**Remove**	Mitigate	1
12	Cabbage Palm *(Sabal Palmetto)*	15"	**Remove**	Mitigate	1
13	Cabbage Palm *(Sabal Palmetto)*	15"	**Remove**	Mitigate	1
14	Cabbage Palm *(Sabal Palmetto)*	15"	**Remove**	Mitigate	1
15	Cabbage Palm *(Sabal Palmetto)*	18"	**Remove**	Mitigate	1
				Total Mitigation Inches Required:	39"
				Total Mitigation Palms Required:	7 palms

0' 10' 20' 40' 60'
SCALE: 1" = 20 '-0"

N

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www.hall-la.com

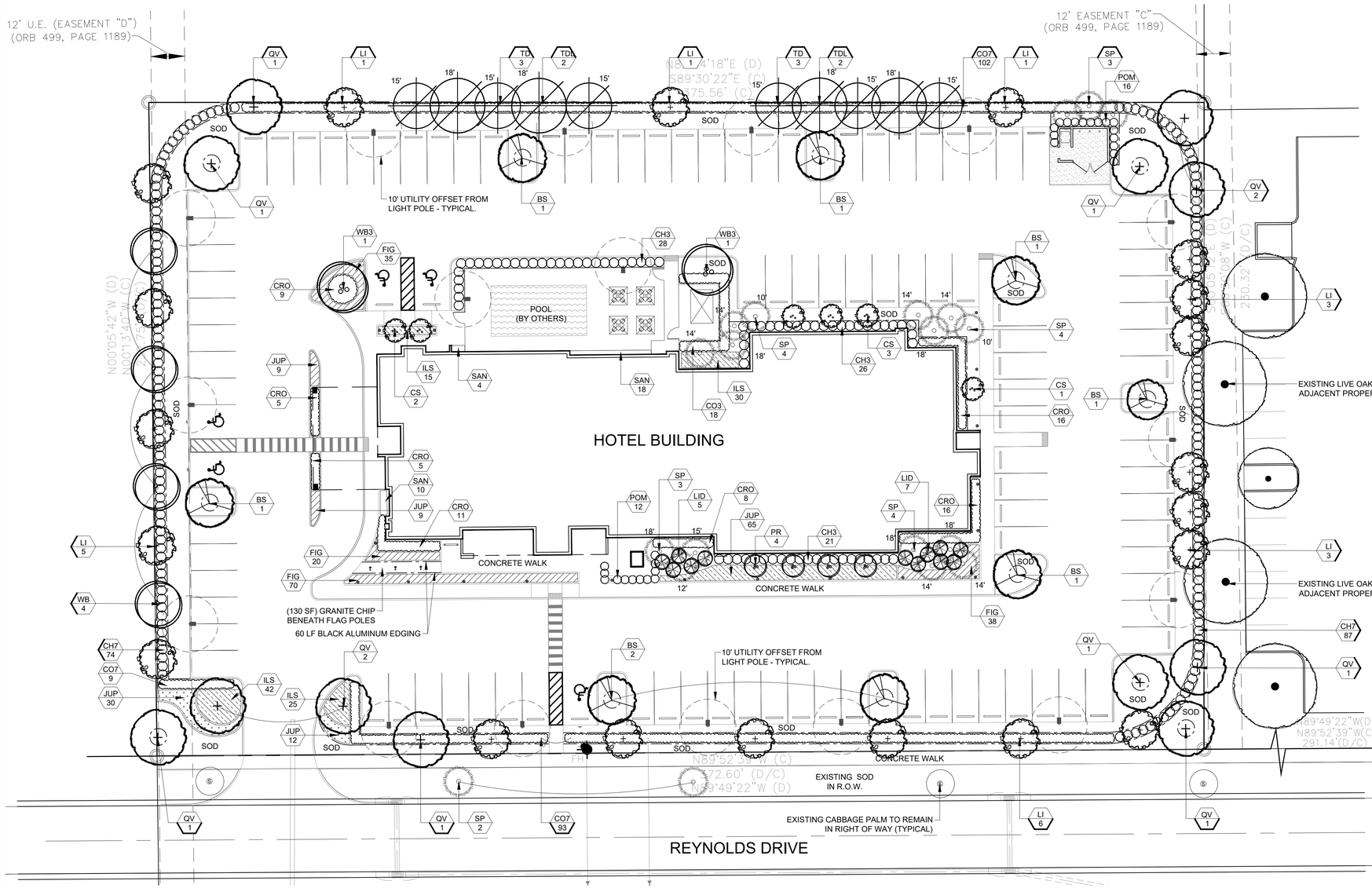
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

SHEET TITLE
EXISTING VEGETATION PLAN

DATE 07.26.19
DESIGN S.H.
DRAWN M.M.
SCALE 1" = 20' - 0"
REVISIONS

SEAL
SUSAN TERESA HALL LICENSED LANDSCAPE ARCHITECT #853 STATE OF FLORIDA
07.26.19

SHEET L-1 OF 3



HILTON HOME 2 SUITES - LANDSCAPE CALCULATIONS
FORT PIERCE, FLORIDA

ZONED: C-3 GENERAL COMMERCIAL
TOTAL SITE: 86,613 SF

LANDSCAPE STRIP REQUIREMENTS

(SOUTH) BETWEEN VUA & STREET RIGHT-OF-WAY
REQUIRED:
SF AREA: 10' WIDE, 268' LENGTH, 2,680 SF
TREES: 2,680 SF / 300 SF = 9 TREES REQUIRED
SHRUBS: CONTINUOUS 24" HT. HEDGE SCREEN
PROVIDED:
SF AREA: 10' WIDE, 316' LENGTH, 3,160 SF
TREES: 9 TREES PROVIDED
SHRUBS:

(NORTH) BETWEEN VUA & ADJACENT PROPERTY
REQUIRED:
SF AREA: 10' WIDE, 289' LENGTH, 2,890 SF
TREES: 2,890 SF / 200 SF = 15 TREES REQUIRED
PROVIDED:
SF AREA: 10' WIDE, 360; LENGTH, 3,600 SF
TREES: 15 TREES PROVIDED

(EAST) BETWEEN VUA & ADJACENT PROPERTY
REQUIRED:
SF AREA: 10' WIDE, 164' LENGTH, 1,640 SF
TREES: 1,640 SF / 200 SF = 9 TREES REQUIRED
PROVIDED:
SF AREA: 10' WIDE, 230; LENGTH, 2,300 SF
TREES: 9 TREES PROVIDED

(WEST) BETWEEN VUA & ADJACENT PROPERTY
REQUIRED:
SF AREA: 10' WIDE, 174' LENGTH, 1,740 SF
TREES: 1,740 SF / 200 SF = 9 TREES REQUIRED
PROVIDED:
SF AREA: 10' WIDE, 232; LENGTH, 2,320 SF
TREES: 9 TREES PROVIDED

PARKING AREA INTERIOR LANDSCAPE REQUIREMENTS
VEHICULAR USE AREA: 29,246 SF
REQUIRED:
SF AREA: 29,246 SF / 15 SF = 1,950 SF
TREES: 1 TREE PER INTERIOR 100 SF MIN. ISLAND REQUIRED
PROVIDED:
SF AREA: MORE THAN 1,950 SF
TREES: 1 TREE PER INTERIOR ISLAND PROVIDED

MITIGATION REQUIREMENTS

PALMS:
(7) CABBAGE PALMS FOR MITIGATION REQUIRED. REPLACE ONE TO ONE.
(7+) REPLACEMENT CABBAGE PALMS PROVIDED.

NATIVE HARDWOOD TREES LARGER THAN 14" DBH:
2 NATIVE HARDWOOD TREE TOTALING (39") DBH INCHES IS TO BE REMOVED. SEE EXISTING VEGETATION TABLE SHEET L-1.

(39") REPLACEMENT INCHES ARE PROVIDED.*

*NOTE: TO MEET THIS HARDWOOD MITIGATION REQUIREMENT, (12) LIVE OAKS AND (10) BALD CYPRESS ARE PROPOSED. THESE PROPOSED TREES SHALL BE INSTALLED AT A LARGER DBH INCH THAN THE 2.5" DBH THAT IS REQUIRED BY THE LANDSCAPE DEVELOPEMENT CODE. ADDITIONAL CALIPER INCHES SHALL COUNT TOWARDS THE MITIGATION REQUIREMENTS.

PLANT MATERIAL

TREES & PALMS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING	NATIVE	WATER WISE	ADDITIONAL DBH MITIGATION PER TREE	TOTAL MITIGATION
8	BS	*Bursera simaruba*	Gumbo Limbo	Container	12' ht. x 5' spd., 2.5" DBH minimum	As shown	✓	✓		
6	CS	*Cordia sebestena*	Orange Geiger Tree	Container	8' ht. x 3.5' spd.	As shown	✓	✓		
20	LI	*Lagerstroemia indica 'Natchez'*	Crape Myrtle 'Natchez'	Container	12' ht. x 5' spd., 2.5" DBH multi-trunk	As shown		✓		
4	PR	*Phoenix roebelenii*	Pygmy Date Palm	Triple	6',7',8' ht. staggered heads	As shown		✓		
12	QV	*Quercus virginiana*	Live Oak	FG or Container	18' ht. x 9' spd., 4.5" DBH minimum	As shown	✓	✓	2	24
11	SP	*Sabal palmetto*	Cabbage Palm	FG	see plan for varied clear trunk heights	As shown	✓	✓		
9	SP	*Sabal palmetto*	Cabbage Palm	FG	see plan for varied clear trunk height	As shown	✓	✓		
6	TD	*Taxodium distichum*	Bald Cypress	FG	15' ht. x 5' spd., 3.75" DBH minimum	As shown	✓	✓	1.25	7.5
4	TDL	*Taxodium distichum*	Bald Cypress	FG	18' ht. x 5' spd., 4.5" DBH Minimum	As shown	✓	✓	2	8
4	WB	*Wodyetia bifurcata*	Foxtail Palm	FG	16' overall height; matched.	As shown		✓		
2	WB3	*Wodyetia bifurcata*	Foxtail Palm	FG/ Triple	16' overall height; submit photo to landscape architect for approval	As shown		✓		

PALM MITIGATION: 7+
HARDWOOD MITIGATION: 39.5

SHRUBS & GROUNDCOVERS

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPECIFICATIONS	SPACING	NATIVE	WATER WISE
75	CH3	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	3G	18" ht. x 18" spd.	36" oc	✓	✓
161	CH7	*Chrysobalanus icaco 'Red Tip'*	Red Tip Cocoplum	7G	24" ht. x 20" spd.	36" oc	✓	✓
18	CO3	*Conocarpus erectus 'Sericeus'*	Silver Buttonwood	3G	18" ht. x 18" spd.	36" oc	✓	✓
204	CO7	*Conocarpus erectus 'Sericeus'*	Silver Buttonwood	7G	24" ht. x 20" spd.	36" oc	✓	✓
70	CRO	*Codiaeum variegatum 'Mammey'*	Croton 'Mammey'	3G	18" ht. x 18" spd.	36" oc		✓
163	FIG	*Ficus microcarpa 'Green Island'*	Ficus 'Green Island'	3G	10"-12" ht. x 10" spd.	24" oc		✓
112	ILS	*Ilex vomitoria 'Stokes Dwarf'*	Ilex 'Stokes Dwarf'	3G	10"-12" ht. x 10" spd.	24" oc	✓	✓
125	JUP	*Juniperus chinensis 'Parsonii'*	Parson's Juniper	3G	18" spd.	30" oc		✓
12	LID	*Livistona chinensis*	Chinese Fan Palm	15G	4' ht x 4' spd.	as shown		✓
28	POM	*Podocarpus macrophyllus 'Maki'*	Podocarpus 'Maki'	15G	4.5' ht. x 2' spd.	30" oc		✓
32	SAN	*Sansevieria S. trifasciata*	Sansevieria 'Laurentii'	1G	14" ht., full	18" oc		✓

MISCELLANEOUS LANDSCAPE ITEMS

1	ALLOW	Site Preparation- The General Contractor shall provide the rough grade, the Landscape Contractor shall provide the fine grading as specified in the plans.
10800	SF	**Sod: St. Augustine 'Floratam'; Landscape Contractor to field-verify amount needed**
	SF	Repair Sod in R-O-W: St. Augutine 'Floratam'; Landscape Contractor to field-verify amount needed
54	CY	**Planting Mix- 33% Clean Sharp Sand, 33% Florida Peat, 33% Well-rotted Wood Chips/Compost**
60	LF	Black Aluminum Edging
87	CY	**Mulch: 'Coco Brown' Mulch from Florida Mulch, 3" Depth**
130	SF	#89 (3/8") Granite Chip, 3" depth, install over 2 layers of filter fabric
1	ALLOW	**Irrigation - 100% coverage to sod and landscape areas shall be provided with an automatic system with timer and rain sensor.**

All material calculations are based on measurements from AutoCAD drawings and do not include shrinkage, cuts & waste, etc. Contractor is responsible for measuring & verifying quantities/calculations for the project.

IMPORTANT NOTE:

-PLANT MATERIAL LISTED IN **BLACK BOLD** TEXT DENOTES CODE MINIMUM REQUIRED LANDSCAPE MATERIAL.

-PLANT MATERIAL LISTED IN THIN GREY TEXT DENOTES LANDSCAPE MATERIAL THAT IS IN EXCESS OF CODE REQUIREMENTS AND IS NOT REQUIRED.

NOTICE TO LANDSCAPE CONTRACTOR:

THE PROPOSED TREES IN THE PLANT SCHEDULE ARE SPECIFIED IN DBH (DIAMETER AT BREAST HEIGHT) AND IS MEASURED 4.5' ABOVE GROUND LEVEL. THIS IS PER THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

ADDITIONAL REQUIREMENTS:

1. THIS SITE SHALL BE IRRIGATED PROVIDING 100% COVERAGE, WITH AUTOMATIC CONTROLLER AND RAIN SENSOR.
2. ALL PLANTINGS SHALL BE FLORIDA #1 GRADE OR BETTER, AS DEFINED BY THE GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION.
3. THREE CLUSTERED PALMS WITH A MINIMUM 10' CLEAR TRUNK HEIGHT MAY BE COUNTED AS ONE TREE. PALMS MAY BE SUBSTITUTED FOR UP TO 50% OF THE REQUIRED TREES..
4. MINIMUM SIZES OF NEWLY PLANTED TREES:
   TREE: 12' HT X 5' SPD., 2.5" DBH
   PALM: 10' CLEAR TRUNK HEIGHT
   REQUIRED SHRUBS: 24" HT. INSTALLED

0' 10' 20' 40' 60'
SCALE: 1" = 20 '-0"

N

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HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

SHEET TITLE
SITE LANDSCAPE PLAN

DATE 07.26.19
DESIGN S.H.
DRAWN M.M.
SCALE 1" = 20' - 0"
REVISIONS

SEAL
REGISTERED LANDSCAPE ARCHITECT SUSAN ELLEN HALL #853 STATE OF FLORIDA
07.26.19

SHEET L-2 OF 3

LANDSCAPE SPECIFICATIONS:

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

A. Finish grading and final site preparation of all areas to be landscaped.
B. Furnishing and incorporating fertilizer and other soil amendments.
C. Furnishing plant materials and grass materials and installing same.
D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
E. Replacement of unsatisfactory plant material.
F. Clean-up.

3.00 SITE PREPARATION

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 2" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 2" of the site.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants' , including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.
D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.
E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.
F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
G. Grass materials shall consist of the following:
1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
2. Sodding installation:
a) Sodding shall be done as soon as practical following finish grading. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.
b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
c) All sod areas shall then be rolled using a vibrating #1500 sod roller if deemed necessary by the Landscape Architect, following installation.
d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.
I. If, in the opinion of the Landscape Architect, materials and/or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.
J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for planting shall be: 1/3 coarse sand, 1/3 Florida peat,1/3 well rotted pine chips or compost. 70% sand / 30% muck shall be used in planters or areas with poor drainage.
B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.
C. Mulch: Mulch shall be 'Coco Brown' mulch from Florida Mulch or approved equal.
D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.
B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.
C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.
1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.
2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.
3. TREES OF 2 TO 3 ½" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 ½" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.
4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 ½" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.
5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of bubble wrap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.
6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.
E. Mulching: Within one week after planting, mulch material shall be uniformly applied to a minimum loose thickness of 3 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 3 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with a slow release granular 12-6-8 with complete minors turf and ornamental fertilizer, as per manufacturer's instructions. Contractor shall submit and label to the Landscape Architect for approval prior to application.

6.00 MAINTENANCE

6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees and all field grown palms for a period of one year. All containerized trees, shrubs, and groundcovers for a period of 180 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted. The guarantee period shall begin upon substantial completion of the job, as determined by the landscape architect.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation.

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

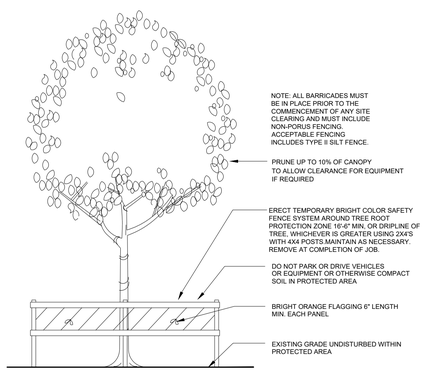
9.02 End

ABBREVIATIONS

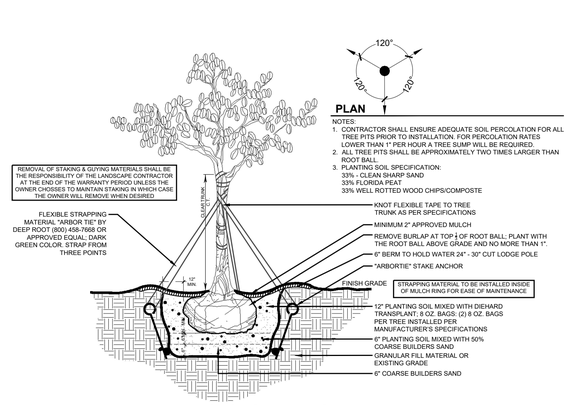
CAL - CALIPER
BR - BARE ROOT
CONC. - CONCRETE
C.T. - CLEAR TRUNK
CY - CUBIC YARD
EA. - EACH
EX. - EXISTING
FFE - FINISHED FLOOR ELEVATION
FG - FIELD GROWN
FM - FORCE MAIN
FTB - FULL TO BASE
G - GALLON
GAL - GALLON
GW - GREY WOOD
HT - HEIGHT
LF - LINEAR FOOT
MT - MULTI TRUNK
OC - ON CENTER
OA - OVERALL HEIGHT
PLTG. - PLANTING
SF - SQUARE FEET
SPD - SPREAD
TOB - TOP OF BANK
TYP. - TYPICAL

Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
LC26000357
4425 CROOKED MILE RD.
MERRITT ISLAND, FL 32952
PHONE: (321) 449-0790
FAX: (321) 449-1225
www.hall-la.com

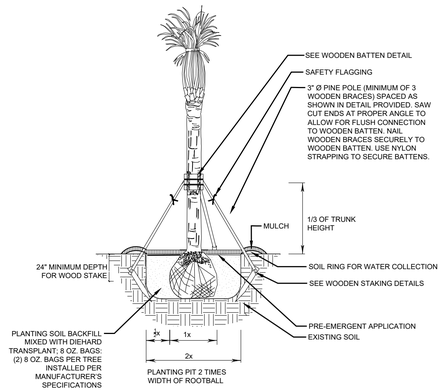
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL



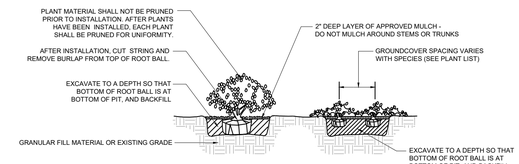
TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



TREE PLANTING & GUYING DETAIL
SCALE: NTS



PALM PLANTING DETAIL
N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

SHEET TITLE
LANDSCAPE SPECIFICATIONS

DATE 07.26.19

DESIGN S.H.

DRAWN M.M.

SCALE AS SHOWN

REVISIONS

SEAL
SUSAN HALL LANDSCAPE ARCHITECT LLC
#853
STATE OF FLORIDA
07.26.19

L-3 SHEET | 3 OF

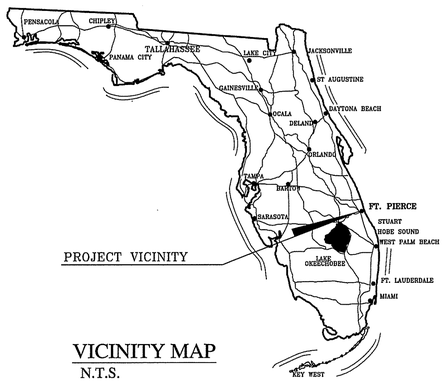
CONSTRUCTION PLANS

PREPARED FOR

FORT PIERCE HOTEL, LLC

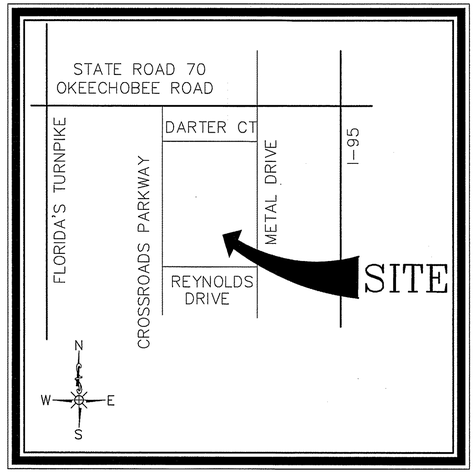
PROPOSED HOME 2 SUITES HOTEL

ST. LUCIE COUNTY, FLORIDA
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST



VICINITY MAP
N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	PAVING, GRADING & DRAINAGE PLAN
4	UTILITY PLAN
5	PAVING, GRADING & DRAINAGE DETAILS
6	WATER & SEWER DETAILS
7	EROSION CONTROL SHEET
8	GENERAL NOTES



LOCATION MAP
N.T.S.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 24; THENCE RUN NORTH 00°05'12" WEST ALONG SAID EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24 FOR A DISTANCE OF 441.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE; THENCE NORTH 89°49'22" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE, A DISTANCE OF 291.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 89°49'22" WEST, A DISTANCE OF 372.60 FEET; THENCE NORTH 00°05'42" WEST, A DISTANCE OF 232.75 FEET; THENCE NORTH 89°54'18" EAST, A DISTANCE OF 375.56 FEET; THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 230.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 1.99 ACRES, MORE OR LESS.

CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, SECTIONS 17 AND 22.

PREPARED BY
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD * SUITE D * FORT PIERCE, FLORIDA 34945 * (772) 398-1520 PHONE * (772) 398-1521 FAX
State of Florida Board of Professional Engineers Authorization No. 32020

REVISION 1 ADD CONSTRUCTION NOTES 8/2/19

RICHARD M. LADYKO FL P.E. No. 34288 DATE

JOB No. 2019-0117
SHEET 1 OF 8

N

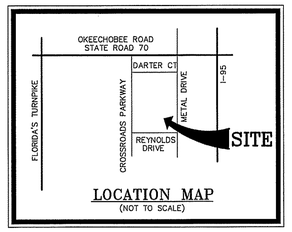
W E

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP
(NOT TO SCALE)

PROPOSED SITE DATA

COMPONENT	ACRES	SQ FT.	% OF SITE
PROPOSED BUILDING	0.33	14,238	16.4
PROPOSED DUMPSTER, PAVING & WALKS	1.18	51,532	59.5
TOTAL IMPERVIOUS	1.51	65,770	75.9
OPEN SPACE	0.48	20,840	24.1
TOTAL SITE AREA	1.99	86,610	100.0

GENERAL NOTES

1. PROJECT NAME: HOME 2 SUITES
2. LOCATION: SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST FORT PIERCE, FLORIDA
3. OWNER: PREMIER HOSPITALITY, INC. 1500 S.E. 5TH AVENUE DANIA BEACH, FLORIDA 33304
4. APPLICANT: FORT PIERCE HOTEL, LLC 1500 S.E. 5TH AVENUE DANIA BEACH, FLORIDA 33304
5. ENGINEER: ATLANTIC CIVIL ENGINEERING, INC. 2552 PETERS ROAD SUITE D FORT PIERCE, FLORIDA 34945 PHONE: (772) 398-1520
6. SURVEYOR: LAVENTURE & ASSOCIATES, INC. 2552 PETERS ROAD SUITE D FORT PIERCE, FLORIDA 34945 PHONE: (772) 398-6430
7. DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 24; THENCE RUN NORTH 00°05'12" WEST ALONG SAID EAST LINE OF THE SOUTHWEST ¼ OF SECTION 24 FOR A DISTANCE OF 441.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE; THENCE NORTH 89°49'22" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF REYNOLDS DRIVE, A DISTANCE OF 291.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

   THENCE CONTINUE NORTH 89°49'22" WEST, A DISTANCE OF 372.60 FEET; THENCE NORTH 00°05'42" WEST, A DISTANCE OF 232.75 FEET; THENCE NORTH 89°54'18" EAST, A DISTANCE OF 375.56 FEET; THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 230.32 FEET TO THE POINT OF BEGINNING.
8. PARCEL ID NO: 2324-341-0002-0003 (SUBJECT TO CHANGE BASED ON PENDING PLAT)
9. TYPE OF PROJECT: 4-STORY, 95-ROOM HOTEL
10. PROJECT SIZE: 86,610 SQ FT. (1.99 ACRES) GROSS AREA
11. BUILDING SIZE: 14,238 SQ FT. (0.33 ACRES)(1ST FLOOR FOOTPRINT)
12. FUTURE LAND USE: C3 (COMMERCIAL)
13. EXISTING ZONING: GC (COMMERCIAL – GENERAL)
14. FLOOD ZONE: ZONE X
15. PARKING: REQUIRED 105 SPACES (1.1 SPACE/ROOM) PROVIDED 105 SPACES (INCLUDES 5 HANDICAPPED SPACES)
16. DEVELOPMENT SCHEDULE: BEGIN CONSTRUCTION: OCTOBER, 2019 CONSTRUCTION TO BE COMPLETED: 365 DAYS
17. UTILITY SERVICE: WATER SERVICE FORT PIERCE UTILITIES AUTHORITY SEWER SERVICE FORT PIERCE UTILITIES AUTHORITY
18. SITE DRAINAGE: STORMWATER MANAGEMENT WILL CONSIST OF AN ON-SITE STORMWATER MANAGEMENT SYSTEM WITH A PROPOSED OUTFALL TO THE EXISTING, PERMITTED STORMWATER MANAGEMENT TRACT SOUTH OF THE SUBJECT SITE. DESIGN SHALL MEET CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.

TRAFFIC STATEMENT

ITE LAND USE (10TH EDITION)	HOTEL (310) (X = # OF ROOMS; 100% OCCUPANCY)
DAILY TRIP GENERATION	T = 11.29 (X)-426.97 = 646 TRIPS
AM PEAK TRIP GENERATION	T = 0.50 (X)-5.34 = 42 TRIPS (25/IN AND 17/OUT)
PM PEAK TRIP GENERATION	T = 0.75 (X)+26.02 = 45 TRIPS (23/IN AND 22/OUT)

BUILDING SETBACKS

DIRECTION	MINIMUM SETBACK
FRONT	25.0'
SIDE	15.0'
REAR	15.0'

12' U.E. (EASEMENT "D") (ORB 499, PAGE 1189)

OWNER: AANJALI, LLC
EXISTING ZONING: C3
LAND USE: GC

12' EASEMENT "C" (ORB 499, PAGE 1189)

EXISTING ASPHALT

N89°54'18"E (D)
S89°30'22"E (C)
375.56' (C)

EXISTING 6" WATER MAIN

PROPOSED DUMPSTER ENCLOSURE

PROPOSED ASPHALT

81.6'

PROPOSED POOL & DECK

PROPOSED POOL EQUIP.

N00°05'42"W (D)
N00°13'40"W (C)
232.75' (D/C)

S00°05'12"E (D)
S00°30'08"W (C)
230.32' (D/C)

OWNER: STEAK & SHAKE OPERATIONS, INC.
EXISTING ZONING: C3
LAND USE: GC

PROPOSED 5' CONC WALK (TYPICAL)

OWNER: PREMIER HOSPITALITY
EXISTING ZONING: C3
LAND USE: GC

PROPOSED 4-STORY 95-ROOM HOME 2 SUITES HOTEL

56.3'

79.5'

PROPOSED BIKE RACK

PROPOSED TRANSFORMER

PROPOSED D CURB (TYPICAL)

PROPOSED STOP BAR & STOP SIGN

61.2'

EXISTING ASPHALT

EXISTING 6" WATER MAIN

PROPOSED STOP BAR & STOP SIGN

R=20'

R=35'

R=25'

EXISTING CONC SIDEWALK

FH

N89°52'39"W (C)
372.60' (D/C)
N89°49'22"W (D)

NORTH R/W LINE
N89°49'22"W(D)
N89°52'39"W(C)
291.14'(D/C)

P.O.B.

EXISTING 8" WATER MAIN

REYNOLDS DRIVE
(60' PRIVATE R/W)

WEST R/W LINE
N00°05'12"W(D)

EXISTING CONC SIDEWALK

N00°05'12"W(D)
N00°08'32"W(C)
441.21' (D/C)

P.O.C.
FND IR&C 4108
SE CORNER OF SW 1/4
OF SECTION 24-35-39

SITE PLAN

HOME 2 SUITES

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	JOE M	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/07/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2019-0117-SITE-PLAN.dwg	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/07/19
HORIZ SCALE: 1"=20'
VERT SCALE: N/A

JOB No. 2019-0117
SHEET 2 OF 8

RICHARD M. LADYKO FL P.E. No. 34288 DATE

N

W E

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STORMWATER MANAGEMENT CRITERIA SUMMARY (1988 NAVD)

CONTROL ELEVATION	12.53' (NAVD 1988; PER SFWMD PERMIT 56-00541-S)
MINIMUM ROAD CROWN EL. 10 YEAR – 1 DAY STORM	17.07' (NAVD 1988)
MINIMUM FINISHED FLOOR EL. 100 YR, 3 DAY, 0 DISCHARGE	18.57' (NAVD 1988)

17.4' EXISTING ELEVATIONS

18.20 PROPOSED ELEVATIONS

12' U.E. (EASEMENT "D")
(ORB 499, PAGE 1189)

EXISTING 36" RCP

PROPOSED SD-1
TYPE C INLET
RIM EL = 18.62'
N. INV EL = 13.69'
S. INV EL = 13.69'

CONC HEADWALL (TO BE REMOVED) 36" RCP INV=13.69'

CONST. 35 L.F. OF 18" HDPE @ (-)5.5%

PROPOSED SD-2
TYPE C INLET
RIM EL = 18.30'
N. INV EL = 15.63'
S. INV EL = 15.63'

CONSTRUCT D CURB (TYP)

EXISTING ASPHALT

12' EASEMENT "C"
(ORB 499, PAGE 1189)

N89°54'18"E (D)
S89°30'22"E (C)
375.56' (C)

EXISTING 6" WATER MAIN

PROPOSED SD-3
TYPE C INLET
RIM EL = 18.50'
S. INV EL = 16.53'

PROPOSED DUMPSTER ENCLOSURE

PROPOSED ASPHALT (TYP)

286'

N00°05'42"W (D)
N00°13'40"W (C)
232.75' (D/C)

S00°05'12"E (D)
S00°30'08"W (C)
230.32' (D/C)

EXISTING 4-STORY HOTEL
FFE=19.73'

PROPOSED POOL & DECK

PROPOSED POOL EQUIP

PROPOSED
4-STORY
95-ROOM
HOME 2 SUITES
HOTEL

PROPOSED
MIN. FFE = 19.75'

CONSTRUCT D CURB (TYP)

Begin D Curb/Sidewalk Taper to 6" High
5' Conc. Walk
8" Thickened Edge
Flush to Asphalt

Begin D Curb/Sidewalk Taper to 6" High

CONST. 143 L.F. OF 15" HDPE @ 0.30%

CONST. 145 L.F. OF 18" HDPE @ 0.30%

PROPOSED BIKE RACK

PROPOSED TRANSFORMER

CONSTRUCT SCHIER GB-50 GREASE INTERCEPTOR

CONSTRUCT 78 LF OF 6" PVC SANITARY @ 1/8" PER FOOT (MIN.)

CONSTRUCT 4" FDC

PROPOSED SD-5
TYPE C INLET
RIM EL = 18.30'
N. INV EL = 15.20'
S. INV EL = 15.10'
E. INV EL = 15.20'

PROPOSED STOP BAR & STOP SIGN

CONST. 31 L.F. OF 18" HDPE @ 0.30%

PROPOSED SANITARY CLEAN-OUT INV = 12.97'

PROPOSED SANITARY CLEAN-OUT INV = 12.18'

PROPOSED 5' CONC WALK (TYPICAL)

CONSTRUCT 172 LF OF 4" PVC FIRE SERVICE

EXISTING ASPHALT

EXISTING 6" WATER MAIN

CONSTRUCT D CURB (TYP)

278'

CONST. 278 L.F. OF 15" HDPE @ 0.30%

CONSTRUCT 64 LF OF 6" PVC SANITARY @ 1/8" PER FOOT (MIN.)

PROPOSED SD-4
TYPE C INLET
RIM EL = 18.50'
N. INV EL = 16.10'
W. INV EL = 16.00'

EXISTING 18" HDPE INV=15.01'

PROPOSED STOP BAR & STOP SIGN

PROPOSED ASPHALT (TYP)

CONST. CONC. HEADER CURB

EXISTING CONC SIDEWALK

N89°52'39"W (C)
372.60' (D/C)
N89°49'22"W (D)

EXISTING 6" PVC LATERAL INV=11.61

EXISTING 4" WATER SERVICE

MATCH EX. ASPHALT

REYNOLDS DRIVE
(60' PRIVATE R/W)

EXISTING ASPHALT

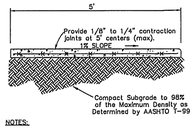
EXISTING 8" WATER MAIN

EXISTING CONC SIDEWALK

SANITARY MANHOLE
RIM=18.35
PROJECT BENCHMARK
MANHOLE RIM
EL=18.35' (NAVD 1988)

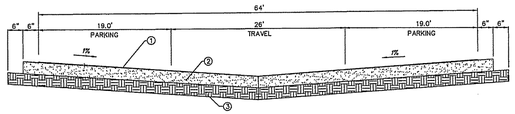
SANITARY MANHOLE
TOP=18.40

NOTE: ALL ELVATIONS ARE BASED ON THE NAVD 1988.



NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.

4" THICK SIDEWALK DETAIL
N.T.S.



INVERTED CROWN TYPICAL PAVEMENT SECTION
N.T.S.

PAVING, GRADING & DRAINAGE PLAN

HOME 2 SUITES

– REVISIONS –	BY	DATE

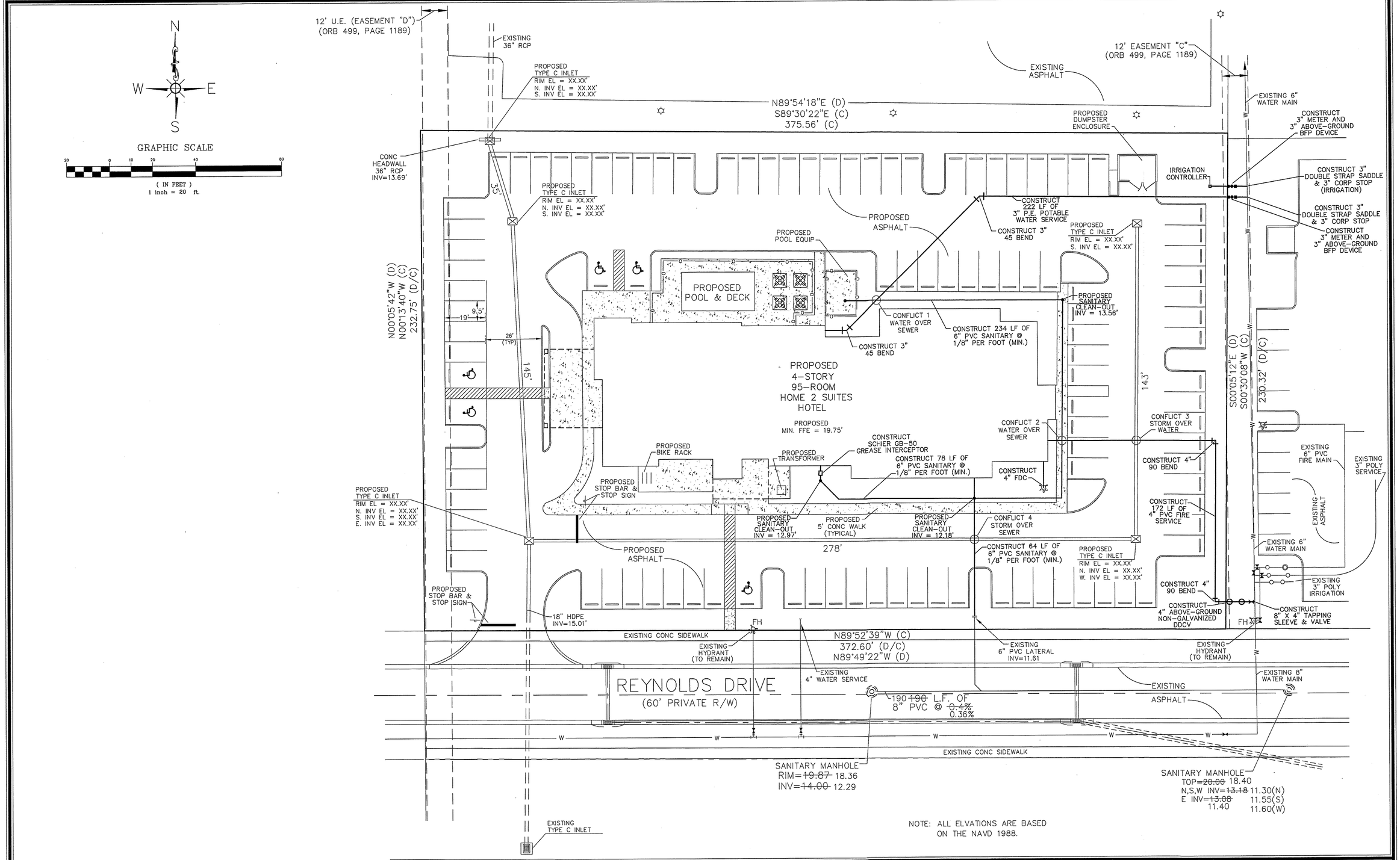
	BY	DATE
DRAWN	JOE M.	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/7/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2017-0109-PGD	

ATLANTIC · CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/17/19
HORIZ SCALE: 1"=20'
VERT SCALE: N/A

JOB No. 2019-0117
SHEET 3 OF 8

RICHARD M. LADYKO FL P.E. No. 34288 DATE



NOTE: ALL ELVATIONS ARE BASED ON THE NAVD 1988.

UTILITY PLAN

HOME 2 SUITES

- REVISIONS -	BY	DATE

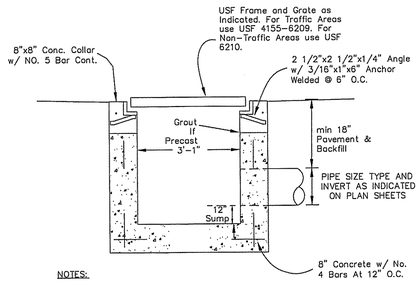
	BY	DATE
DRAWN	JOE M	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/7/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2017-0109-UTILS	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/07/19
HORIZ SCALE: 1"=20'
VERT SCALE: N/A

JOB No. **2019-0117**
SHEET **4** OF **8**

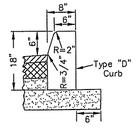
RICHARD M. LADYKO FL P.E. No. 34288 DATE



NOTES:

1. Construct Type "C" inlet per FDOT Index #232.

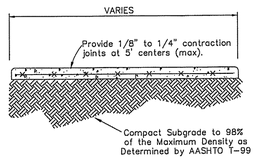
TYPICAL TYPE "C" INLET



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #300.

TYPE "D" CURB

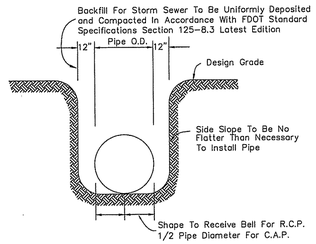


NOTES:

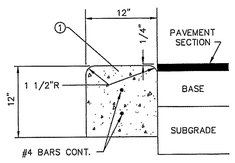
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.

4" THICK SIDEWALK DETAIL

⚠ CONSTRUCT SIDEWALKS PER FDOT INDEX 310 PER LATEST FDOT DESIGN STANDARDS



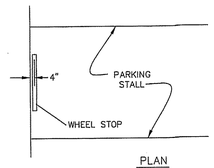
STORM PIPE BEDDING DETAIL



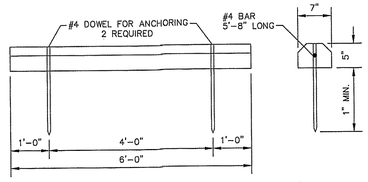
NOTE: ALL CURBS TO BE SAWCUT @ 5' INTERVALS.

12" HEADER CURB

① CONSTRUCT W/ 3,000 PSI (MIN.) CONCRETE AT 28 DAYS

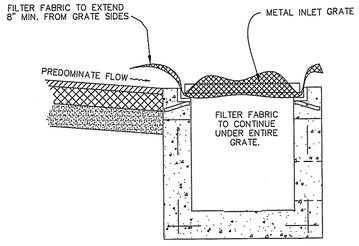


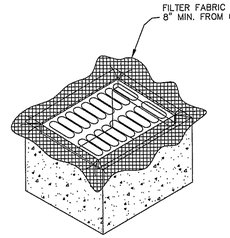
PLAN



FRONT ELEVATION SECTION

PRECAST CONCRETE WHEEL STOP



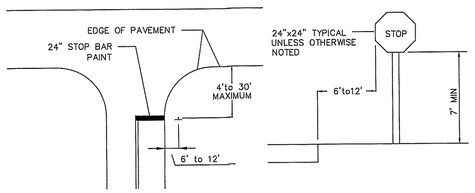


PICTORIAL VIEW

GENERAL NOTES

1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

FILTER FABRIC DETAIL



TYPICAL STOP SIGN LOCATION DETAIL



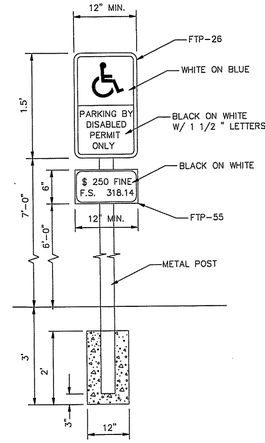
FTP 25

NOTES:

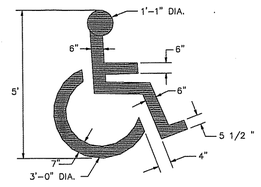
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HANDICAP SPACE DETAIL

STRIPING & SIGNAGE PER FDOT INDEX 17346 AND 17355 PER LATEST FDOT DESIGN STANDARDS



HANDICAP PARKING SIGN



SYMBOL SHALL BE PAINTED WITH WHITE PAINT AND TO THE DIMENSIONS SHOWN

HANDICAP SYMBOL PAINT DETAIL

STRIPING & SIGNAGE PER FDOT INDEX 17346 AND 17355 PER LATEST FDOT DESIGN STANDARDS

PAVING, GRADING, AND DRAINAGE DETAILS

HOME 2 SUITES

– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	JOE M.	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/07/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2019-0117-PGD-DETAILS	

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CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/07/19
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2019-0117
SHEET 5 OF 8

RICHARD M. LADYKO, P.E. #34288 DATE

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

WATER DISTRIBUTION | G-1 NOTES | 02-08 | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 2

WATER DISTRIBUTION NOTES (1)

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

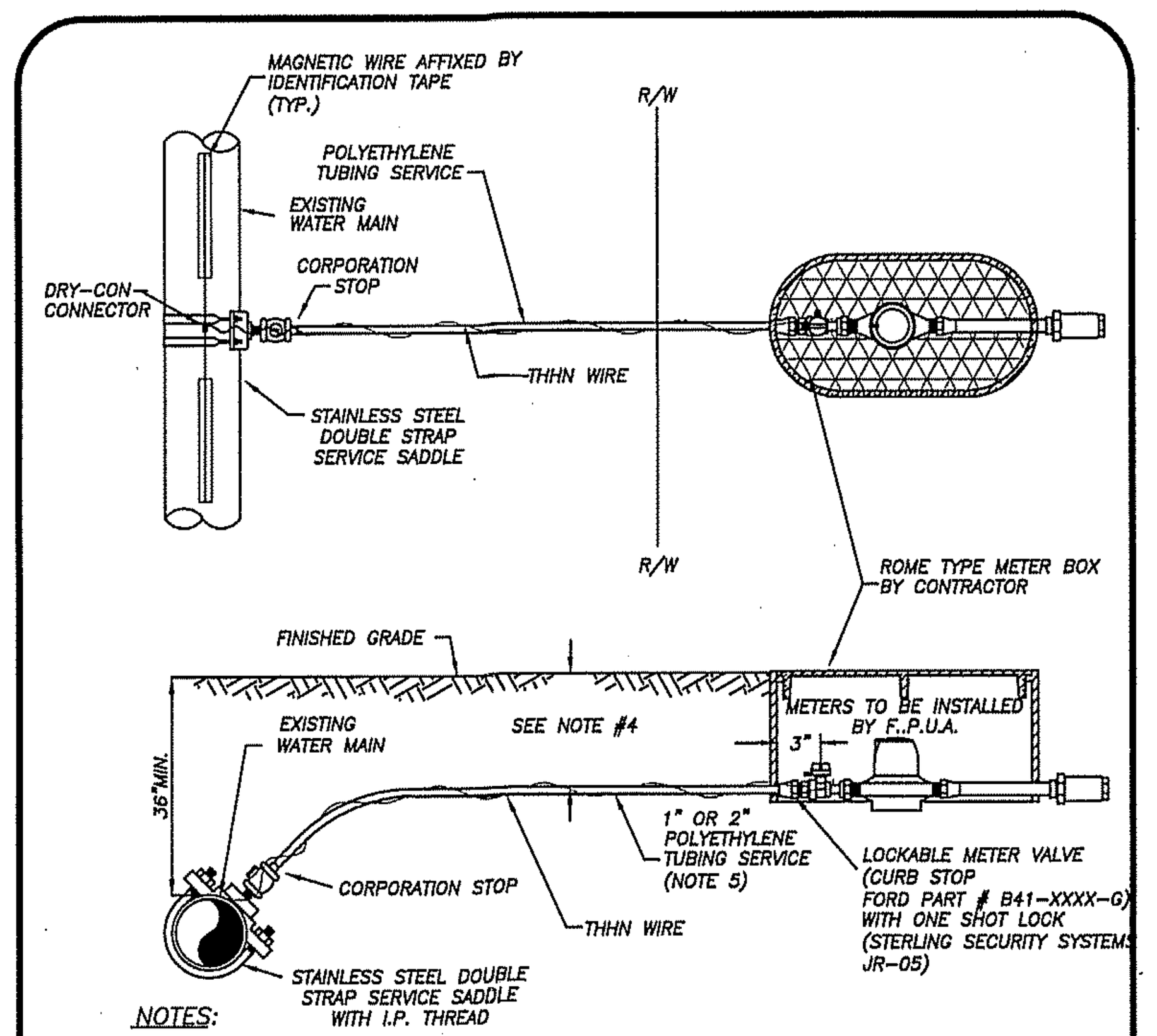
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

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

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

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION | G-1 NOTES | 02-08 | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 2 OF 2

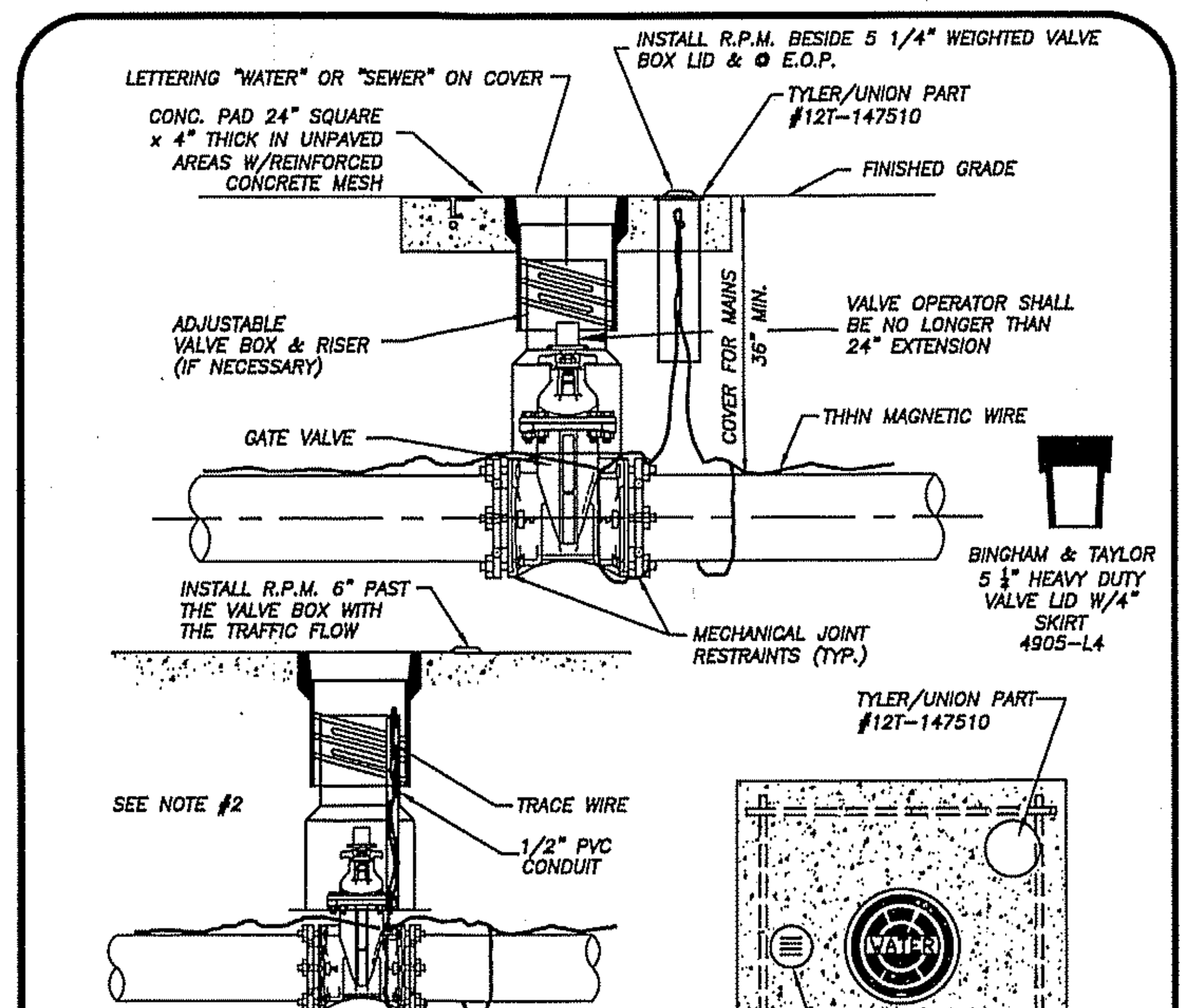


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 | 03-09 DESIGN SLL JLC | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1



NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 | 2015 RPM PLACEMENT SLL JLC | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES | 02-08 | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

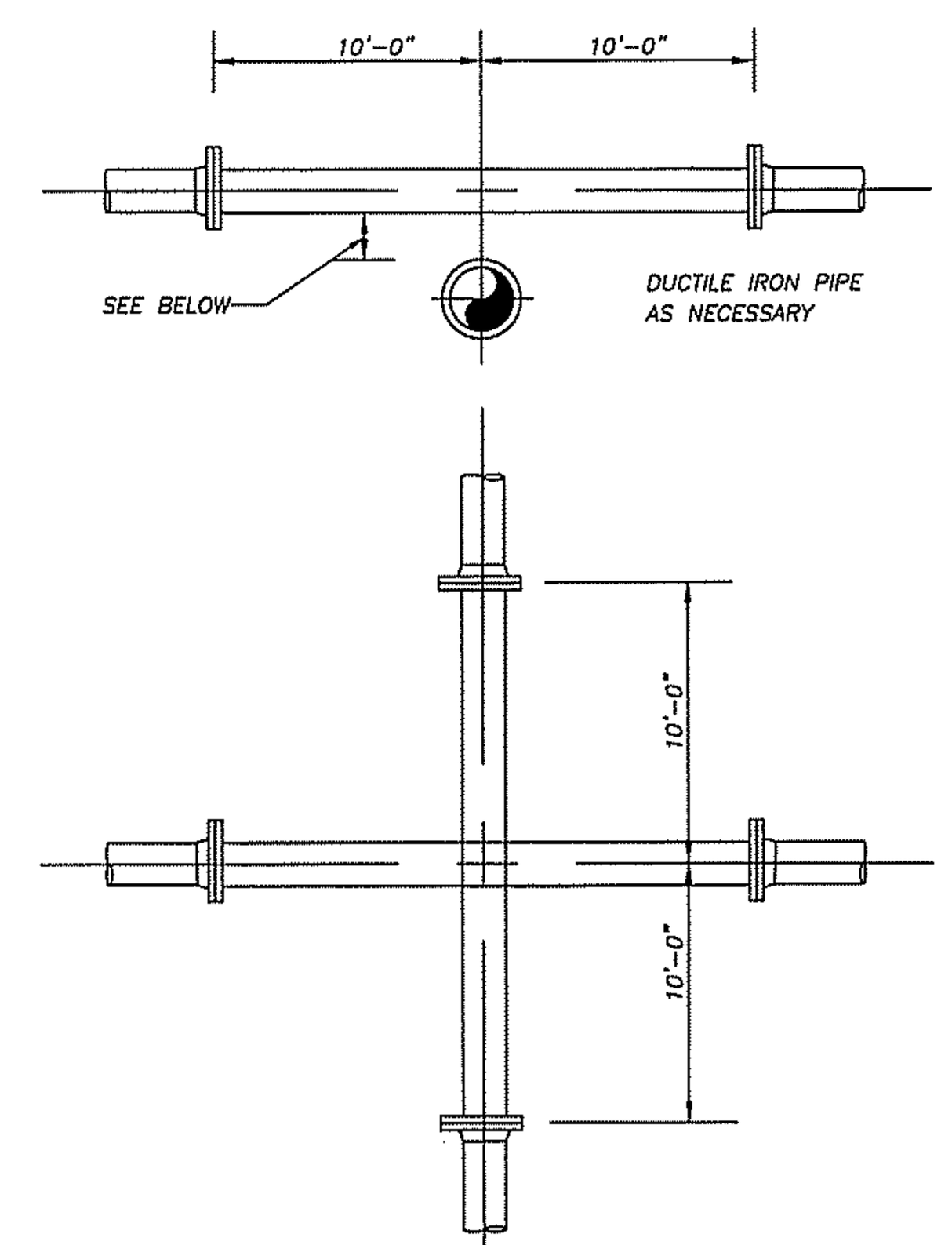
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT | 02-08 | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER ENGINEERING | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

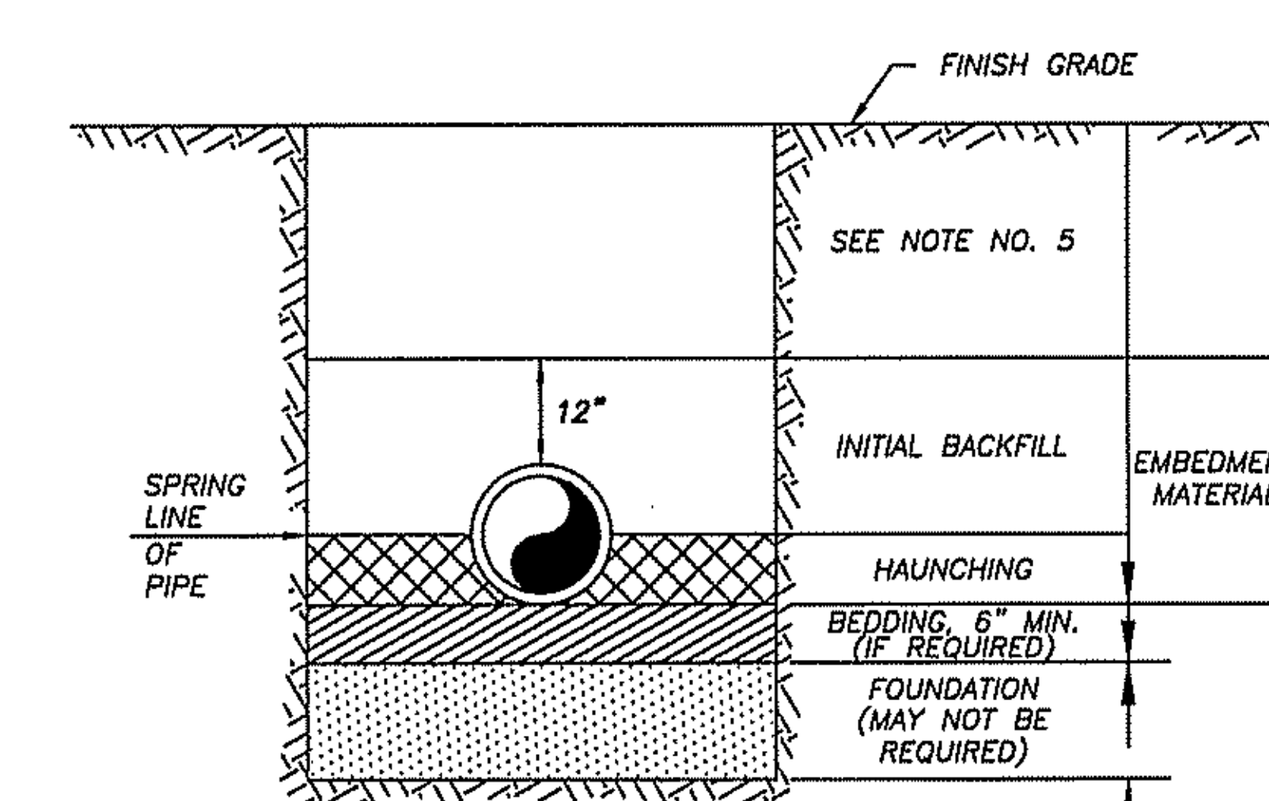


NOTE:
PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL | M-5 | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER/GAS ENGINEERING | DESIGNED: JJM | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

UTILITY CROSSING DETAIL



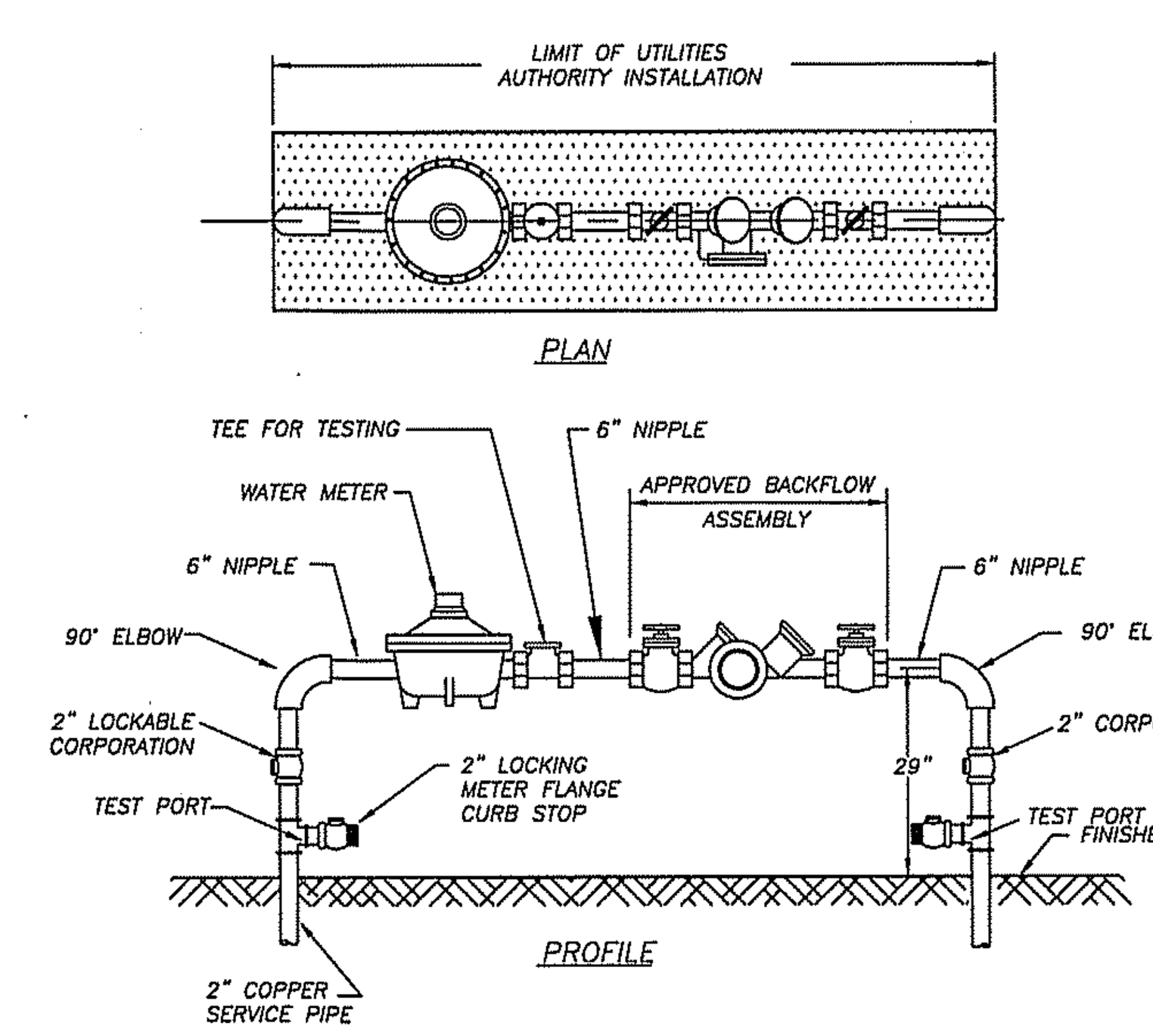
BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS | M-2 | 03-09 NOTES SLL JLC | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER/GAS ENGINEERING | DESIGNED: JJM | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

BACKFILLING REQUIREMENTS



NOTES:

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

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W-8 | 03-09 DESIGN SLL JLC | DATE: | REVISION: | BY: | APPD: | WATER/WASTEWATER/GAS ENGINEERING | DESIGNED: JLC | COMPUTER FILE # WATERDETAILS200602.DWG | FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466-1600 | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

WATER AND SEWER DETAILS
HOME 2 SUITES

– R E V I S I O N S –	BY	DATE

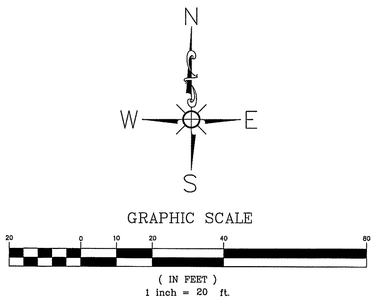
	BY	DATE
DRAWN	JOE M	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/07/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2019-0117-WS-DETAILS	

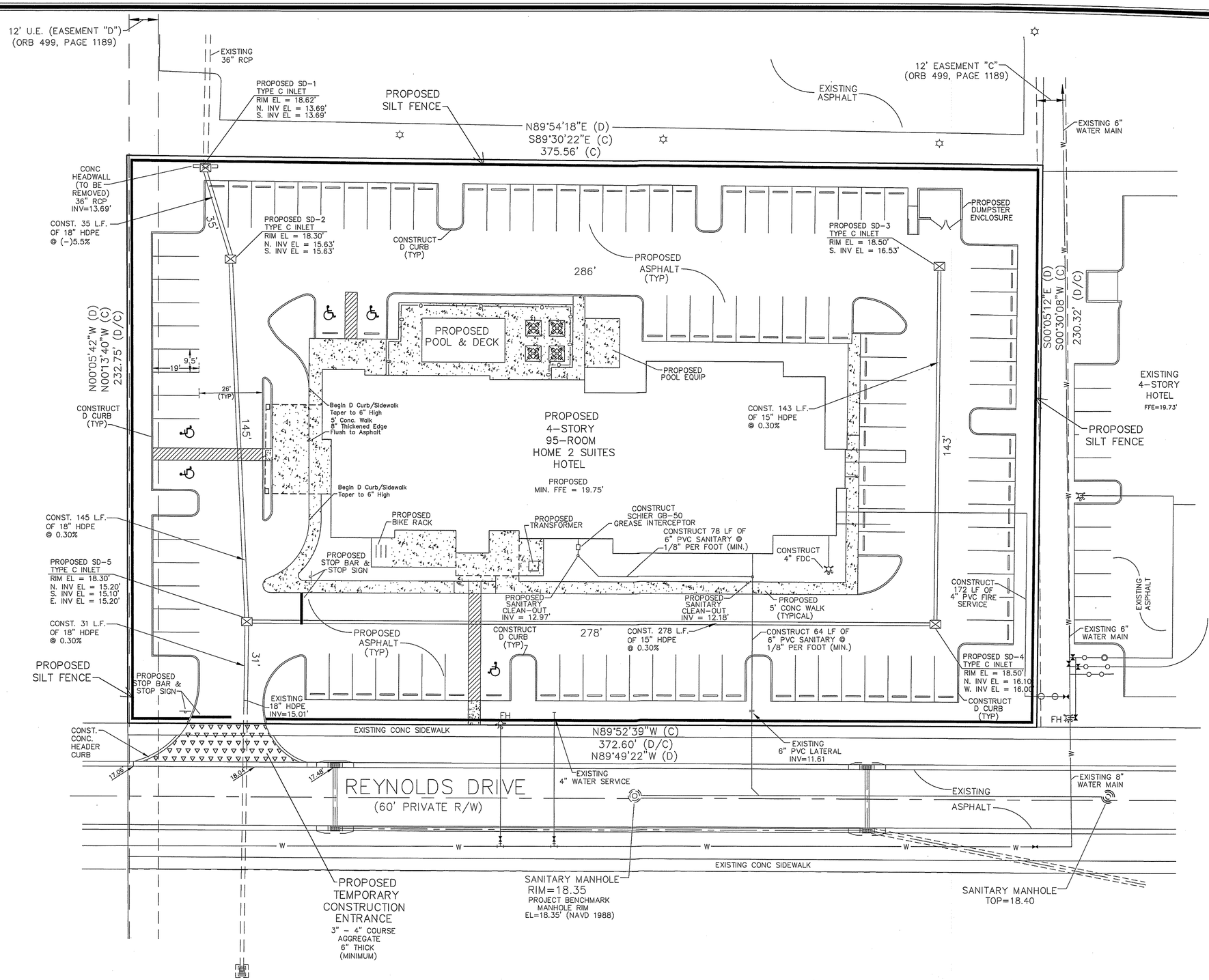
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/07/19
HORIZ SCALE: 1"=40'
VERT SCALE: N/A

JOB No. 2019-0117
SHEET 6 OF 8

RICHARD M. LADYKO, P.E. #34288 DATE





GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY OF FORT PIERCE ORDINANCE K-421 (EROSION CONTROL).

EROSION CONTROL INSPECTIONS

Per City of Fort Pierce Ordinance K-421, Sec. 17-76. Inspection. (a)

The City of Fort Pierce Engineering Department shall make inspections as hereinafter required and notify the director of building and code enforcement upon inspection approval or if the work fails to comply with the erosion and sediment control plan as approved to request a stop work order. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the city engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permittee shall notify the City of Fort Pierce Engineering Department at least two (2) working days before the following:

(1) Start of construction;
(2) Installation of sediment and erosion measures;
(3) Completion of site clearing;
(4) Completion of rough grading;
(5) Completion of final grading;
(6) Close of the construction season;
(7) Completion of final landscaping.

EROSION CONTROL PLAN

HOME 2 SUITES

- REVISIONS -	BY	DATE

	BY	DATE
DRAWN	JOE M	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/7/19
SURVEY REF.	DRAWING NAME	
19.0530-1-3-2	2017-0109-PSD	

ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

DATE: 6/17/19
HORIZ SCALE: 1"=20'
VERT SCALE: N/A

JOB No. 2019-0117
SHEET 7 OF 8

RICHARD M. LADYKO FL P.E. No. 34288 DATE

SUPPLEMENTARY CONDITIONS

PERMITS AND LICENSES: CONSTRUCTION PERMITS FOR CERTAIN ELEMENTS OF THE PROJECT WORK HAVE BEEN OBTAINED OR APPLIED FOR BY THE OWNER, AND THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE PROJECT REFLECT CONSTRAINTS AND CONDITIONS IMPOSED BY THESE PERMITS. THE CONTRACTOR SHALL PERFORM HIS WORK AND SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PERMITS AND APPROVALS, COPIES OF WHICH ARE AVAILABLE FOR HIS REVIEW AND USE FROM THE ENGINEER, UPON REQUEST. THE CONTRACTOR SHALL SECURE ALL WORK PERMITS, APPROVALS OR LICENSES REQUIRED TO PERFORM THE WORK, AND HE SHALL PERFORM THE WORK IN STRICT ACCORDANCE WITH THOSE PERMITS, APPROVALS OR LICENSES.

CONTRACT ISSUES

GENERAL CONDITIONS: UNLESS OTHERWISE STATED IN THESE SUPPLEMENTARY CONDITIONS, THE PROVISIONS OF THE "STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT," REFERENCED ABOVE, SHALL BE USED TO GOVERN ALL ISSUES ADDRESSED IN THOSE GENERAL CONDITIONS FOR THIS PROJECT.

OWNER–ENGINEER RELATIONSHIP: ANY AGREEMENT BETWEEN OWNER AND ENGINEER SHALL NOT BE CONSTRUED TO PROVIDE ANY OBLIGATION FROM THE ENGINEER TO ANY THIRD PARTIES INCLUDING, BUT NOT LIMITED TO, ANY CONTRACTORS (GENERAL OR SUB), NOR TO ANY SUCCESSORS IN TITLE TO THE OWNER. THE RIGHTS UNDER ANY AGREEMENT BETWEEN OWNER AND ENGINEER INURE ONLY TO THOSE TWO PARTIES.

PARTIAL PAYMENTS: PARTIAL PAYMENTS SHALL BE CALCULATED FROM QUANTITIES OF WORK IN PLACE. THESE PAYMENTS SHALL BE BASED ON THE AGREEMENT UNIT PRICES AND WILL BE MADE ON OR ABOUT THE 15TH OF EACH MONTH FOR THE PREVIOUS MONTH'S PROGRESS. THE CONTRACTOR SHALL, AFTER THE FIRST OF EACH MONTH, SUBMIT INVOICES FOR MATERIALS USED AND WORK PERFORMED FOR THE PREVIOUS MONTH. THE ENGINEER WILL REVIEW ALL INVOICES ALONG WITH RECORD DRAWINGS AND FIELD NOTES TO DATE BEFORE PRESENTING THEM TO THE OWNER FOR PAYMENT. TEN PERCENT (10%) OF THE AMOUNT DUE AND PAYABLE TO THE CONTRACTOR CAN BE RETAINED FROM EACH PARTIAL PAYMENT. FINAL PAYMENTS WILL BE ACCOMPLISHED AS PRESCRIBED IN THE AGREEMENT.

THE DRAWINGS

ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS: PRIOR TO INITIATION OF THE WORK, THE CONTRACTOR SHALL CHECK DIMENSIONS, GRADES, ELEVATIONS AND THE SUMMARY OF ESTIMATED QUANTITIES SHOWN ON THE DRAWINGS TO ASSURE HIMSELF THAT THEY ARE CORRECT AND THAT THE WORK CAN BE ACCOMPLISHED AS INTENDED. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION WHICH HE MIGHT DISCOVER, BUT SHALL IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY AND OBTAIN SUCH CORRECTIONS AND INTERPRETATIONS AS HE DEEMS NECESSARY FOR REFLECTING THE ACTUAL SPIRIT AND INTENT OF THE DRAWINGS AND SPECIFICATIONS.

SOIL AND SUBSOIL CONDITIONS: IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR TO:

1. PLACE HIS OWN INTERPRETATION ON ANY AND ALL SOIL AND SUBSOIL DATA PORTRAYED ON THE DRAWINGS OR AVAILABLE INFORMATION.

2. PERFORM HIS OWN SOIL AND SUBSOIL INVESTIGATION TO DETERMINE THE NATURE, CHARACTER, LOCATION AND EXTENT OF ALL SOIL AND SUBSOIL CONDITIONS THAT MAY AFFECT HIS WORK; AND

3. INCLUDE IN HIS CONTRACT PRICE CONSIDERATION FOR ALL WORK NECESSARY TO ASSURE THAT THE SOIL AND SUBSOIL CONDITIONS WILL MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPLICABLE REGULATIONS OF THE APPLICABLE MUNICIPALTY.

THE WORK

PRE–CONSTRUCTION CONFERENCE: IMMEDIATELY AFTER THE AGREEMENT HAS BEEN AWARDED, THE ENGINEER SHALL CALL A PRE–CONSTRUCTION CONFERENCE TO BE HELD WITHIN FIFTEEN (15) CALENDAR DAYS AFTER THE AWARD AND PRIOR TO INITIATION OF THE WORK AT A PLACE DESIGNATED TO HIM, TO REVIEW THE CONSTRUCTION ASPECTS OF THE PROJECT. THE MEETING WILL BE BETWEEN THE ENGINEER, OWNER AND THE CONTRACTOR. THE CONTRACTOR SHALL PRESENT HIS TENTATIVE DETAILED WORKING SCHEDULE FOR THE PROJECT SO THAT IT MAY BE REVIEWED BY THE ENGINEER AND OWNER. ADDITIONALLY, IT WILL AFFORD THE CONTRACTOR AN OPPORTUNITY TO HAVE ANY QUESTIONS HE MAY HAVE ON THE WORK CLARIFIED BY THE ENGINEER. NO WORK UNDER THE AGREEMENT SHALL COMMENCE UNTIL AFTER THE NOTICE TO PROCEED HAS BEEN ISSUED.

COMMENCEMENT AND COMPLETION OF THE WORK: THE CONTRACTOR SHALL COMMENCE WORK UNDER THE AGREEMENT WITHIN TEN (10) CALENDAR DAYS AFTER THE DAY OF RECEIPT BY HIM OF THE NOTICE TO PROCEED AND SHALL COMPLETE THE WORK READY FOR USE NOT LATER THAN THE TIME INDICATED IN THE AGREEMENT. THE TIME STATED FOR COMPLETION SHALL INCLUDE FINAL CLEANUP OF THE PREMISED.

ESTIMATED QUANTITIES: THE QUANTITIES ESTIMATED FOR VARIOUS ITEMS OF WORK ARE ONLY ESTIMATES, AND MAY NOT REFLECT ALL THE ITEMS OF WORK OR THE FINAL QUANTITIES NEEDED TO COMPLETE THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO ALL WORK AND TO FURNISH AND INSTALL ALL IMPROVEMENTS SHOWN ON THE DRAWINGS, WHETHER OR NOT THEY ARE SHOWN IN THE ESTIMATED QUANTITIES, OR WHETHER THE FINAL QUANTITIES ARE MORE OR LESS THAN THOSE ESTIMATED.

HORIZONTAL AND VERTICAL CONTROL: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS IN THE LOCATIONS SHOWN ON THE DRAWINGS, AND SHALL USE AS HORIZONTAL CONTROL POINTS THE EXISTING PROPERTY CORNERS AS SHOWN ON THE PLANS. THE HORIZONTAL CONTROL POINTS WERE PROVIDED BY LAVENTURE AND ASSOCIATES, INC., (772–398–6430). AS VERTICAL CONTROL, BENCHMARKS SHALL BE PROVIDED AT THE SITE, FOR USE IN ESTABLISHING THE NECESSARY ELEVATIONS AND GRADES AT THE LOCATIONS SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL CONTROL POINTS AND TO REESTABLISH SAID POINTS AS NECESSARY. REMAINING HORIZONTAL AND VERTICAL CONTROL WORK SHALL BE PERFORMED BY THE CONTRACTOR. THE VERTICAL CONTROL POINTS FOR THIS PROJECT WERE PROVIDED BY LAVENTURE AND ASSOCIATES, INC., (772–398–6430).

COORDINATION OF WORK WITH OTHERS: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OR IMPROVEMENTS OF OTHERS WITH REGARD TO NEW CONSTRUCTION, OR FOR THE NEED OF REMOVAL, RELOCATION OR ALTERATION OF EXISTING FACILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OWNER, FPL, COUNTY UTILITIES, CENTRAL FLORIDA CELLULAR PHONE COMPANY, THE COUNTY ENGINEERING DEPARTMENT AND THEIR CONTRACTORS, SUBCONTRACTORS OR AGENTS.
STANDARDS FOR QUALITY AND WORKMANSHIP: ALL MATERIALS, EQUIPMENT AND SUPPLIES FURNISHED BY THE CONTRACTOR FOR PERMANENT INCORPORATION IN THE WORK SHALL BE NEW AND OF THE QUALITY STANDARDS SPECIFIED. WORKMANSHIP SHALL BE FIRST–CLASS AND THE FINISHED PRODUCT EQUAL TO THE BEST ACCEPTED STANDARDS OF THE TRADE FOR THE CATEGORY OF WORK PERFORMED.

TEMPORARY UTILITIES: ALL ARRANGEMENTS AND COSTS FOR TEMPORARY POWER, WATER AND WASTEWATER FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

OBSERVING THE WORK: THE PROGRESS AND QUALITY OF THE WORK WILL BE OBSERVED BY THE OWNER'S ENGINEER OR ENGINEER'S APPOINTED EMPLOYEE. NO OBSERVER IS AUTHORIZED TO CHANGE ANY PROVISIONS OF THE SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION OF THE OWNER'S ENGINEER, NOR SHALL THE PRESENCE AND/ OR THE ABSENCE OF AN OBSERVER RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 24 HOURS NOTICE PRIOR TO REQUIRED INSPECTIONS, AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

IN ADDITION TO THE REQUIREMENTS PREVIOUSLY REFERENCED, THE FOLLOWING MINIMUM CONSTRUCTION CONTROL CHECKPOINTS SHALL BE ADHERED TO, AND THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR OBSERVATION:

1. PRIOR TO ANY DEVIATION FROM THE DRAWINGS;
2. PRIOR TO ANY BACK FILLING TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THE JOINTING MAY BE INSPECTED;
3. PRIOR TO TESTING OF ALL HYDRAULIC CONDUITS.
4. PRIOR TO PLACEMENT OF ROADWAY BASE MATERIAL, CONCRETE OR ASPHALTIC CONCRETE.
5. UPON COMPLETION OF CONSTRUCTION FOR FINAL INSPECTION WITH THE CONTRACTOR OR HIS REPRESENTATIVE.

TESTING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INDEPENDENT TESTING LABORATORY THE TESTING AND RETESTING NECESSARY TO ASSURE THE WORK HAS BEEN PERFORMED TO STRICT COMPLIANCE WITH THE SPECIFICATIONS. THE COST FOR ALL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETESTS REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. THE NAME OF THE TESTING LABORATORY SHALL BE SUPPLIED AT THE PRE CONSTRUCTION MEETING.

EXISTING UTILITIES AND STRUCTURES: EXISTING UTILITIES, STRUCTURES AND FACILITIES SHOWN ON THE DRAWINGS WERE LOCATED AS ACCURATELY AS POSSIBLE FROM THE RECORDS EXAMINED. NO GUARANTEE IS MADE THAT ALL EXISTING FACILITIES ARE SHOWN OR THAT THOSE SHOWN ARE ENTIRELY ACCURATE. THE CONTRACTOR SHALL ASSURE HIMSELF OF THE ACTUAL LOCATION OF THE UTILITIES, STRUCTURES OF FACILITIES PRIOR TO PERFORMANCE OF ANY WORK IN THE VICINITY. THE UTILITY COMPANIES OR UTILITY AGENCIES WILL COOPERATE WITH THE CONTRACTOR IN LOCATING UNDERGROUND UTILITIES THAT MAY BE SUBJECT TO DAMAGE OR INTERRUPTION OF SERVICES DURING THE CONTRACTOR'S OPERATIONS. PRIOR TO START OF THE WORK, THE CONTRACTOR SHALL REQUEST THAT EACH UTILITY AGENCY ADVISE HIM OF THE LOCATION OF THEIR FACILITIES IN THE VICINITY. THE OWNER WILL ASSUME NO LIABILITY FOR DAMAGES SUSTAINED OR COSTS INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, OR TO THE TEMPORARY BRACING AND SHORING OF SAME. IN THE EVENT THAT IT IS NECESSARY TO SHORE, BRACE, OR SWING A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHOULD BE CONTACTED AND THEIR PERMISSION SECURED AS TO THE METHOD USED FOR ANY SUCH WORK.

RESTORATION OF DAMAGED STRUCTURES OR UTILITIES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, REBUILD OR RESTORE TO ITS FORMER CONDITION, ANY AND ALL PORTIONS OF EXISTING UTILITIES, STRUCTURES, EQUIPMENT, APPURTENANCES OR FACILITIES, OTHER THAN THOSE TO BE PAID FOR UNDER THIS CONTRACT, WHICH MAY BE DISTURBED OR DAMAGED DUE TO THIS CONSTRUCTION OPERATION, AT NO COST TO THE OWNER.

FINAL CLEANUP: UPON COMPLETION OF THE WORK BUT BEFORE FINAL PAYMENT WILL BE MADE, THE CONTRACTOR SHALL CLEAR AND REMOVE FROM THE PROJECT AREA, ALL FALSE WORK, EQUIPMENT, SURPLUS AND DISCARD MATERIALS, RUBBISH AND TEMPORARY STRUCTURES WHICH RESULT FROM THE WORK UNDER THIS AGREEMENT, AND SHALL RESTORE IN AN ACCEPTABLE MANNER ALL PROPERTY WHICH HAS BEEN DAMAGED DURING THE PROSECUTION OF THE WORK.

RECORD DRAWINGS: AFTER COMPLETION OF THE CONTRACT WORK, BUT PRIOR TO SUBMITTAL OF THE REQUEST FOR FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE ALL INFORMATION AND LABOR NEEDED FOR PREPARATION OF FINAL RECORD DRAWINGS FOR SUBMITTAL TO THE OWNER OF THE COMPLETED IMPROVEMENTS. THE INFORMATION SHALL INCLUDE FINAL LOCATION, BY REFERENCE TO COMPLETED IMPROVEMENTS, OR OTHER ACCEPTABLE MEANS, OF ALL UNDERGROUND OR SUBMERGED IMPROVEMENTS, THE ELEVATIONS OF PERTINENT POINTS IN THE DRAINAGE, WATER AND WASTEWATER SYSTEMS, ACTUAL CONSTRUCTED PIPE LENGTHS, SLOPES AND INVERTS, CUTOFF WALL DIMENSIONS AND ELEVATIONS, ALL REVISIONS TO THE ORIGINAL PLANS, AND ALL INFORMATION NECESSARY TO LOCATE AND OPERATE THE IMPROVEMENTS CONSTRUCTED UNDER THIS AGREEMENT. PAYMENT FOR OBTAINING AND PROVIDING THE RECORD DRAWING INFORMATION SHALL BE INCLUDED IN THE CONTRACT UNIT PRICES FOR THE VARIOUS ITEMS OF WORK TO WHICH IT IS INCIDENTAL.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION, SO THAT THE ENGINEER'S REPRESENTATIVE IS PRESENT AND CAN CONFIRM THE RECORD INFORMATION AS FOLLOWS:

THE FINAL LOCATION, BY REFERENCE TO AT LEAST TWO COMPLETED VISIBLE IMPROVEMENTS OR OTHER PERMANENT POINTS, OF ALL PAVING, DRAINAGE, WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM ELEMENTS, AND SHALL INCLUDE ELEVATIONS OF PERTINENT POINTS IN THE PAVEMENT AND DRAINAGE IMPROVEMENTS, ALL REVISIONS TO THE ORIGINAL PLANS, VERIFICATION OF ALL DESIGN DIMENSIONS, ELEVATIONS, PIPE SLOPES, PIPE LENGTHS AND ALL OTHER INFORMATION NECESSARY TO HORIZONTALLY AND VERTICALLY LOCATE AND OPERATE THE IMPROVEMENTS CONSTRUCTED UNDER THIS CONTRACT. INFORMATION TO BE SHOWN FOR THE WATER DISTRIBUTION SYSTEM INCLUDES THE LOCATION SERVICE TERMINALS, FOR THE WASTEWATER COLLECTION SYSTEM INCLUDES THE LOCATION OF ALL SERVICE TERMINALS, AND THE LOCATION OF ALL ELECTRICAL AND COMMUNICATION CONDUIT.

DRAWINGS SHALL INCLUDE:

A. ANY CHANGES OR VERIFICATIONS GET MARKED
B. MARK OUT ALL "PROPOSED" OR "CONSTRUCTS"
C. CHANGES TO LOCATIONS OF PIPE VALVES, FITTINGS OR MANHOLES, ETC.
D. DRAW IN A DETAIL BOX OF ANY SUBSTANTIAL CHANGES
E. MARK LOCATIONS AND FOOTAGE OF ALL LATERALS FROM THE DOWNSTREAM MANHOLE
F. MARK ALL BSP'S ON PLANS

GUARANTEE: ALL MATERIALS AND THE INSTALLATION THEREOF WHICH ARE FURNISHED AND INSTALLED BY THE CONTRACTOR, UNDER THE TERMS OF THE AGREEMENT, SHALL BE GUARANTEED BY THE CONTRACTOR AGAINST DEFECTIVE WORKMANSHIP, MECHANICAL AND PHYSICAL DEFECTS, LEAKAGE, BREAKAGE, AND OTHER DAMAGES AND FAILURE UNDER NORMAL OPERATION FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT, SAID DATE TO CONSTITUTE THE COMMENCEMENT OF THE ONE (1) YEAR WARRANTY PERIOD.

ALL MATERIALS AND INSTALLATIONS PROVING TO BE DEFECTIVE WITHIN THE SPECIFIED PERIOD OF THE GUARANTEE SHALL BE REPLACED, WITHOUT COST TO THE OWNER, BY THE CONTRACTOR. THE PERIOD OF GUARANTEE OF EACH SUCH REPLACEMENT SHALL BE FROM AND AFTER THE DATE OF INSTALLATION THEREOF.

MATERIALS, CONSTRUCTION METHODS, TESTING AND TOLERANCES FOR ALL WORK SHALL BER IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT PROVISION SHALL APPLY.

1. MOBILIZATION: THE WORK SPECIFIED IN THIS SECTION CONSISTS OF THE PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THOSE OPERATIONS NECESARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES AND INCIDENTAL WORK TO THE PROJECT SITE, AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, SANITARY AND OTHER FACILITIES, AS REQUIRED BY THESE SPECIFICATIONS, THE SPECIAL PROVISIONS AND STATE AND LOCAL LAWS AND REGULATIONS. ALL COSTS FOR BONDS, PERMITS AND ANY REQUIRED INSURANCE, AND ANY OTHER PRECONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, AS WELL AS THE COST OF THE REMOVAL OF THE ABOVE ITEMS, SHALL ALSO BE INCLUDED IN THIS SECTION.

2. CONSTRUCTION SURVEYING: THE CONTRACTOR SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS AT THE LOCATIONS SHOWN ON THE PLANS. AS OUTLINED IN THE SUPPLEMENTARY CONDITIONS, THE OWNER SHALL PROVIDE BASIC REFERENCE POINTS FOR HORIZONTAL CONTROL AND BENCHMARKS IN THE VICINITY OF WORK. ALL OTHER CONSTRUCTION STAKING FOR BOTH HORIZONTAL AND VERTICAL CONTROL NEEDED BY THE CONTRACTOR FOR CONTROL OF HIS WORK SHALL BE PERFORMED BY THE CONTRACTOR.

3. CLEARING AND GRUBBING: CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, THE AREAS OF NEW SIDEWLAKS, SWALES, POND, ROADWAY AND PARKING PAVEMENT, AND BUILDING AREA IN ACCORDANCE WITH SECTION 110, FDOT SPECIFICATION, AND SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER OBSTRUCTIONS TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR DESIGN GRADE, WHICHEVER IS LOWER.

ALL MATERIAL SHALL BE REMOVED FROM THE SITE OF THE PROJECT, AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL LAWS, REGULATIONS, AND ORDINANCES.

4. EARTHWORK AND GRADING: SHALL BE PERFORMED AS REQUIRED TO ATTAIN THE FINAL GRADES, TYPICAL SECTIONS AND EXCAVATIONS, AND TO ACCOMPLISH THE OBJECTIVES SHOWN ON THE PLANS FOR THE AREAS TO BE PAVED, SODDED, OR LANDSCAPED. MATERIALS AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF SECTION 120 FDOT SPECIFICTIONS.

ANY PLASTIC OR ORGANIC MATERIAL WITHIN 36" OF THE FINISHED GRADE OF THE AREA TO BE PAVED SHALL BE REMOVED AND REPLACED WITH A–3 MATERIAL EMBANKMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH FDOT SPECIFICATIONS.

ALL CLEAN EXCESS MATERIAL SUITABLE FOR FILL RESULTING FROM THE EXCAVATION SHALL BE INCORPORATED INTO THE PROPOSED WORK, OR SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED ON THE OWNERS PROPERTY AT THE ONSITE LOCATION DESIGNATED BY THE OWNER. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. THE WORK SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: FINAL GRADING OF THE POND, SWALES, SIDEWALKS, ROADWAY, PARKING LOT, AND FILLING OF EXISTING DITCHES.

5. DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE PROJECT WORK FOR THE DRAINAGE IMPROVEMENTS AT THE LOCATION, SIZE AND TYPE SHOWN ON THE PLANS FOR THE FOLLOWING ITEMS. INCLUDED IN THE UNIT COSTS FOR EACH ITEM SHALL BE THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION, BY THE CONTRACTOR, TO COMPLY WITH THE TRENCH SAFETY ACT, LAWS OF FLORIDA, CHAPTER 90–96.

BACKFILL AND COMPACTION OF TRENCHING FOR CULVERT INSTALLATION UNDER THIS SECTION SHALL BE IN ACCORDANCE WITH SECTION 125–4.3, FDOT SPECIFICATIONS. DENSITY TESTS SHALL BE PROVIDED AT THE FOLLOWING VERTICAL LOCATIONS:

TWO TESTS* AT SPRINGLINE (ONE EACH SIDE OF PIPE)
ONE TEST* AT ONE FOOT ABOVE PIPE; AND
ONE TEST* AT ONE FOOT BELOW SUBGRADE OR FINISH GRADE.
* = DENSITY OF AT LEAST 98 % OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180

THE MINIMUM NUMBER OF HORIZONTAL TEST LOCATIONS IS TWO PER CULVERT INSTALLATION, ONE PER 100 LINEAR FEET OF PIPE AND/OR ONE PER 20 FEET OF PAVEMENT CROSSING WHICHEVER IS GREATER. ADDITIONAL TESTS MAY BE REQUIRED AT MORE FREQUENT INTERVALS IF DEEMED NECESSARY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INDEPENDANT TESTING LABORATORY AND THE TESTING AND RETESTING NECESSARY TO ASSURE THAT THE WORK HAS BEEN PERFORMED IN STRICT COMPLIANCE WITH THESE ACTIONS. COST FOR ALL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETEST REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS ABOVE SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR.

A. STORM SEWER PIPE: CONSTRUCTION METHODS FOR DRAINAGE CULVERTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 125 AND 430, FDOT SPECIFICATIONS.

REINFORCED CONCRETE PIPE (RCP): MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 941, FDOT SPECIFICATIONS FOR STANDARD CONCRETE PIPE AND SECTION 942, FDOT SPECIFICATIONS FOR GASKETS.

B. STORM INLETS: THE MATERIALS AND CONSTRUCTION METHODS FOR STORM INLETS AND GRATES SHALL CONFORM TO SECTION 425, FDOT SPECIFICATIONS.

TYPE "C" AND "E" INLETS SHALL BE PER FDOT INDEX NO. 232. INLETS AND PAVED AREAS SHALL HAVE STEEL GRATES SUITABLE FOR HEAVY TRAFFIC AND BICYCLES. CAST IRON TRAFFIC GRATES IN ALL OTHER AREAS.

C. CONCRETE CURBING: THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS TO CONSTRUCT THE CONCRETE CURBING IN THE LOCATIONS SHOWN ON THE PLANS. ALL CURBING SHALL BE CONSTRUCTED PER FDOT INDEX NO. 300. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 520, FDOT SPECIFICATIONS. SUBGRADE UNDER ALL CURB AND GUTTER SHALL HAVE A MINIMUM LBR OF 40.

6. PAVEMENT IMPROVEMENTS: THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE ITEMS OF WORK FOR PAVING IMPROVEMENTS UNDER THIS SECTION AT THE LOCATIONS AND TO THE EXTENT SHOWN ON THE PLANS. PAVEMENT RESTORATION SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THESE SPECIFICATIONS, FDOT, AND COUNTY SPECIFICATIONS.

A. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LBR RATIO OF 40, AND MINIMUM DENSITIES SHALL BE 98% OF MAXIMUM AS DETERMINED BY THE AASHTO T–180 METHOD
C. MATERIALS AND CONSTRUCTION METHODS SHALL BE FURNISHED BY THE CONTRACTOR, AND CONFORM TO SECTION 160, FDOT SPECIFICATIONS FOR TYPE C STABILIZATION AND PAID FOR AS PART OF THE WORK UNDER THIS SECTION. COMPACTED SUBGRADE WITHIN THE LIMITS SHOWN FOR THE PROPOSED PAVEMENT SHALL BE 12 INCHES IN THICKNESS. STABILIZED SUBGRADE SHALL EXTEND 6 INCHES BEYOND THE EDGE OF THE BASE COURSE.

7. CONCRETE NOTES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INDEPENDENT TESTING LABORATORY DESIGNATED BY THE OWNER, THE TESTING AND RETESTING NECESSARY TO ASSURE THE WORK HAS BEEN PERFORMED TO STRICT COMPLIANCE WITH THE SPECIFICATIONS. COST FOR THE INITIAL TESTING SHALL BE BORNE BY THE CONTRACTOR. ANY RETESTS REQUIRED DUE TO FAILURE TO MEET THE MINIMUM REQUIREMENTS SHALL BE PERFORMED AT THE EXPENSE OF THE CONTRACTOR. MINIMUM TESTING DETERMINATION FOR ALL ITEMS OF WORK UNDER CONCRETE AREA SHALL BE AS FOLLOWS:

	FLORIDA SOIL		
ITEM	BEARING VALUE	DENSITY	THICKNESS
SUBGRADE	500*	500*	100*
CONCRETE	---	---	200*

*=MAXIMUM SPACING SHOWN IN FEET. ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12 INCHES INSIDE THE FIRST EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

ADDITIONAL TESTS MAY BE REQUIRED FOR THE DRIVEWAY CONSTRUCTION OR AT MORE FREQUENT INTERVALS AS DEEMED NECESSARY BY THE ENGINEER.

8. PAVEMENT MARKINGS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT WORK IN THIS SECTION. MATERIALS AND CONSTRUCTION METHODS FOR APPLYING PAINTED TRAFFIC STRIPES AND MARKINGS, COMPLETE WITH REFLECTIVE GLASS SPHERES, SHALL CONFORM TO THE REQUIREMENTS OF SECTION 710, FDOT SPECIFICATIONS. TRAFFIC PAINT SHALL BE APPLIED IN ALL LOCATIONS SHOWN ON THE PLANS.

9. SIGNAGE: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED, INCLUDING ALL SUPPORTING ELEMENTS, TO INSTALL SIGNS AT THE LOCATIONS SHOWN ON THE PLANS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 700, FDOT SPECIFICATIONS, STOP SIGNS ARE TO BE HIGH INTENSITY REFERENCE PER FDOT STANDARDS, COUNTY SPECIFICATIONS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

10. EROSION CONTROL: THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS TO PREVENT WATER POLLUTION WITH AQUATIC WEEDS, FUELS, OILS, BITUMINOUS, CALCIUM CHLORIDE OR OTHER HARMFUL MATERIALS. ALSO, HE SHALL CONDUCT AND SCHEDULE HIS OPERATIONS SO AS TO AVOID POLLUTION OR SILTATION OF WATER BODIES OR TO INTERFERE WITH INDIGENOUS WILDLIFE. THE INSTALLATION OF TEMPORARY EROSION AND POLLUTION CONTROL FEATURES SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT FEASIBLE AND NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONTRACT. ANY EROSION OR SHOALING SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSES.

DUE TO UNANTICIPATED CONDITIONS, THE ENGINEER MAY DIRECT THE USE OF CONTROL FEATURES OR METHODS OTHER THAN THOSE INCLUDED IN THE ORIGINAL CONTRACT. IN SUCH EVENT THIS ADDITIONAL WORK WILL BE PAID FOR AS UNFORESEEABLE WORK.

ARGENTINE BAHIA SOD SHALL BE PROVIDED AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO, ALL DISTURBED AREAS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS FOUND IN LANDSCAPE ARCHITECT'S SPECIFICATIONS.

11. POLLUTION CONTROL: WATER POLLUTION AND TURBIDITY CONTROL SHALL BE REQUIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL REGULATION STANDARDS, LOCAL REGULATIONS AND SECTION 104, FDOT REQUIREMENTS INCLUDING BUT NOT LIMITED TO ONE OR MORE OF THE FOLLOWING OPTIONS: SHEETPILE OR EARTH COFFERDAM, HAY BALES, SEDIMENT BASIN, SILT FENCE OR TURBIDITY BARRIER. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN CANALS, OR IN A POSITION CLOSE ENOUGH THERETO, TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL UTILITIES AUTHORITY.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C–900 OR C–905, PRESSURE CLASS 150, DR (18). WATER MAIN WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C–901 OR C–906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 9.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI A–21.51 OR AWWA C–151, AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C–110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Development Review & Design Review - Home 2 Suites

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 9/5/2019

City Commission Regular Meeting **12. i.**

Meeting Date: 09/16/2019

Re: Ordinance 19-040 - Zoning Atlas Map Amendment - Neill Farms

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing - Ordinance 19-040 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Rezoning eight properties generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from General Commercial (C-3) and Medium Density Residential (R-4) to Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date (First Reading).

SUMMARY:

- In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4) to Planned Development (PD).
- The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.
- The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.
- Seventy-one letters were sent out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with Condition

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance #19-040
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Packet Submitted to City
Expert Witness Submittal
Affidavit of Notification & Mailing
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:35 AM

Form Started By: Brandon Creagan
Started On: 09/06/2019 10:55 AM
Final Approval Date: 09/10/2019

ORDINANCE NO. 19-040

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM C-3, GENERAL COMMERCIAL AND R-4, MEDIUM DENSITY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 within the City of Fort Pierce, Florida, representing approximately 74.19 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of eight (8) properties generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11, 2019 meeting, voted 6-0 to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001- 000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002- 000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,

sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-040 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

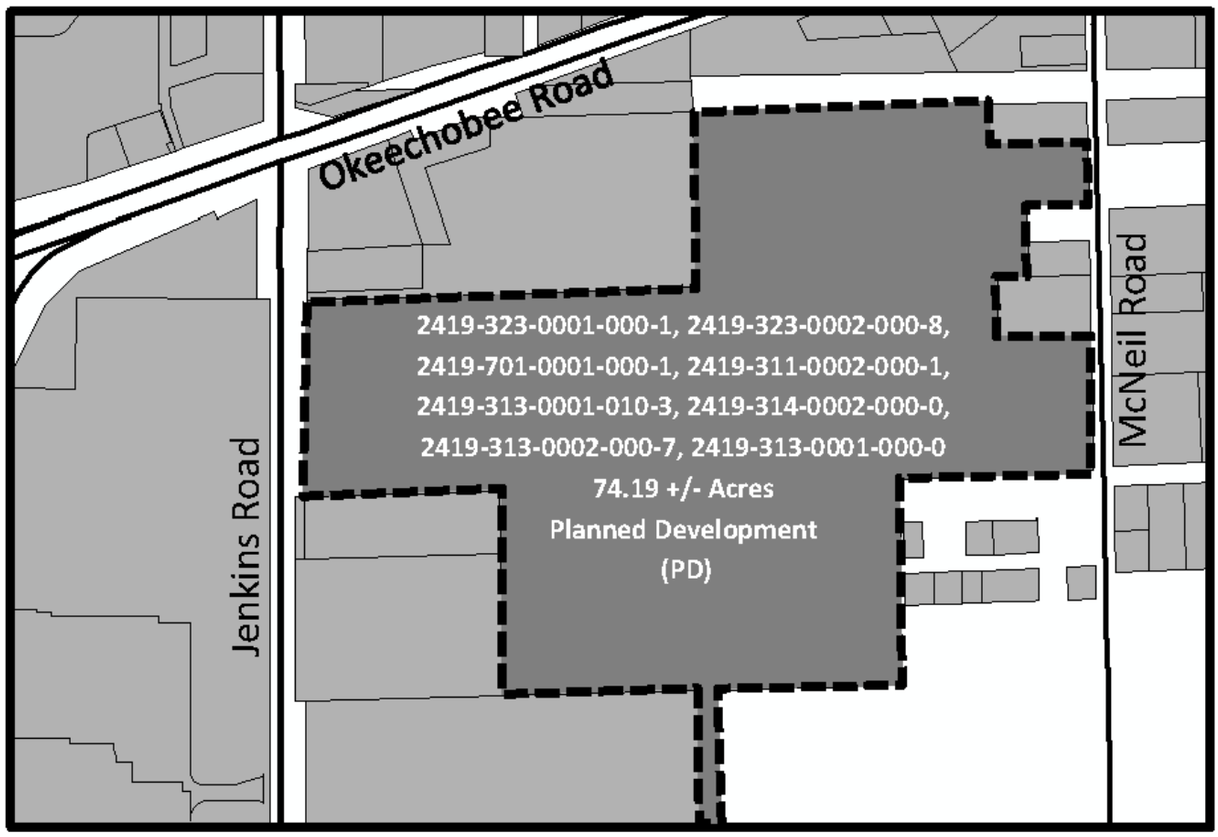
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

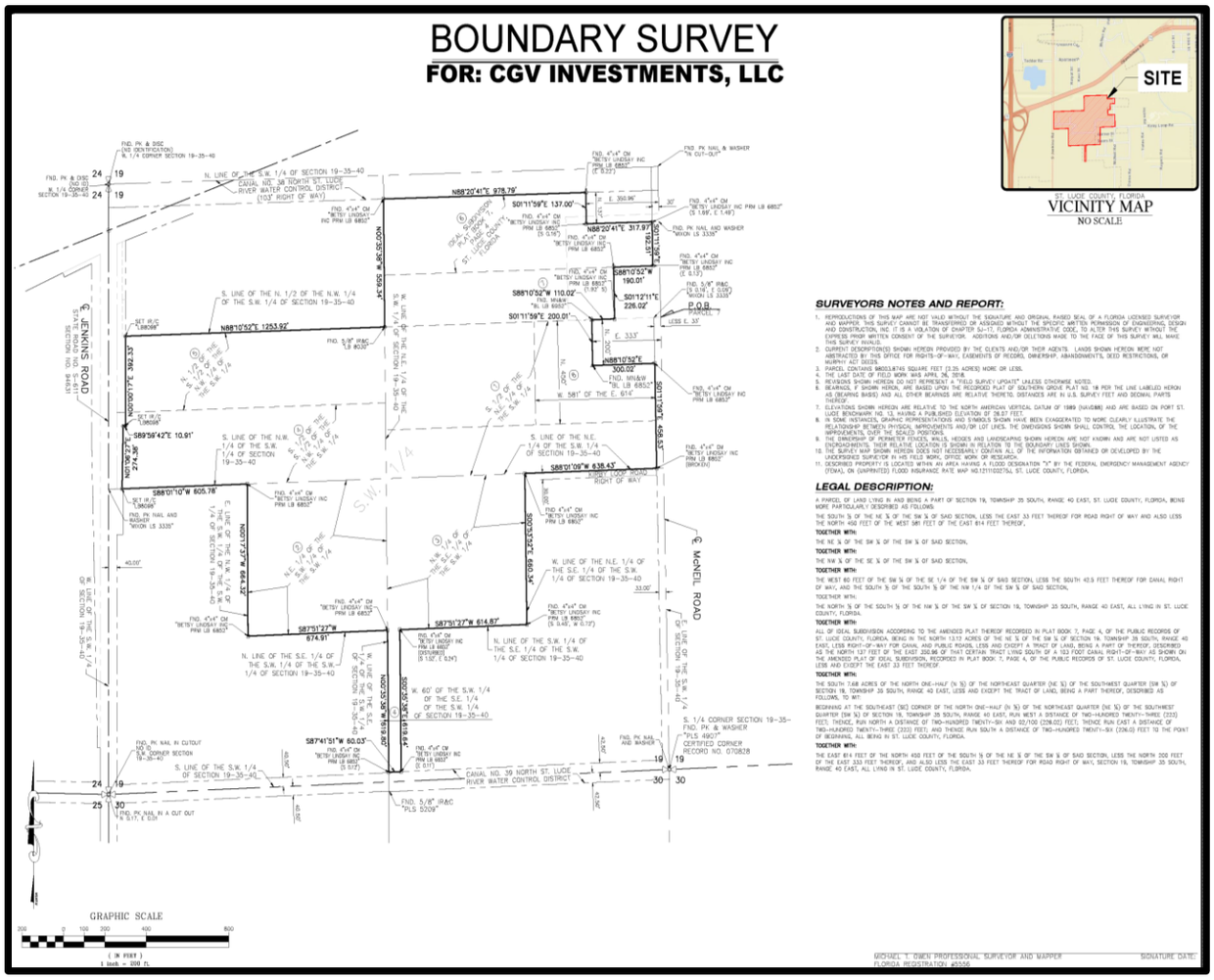
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The properties are rezoned from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Parcels) to PD, Planned Development

Exhibit B
Sketch and Legal Description



Parcels IDs: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

Exhibit B (Continued)
Sketch and Legal Description

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

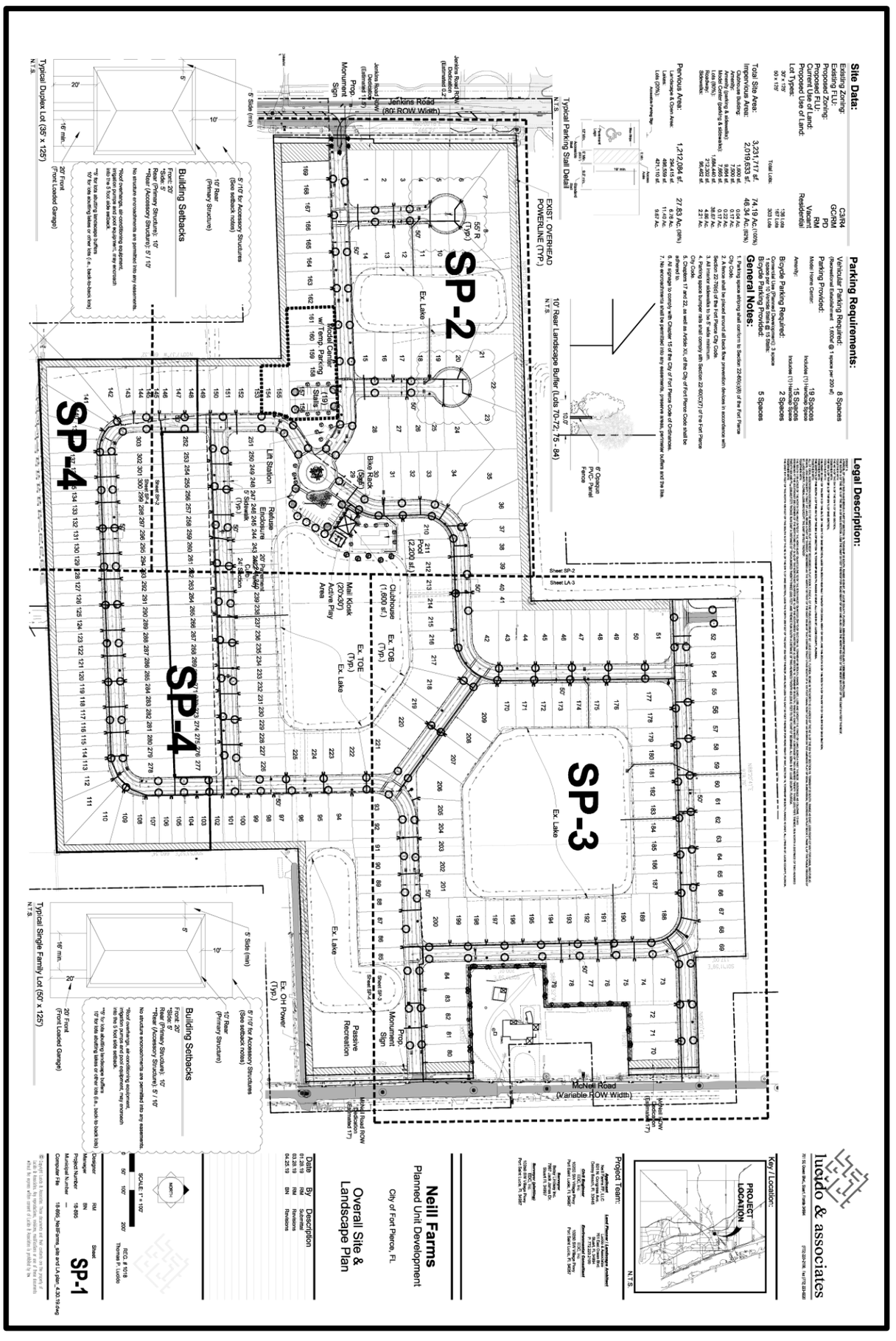
THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

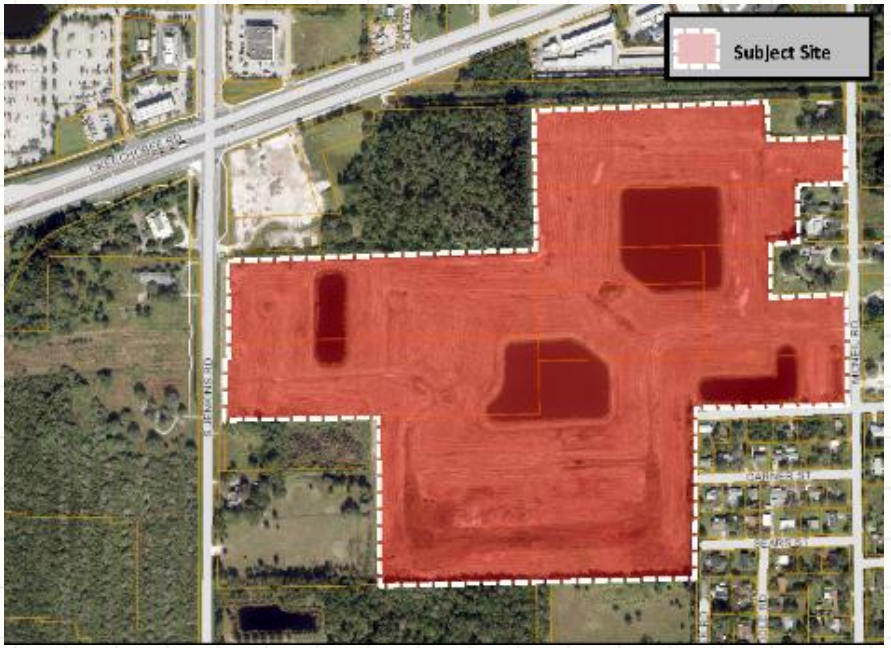
TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

Exhibit C
Planned Development

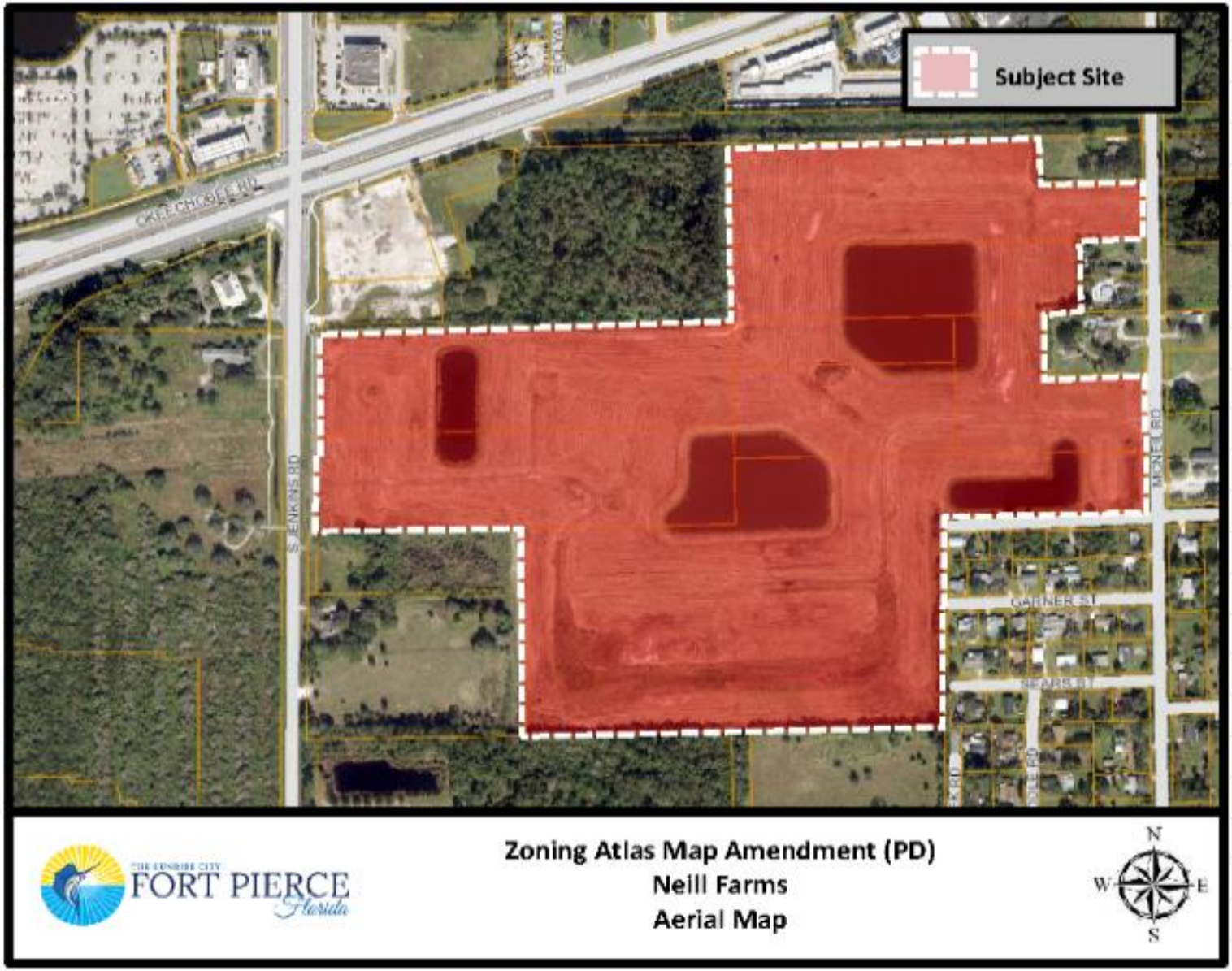


Zoning Atlas Map Amendment
&
Preliminary Plat



East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

Aerial Map


Subject Site
CREECHCOBEE RD
S JENKINS RD
MCNEIL RD
GARNER ST
BEARS ST
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map
N
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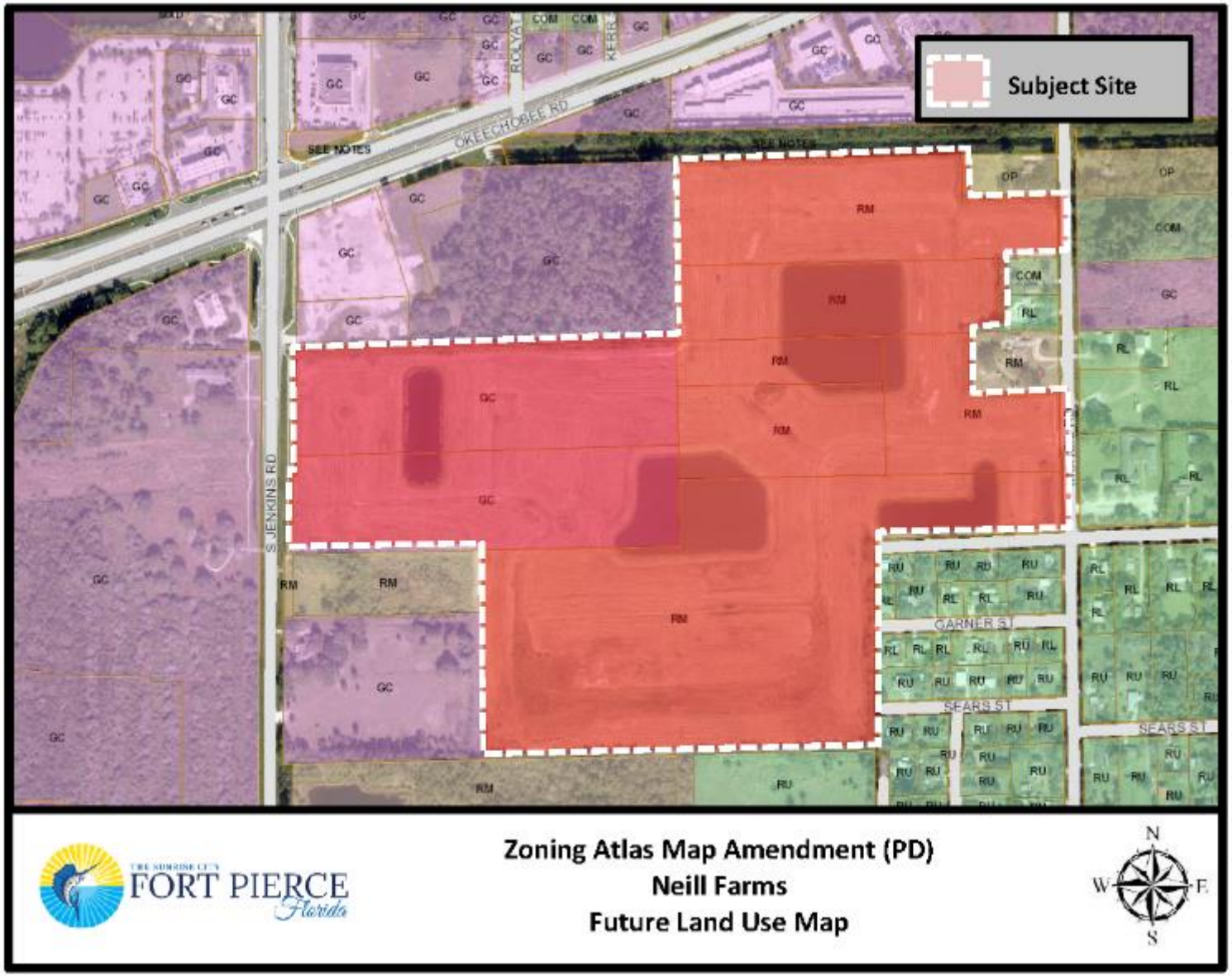
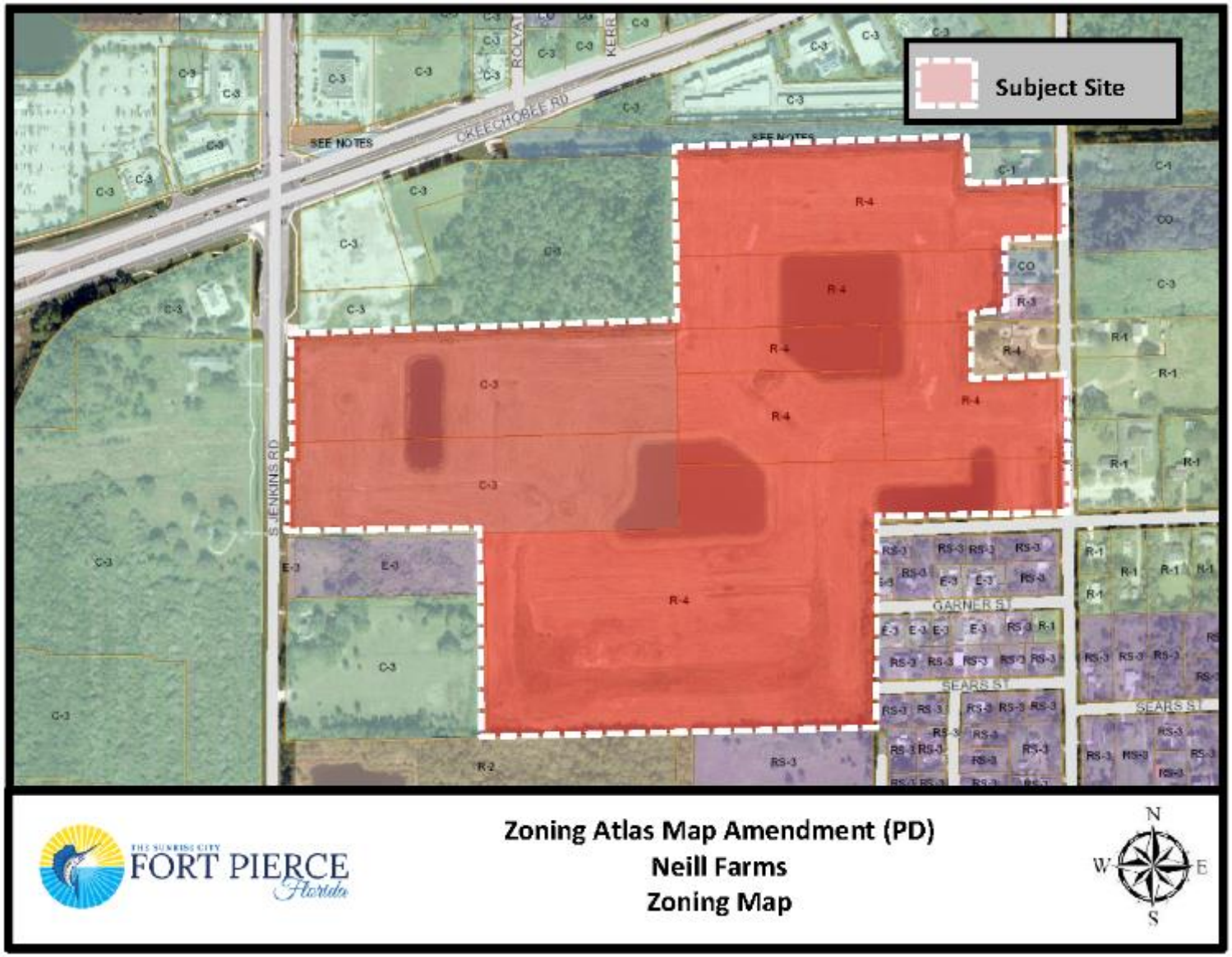
Future Land Use Map



Zoning Map

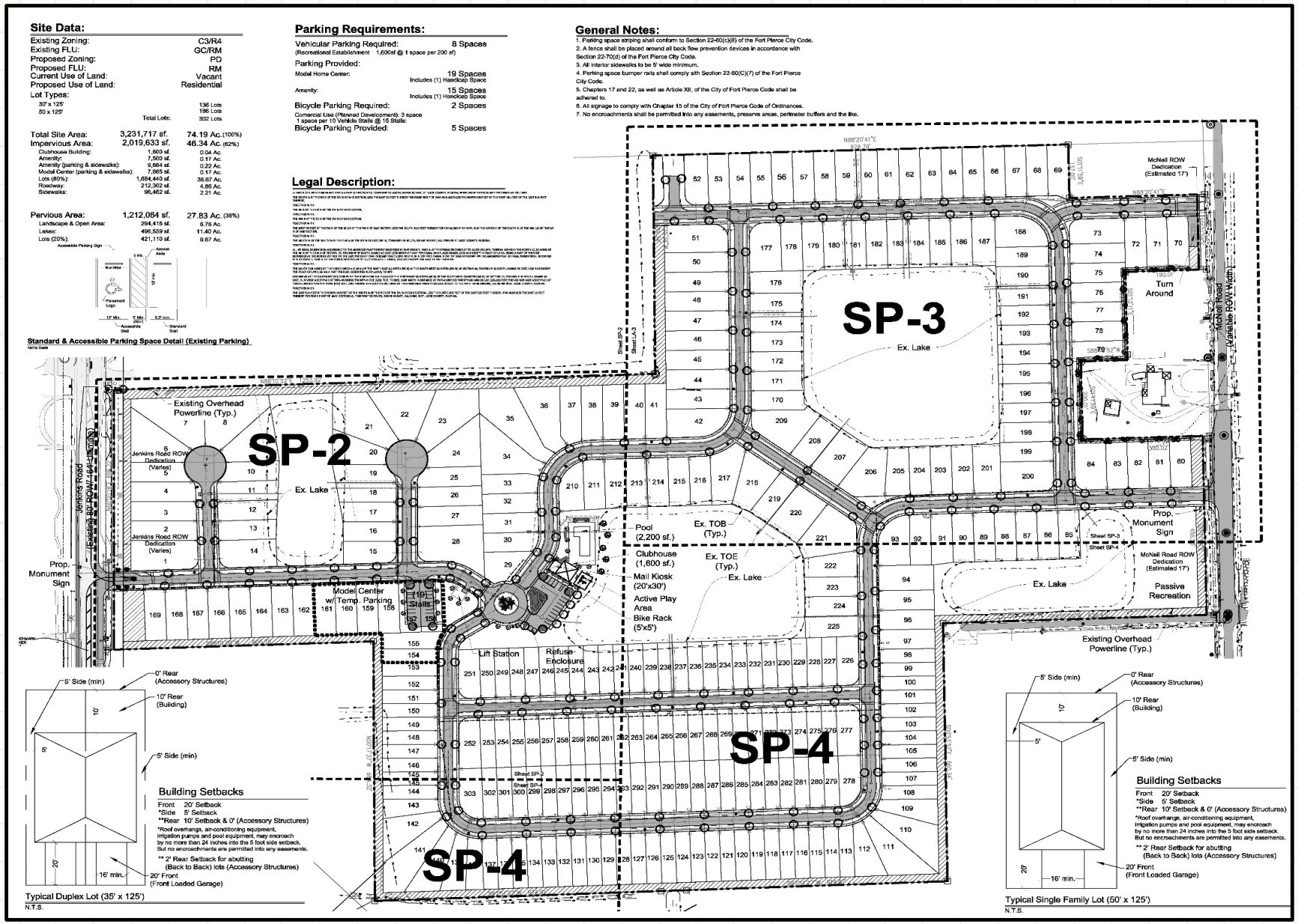

Subject Site
SEE NOTES
CREECHOBEE RD
S JENKINS RD
GARNER ST
SEARS ST
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map
N
W
E
S

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan.

- Staff recommends **Approval** of the request
  - ❑ Planning Board voted to recommend approval of the request by a vote of 6-0.
  - ❑ Consistent with Section 22-40 & 22-131 of City Code & the Comprehensive Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

CC Recommendations (Zoning Atlas Amendment)

Possible actions of the City Commission:

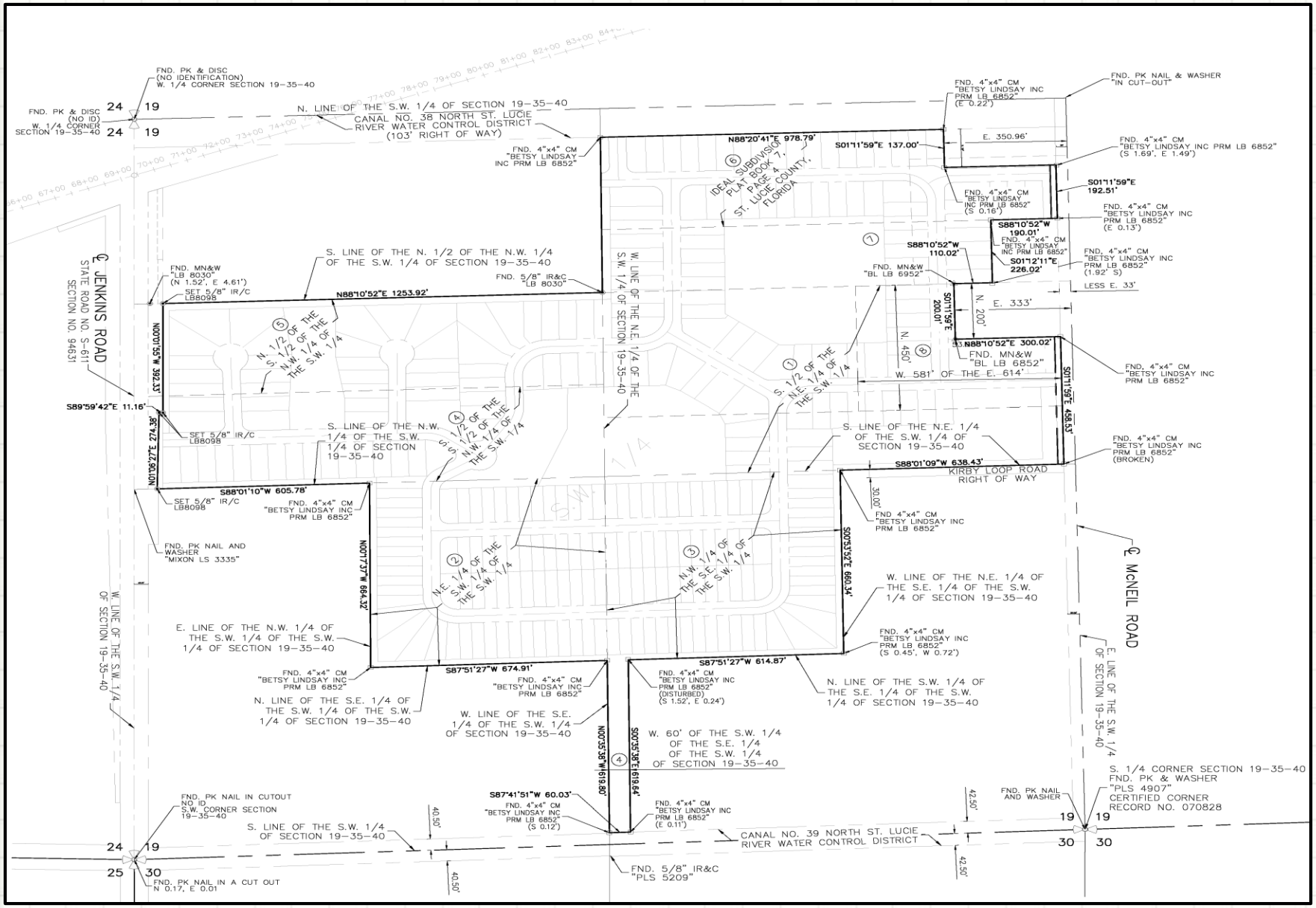
- **APPROVE** the proposed Zoning Atlas Amendment with no changes
    - Planning Board recommends approval by a vote of 6-0.
    - Staff recommends approval of the request with one condition.
- **APPROVE** the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVE** the proposed Zoning Atlas Amendment

Preliminary Plat

Preliminary Plat for a Subdivision titled “Neill Farms.”

- Staff recommends **Approval** of the request.
  - ❑ Preliminary Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

Plat



FND. PK & DISC (NO IDENTIFICATION) W. 1/4 CORNER SECTION 19-35-40
FND. PK & DISC (NO ID) W. 1/4 CORNER SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 38 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
N88°20'41"E 978.79'
S01°11'59"E 137.00'
E. 350.96'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.22')
FND. PK NAIL & WASHER "IN CUT-OUT"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 1.69', E 1.49')
S01°11'59"E 192.51'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.16')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.13')
IDEAL SUBDIVISION PLAT BOOK 7, PAGE 4 ST. LUCIE COUNTY, FLORIDA
S88°10'52"W 190.01'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S88°10'52"W 110.02'
S01°12'11"E 226.02'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (1.92' S)
LESS E. 33'
FND. MN&W "BL LB 6952"
S01°11'59"E 200.01'
N. 200'
E. 333'
N88°10'52"E 300.02'
FND. MN&W "BL LB 6852"
W. 581' OF THE E. 614'
S01°11'59"E 458.53'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S. LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. MN&W "LB 8030" (N 1.52', E 4.61')
SET 5/8" IR/C LB8098
FND. 5/8" IR&C "LB 8030"
N88°10'52"E 1253.92'
W. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
JENKINS ROAD
STATE ROAD NO. S-611
SECTION NO. 94631
N00°01'55"W 392.33'
N. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
S. 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4
S89°59'42"E 11.16'
SET 5/8" IR/C LB8098
N01°06'27"E 274.38'
S. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
S. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S88°01'09"W 638.43'
KIRBY LOOP ROAD RIGHT OF WAY
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (BROKEN)
S88°01'10"W 605.78'
SET 5/8" IR/C LB8098
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
FND. PK NAIL AND WASHER "MIXON LS 3335"
N00°17'37"W 664.32'
N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4
N.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4
S00°53'52"E 660.34'
W. LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
McNEIL ROAD
W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
E. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.45', W 0.72')
S87°51'27"W 674.91'
S87°51'27"W 614.87'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (DISTURBED) (S 1.52', E 0.24')
N. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. 60' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N00°35'38"W 619.80'
S00°35'38"E 619.64'
S. 1/4 CORNER SECTION 19-35-40 FND. PK & WASHER "PLS 4907" CERTIFIED CORNER RECORD NO. 070828
FND. PK NAIL AND WASHER
FND. PK NAIL IN CUTOUT NO ID S.W. CORNER SECTION 19-35-40
S87°41'51"W 60.03'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.12')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.11')
S. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
FND. 5/8" IR&C "PLS 5209"
FND. PK NAIL IN A CUT OUT N 0.17, E 0.01

Staff Recommendation Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission, subject to one (1) Condition of Approval:

1. Prior to the submittal of the Final Plat, the applicant address all of the Engineering Comments on the Plat document.

CC Recommendations (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVE** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Preliminary Plat with changes
- **DISAPPROVE** of the proposed Preliminary Plat.

Zoning Atlas Map Amendment
&
Preliminary Plat



East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	September 16, 2019

STAFF REPORT

Property Owner	Neill Farms FP, LLC 601 North Congress Avenue Delray Beach, Florida 33445
Applicant/Representative:	Brian Nolan, AICP, ASLA (Lucido & Associates) 701 Southeast Ocean Boulevard Stuart, Florida 34994
Requested Action:	Approval to rezone the subject property from General Commercial (C-3), (2 parcels) and Medium Density Residential (R-4), (six parcels) to Planned Development (PD) with an associated Development Plan. Approval of a Preliminary Plat for a Subdivision to be known as Neill Farms.
Site Location:	East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.
Parcel IDs:	2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-0001, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0
Existing Use:	Vacant
Parcel Size:	74.19 Acres
Current Zoning:	General Commercial (C-3)/Medium Density Residential (R-4)
Current Future Land Use	General Commercial (GC)/Medium Density Residential (RM)
Proposed Zoning:	Planned Development (PD)

Proposed Future Land-Use Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4),to Planned Development (PD). In conjunction with the rezoning application, the applicant is also requesting review and approval of a Preliminary Plat for 74.19 acres of land pursuant Chapter 18 of the City Code. The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.

Background

The subject site was originally planned for development in 2005 for a 214-lot residential subdivision also known as Neill Farms. At that time, the developer, KB Homes, received approval for Zoning and Future Land Use amendments for six parcels of the development to change to R-4 and RM, respectively, under ordinances K-387 and K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(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.
b. Meet transportation demands and provide community facilities and services.

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for Zoning and Future Land Use changes will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant is now requesting the zoning be changed to a PD, rather than R-4, as was previously approved on the property. There are other residential developments either existing or under construction around this site. The services that are provided for those developments would be the same or similar for this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request brought before the City Commission in 2005. At that time, the City Commission was charged with determining whether the project met

the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD and the Future Land Use on two of the parcels will be changed to RM. The RM designation will provide consistency with the other six parcels within the proposed subdivision that also have a RM Future Land Use designation.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Preliminary Plat as presented.

Public Notification:

Seventy-one letters were sent out to property owners within 500 feet of the subject property. No letters have been returned and an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

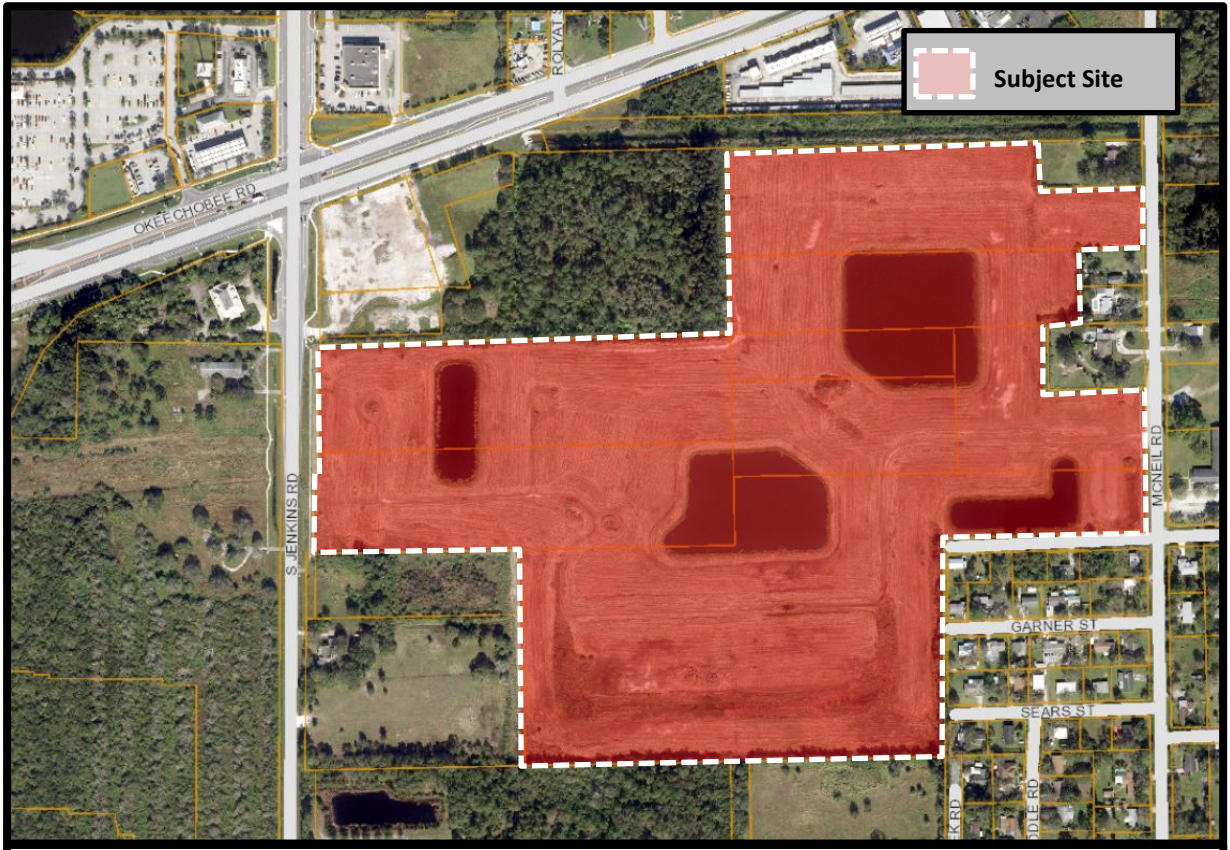
The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in Section 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

Staff Recommendation Preliminary Plat:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 18 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition.

1. Prior to the submittal of the Final Plat address all the Engineering Comments on the Plat document.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map

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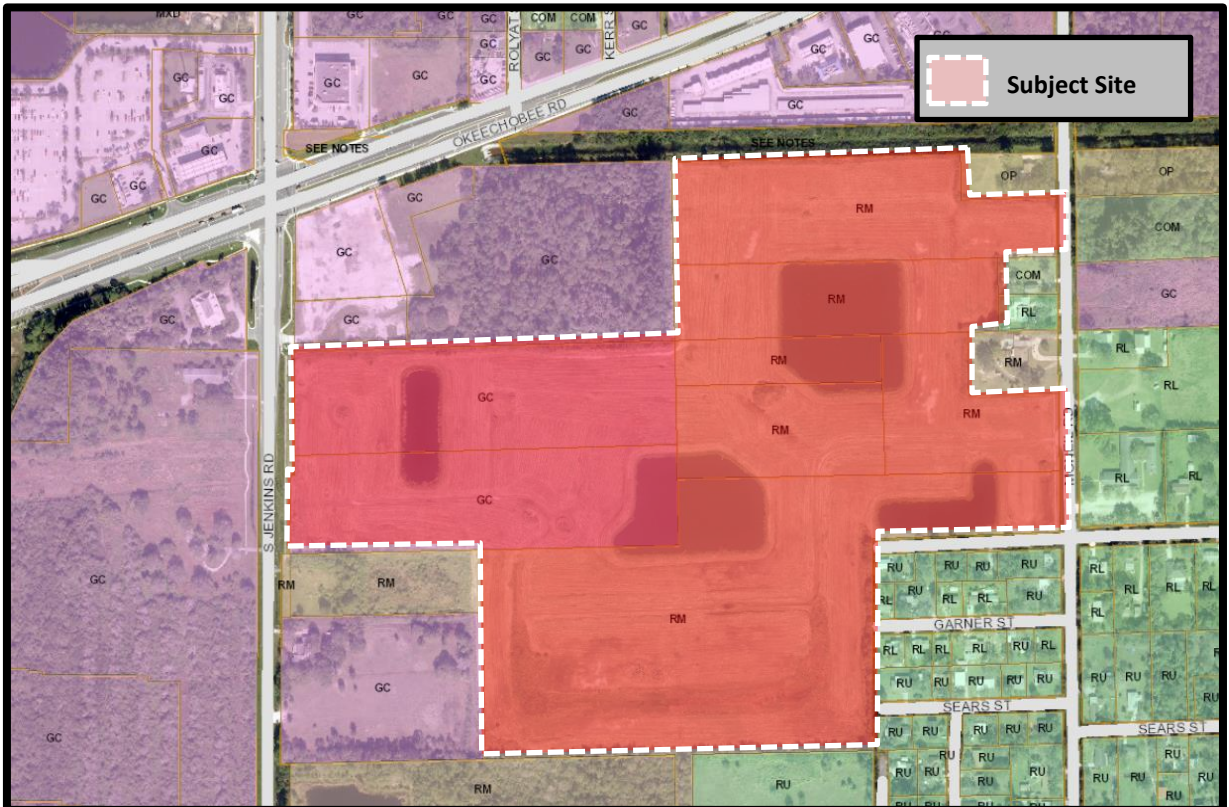

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Future Land Use Map

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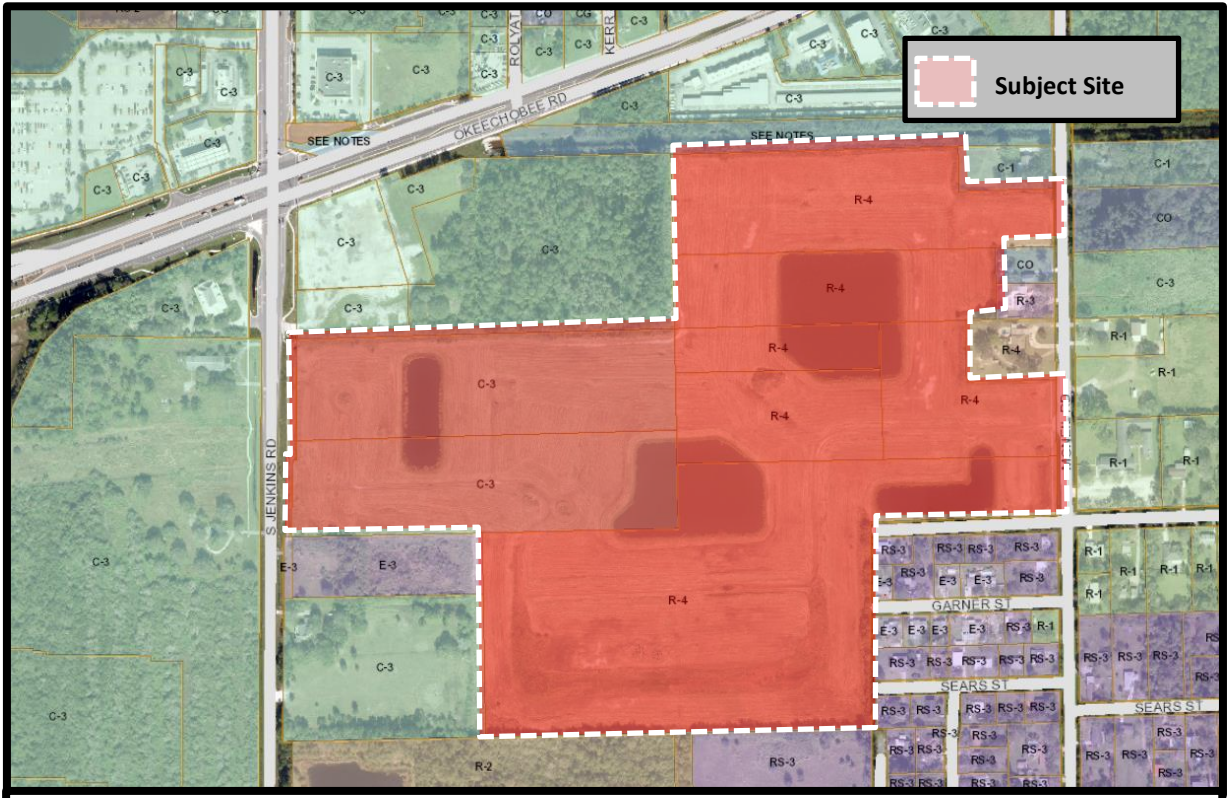

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. All previous comments from Planning Staff have been satisfied.

2. The plat document for the Planning Department signature line needs to read as follows:

   Planning & Zoning Approval

   IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIRMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE

   THIS ___ DAY OF _____, 2019

   BY _____
   REBECA GUERRA, AICP
   INTERIM DIRECTOR OF PLANNING
   CITY OF FORT PIERCE, FLORIDA

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April 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
PLANNING DEPARTMENT Florida

February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March 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
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] 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\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Preliminary Plat – Jenkins Road
TRC No. 19-09000001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- [x] Preliminary Plat Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for conditions of approval

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 1- 020819\Preliminary Plat Approval - 022119.docx

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
    e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
    f. Add the subdivision street names to the plat.
    g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
    h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : April 12, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Preliminary PUD Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 2 - 041119\PD Comments - 041219.docx

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment *"The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements..."* was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] 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\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development & FLUA – Jenkins Road
TRC Nos. 19-43900001 & 19-99900001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- [x] PD and FLUA Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of PUD & FLUA
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for conditions of approval

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Future Land Use Map Amd. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/20/19

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 21 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Rezoning. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 4/20/17

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

Comments:

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

Comments:

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

April 16, 2019

Project: **Neil Farms**
Subject: **Resubmittal Comments**
To: Brandon Creagan
From: Grant Chambers

1. The traffic report provided previously by the applicant states "The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway." The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.

February 20, 2019

Project: **Neil Farms**
Subject: **Plat and Planned Development**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 20, 2019

Mr. Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Rezoning & Development Review
Neill Farms Planned Development, Jenkins Road and SR 70
Fort Pierce, Florida

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

Traffic Impact Analysis

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,



Yi Ding
Transportation Systems Manager

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	February 21, 2019
SUBJECT:	**Application for Rezoning (PD) & Development Review – Neill Farms Planned Development** Technical Review Project: # 19-43900001

The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

Background

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001- 000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Review Comments

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

General Note(s):

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

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

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:

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

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 2419323000100 01;2419323000200 08;2419313000100 00;2419313000200 07;2419314000200 00;2419313000101 03;2419311000200 01;2419701000100 01
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: FLUMA, Prelim/Final Plat

8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac. = 66.34 ac.	67.51	+1.17 ac,

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

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	Zero (0)	Zero (0)
Proposed Zoning	2,769 Trips	~~2,769 Trips~~ 211 AM / 282 PM
Change in Demand	Trips 2,769	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is Currently Available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

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

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.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 1-3-19 Date

601 N Congress Ave, Ste. 302, Delray Beach, FL. 33445
Address State Zip

561-330-2340 mru213@aol.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature 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.

ANTHONY VERDERAME
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19
Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as iden

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description: Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 33445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 20 19, by ANTHONY VERKRAMP who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

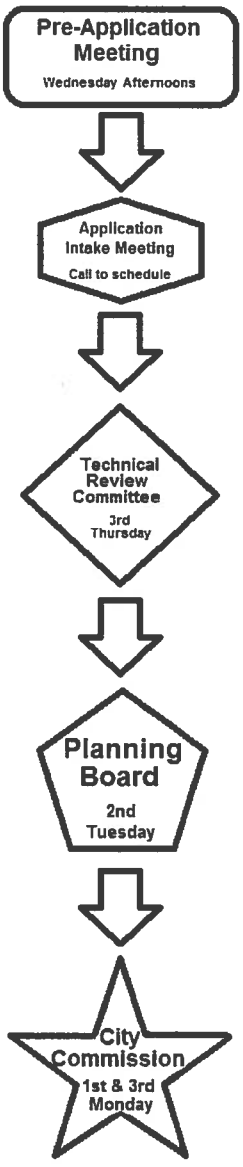
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 302

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

North	South	East	West
vacant	vacant/ sf res	SF res	vacant

Application Outlook



Site Plan submittal requirements:

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

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ 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

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

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

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: Planned Development, Plrelim/Final Plat
8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac = 66.34 ac.	67.51 ac.	+1.17 ac.

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

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

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	Zero (0)	Zero (0)
Proposed Zoning	2769 Trips	211 AM / 282 PM
Change in Demand	Trips 2769 Trips	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is currently available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

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

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.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 Date

Address State FL 33445 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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTHONY VERDERAME

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19 Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Date: January 22, 2019

From: Neill Farms FP, LLC
601 N. Congress Ave
Delray Beach, FL 33445

To: Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: NEILL FARMS – OWNER'S AUTHORIZATION
(LA Ref. #18-896)
Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED

Dear Ms. Grohal:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian Nolan,** of **Lucido & Associates,** to represent **Neill Farms FP, LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), Large Scale Future Land Use Map Amendment, Planned Development rezoning, development plan review, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

_____
Anthony Verderame, Manager

STATE OF _____
COUNTY OF _____
The foregoing was acknowledged before me this ____ day of _____, 2019, by _____, of _____. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

_____

(Notarial Seal)

(Print Name) _____
NOTARY PUBLIC

My Commission Expires:

lucido&associates

January 28, 2018

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

Re: **Neill Farms FLUMA and Planned Development –** Project Narrative
Our Reference Number: 18-896
Parcel Identification Numbers: 241932300010001; 241932300020008; 241931300010000; 241931300020007; 241931400020000; 241931300010103; 241931100020001; 241970100010001

Dear Mr. Creagan:

On behalf of Neill Farms FP, LLC, Lucido & Associates is pleased to present to you the proposed subdivision known as Neill Farms. Neill Farms, as proposed, would consist of 302 platted lots, consisting of single and two-family dwelling units, two on-site recreation areas, along with perimeter buffering, central utilities and on-site stormwater facilities.

The subject site consists of eight (8) parcels of land totaling approximately 74.19 ac. and is located within the city limits of the City of Fort Pierce, Florida. The subject is situated approximately 450 feet south of SR 70 (Okeechobee Road), immediately east of County Road 611 (South Jenkins Road) and immediately west of McNeil Road. Currently, the subject is vacant with evidence of previous construction activity associated with the early stages of site development (excavated stormwater retention ponds, rough site grading and the beginning stages of roadway construction). Surrounding the subject are existing commercial and residential uses with institutional uses further to the east. Commercial uses are generally located adjacent to SR 70, north of the subject, and include, among others, Home Depot, Walmart, Walgreens, Sunoco and Race Track gas stations along with other retail sales and restaurant uses.

Currently, the subject has split Zoning and Future Land Use designations: R4 (Medium Density Residential) and C3 (General Commercial), and; RM (Residential Medium) and GC (General Commercial), respectively. As the proposed use is a platted residential development, a Large-scale Future Land Use Map Amendment to RM and a Rezoning to Planned Development is being requested for all eight (8) parcels of land under the control of Neill Farms FP, LLC; additionally, both a preliminary and final plat request will be sought for the subject.

The subject has existing vehicular access directly to/from Jenkins and McNeil roads with the SR 70/I-95 interchange lying approximately 1,500 feet west and the SR-70/Florida Turnpike interchange lying approximately 1 mile west of the subject. As per the attached Traffic Impact Report, while turn lanes on both S. Jenkins Road and McNeill Road are warranted, all transportation facilities are expected to operate within the adopted Level of Service (LOS) standards, post-development.

The subject lies within the Fort Pierce Utility Authority (FPUA) Service Area. During previous construction efforts, a water main was installed internal to the project site, extending from S. Jenkins Road, east to McNeill Road – said water main will be extended as necessary to service all proposed lots within the development. Additionally, Waste Water service was extended into the subject site from S. Jenkins Road and will be extended as necessary to provide waste water service to all proposed lots within the development.

We look forward to gaining feedback from the Site Plan Review Committee and look forward to working with you further as we seek the necessary entitlements for the proposed use. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4505692 OR BOOK 4207 PAGE 1354, Recorded 11/29/2018 12:07:44 PM Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 – Parcel 1
2419-323-0002-0008 – Parcel 2
2419-323-0001-0001 – Parcel 3
2419-313-0001-0000 – Parcel 4
2419-313-0001-0103 – Parcel 5
2419-701-0001-0001 – Parcel 6
2419-311-0002-0001 – Parcel 7
2419-314-0002-0000 – Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company,** whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors **and Neill Farms FP LLC, a Florida Limited Liability Company,** whose post office address is 1601 S Congress Ave #201, Delray Beach, FL 33445, herein 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

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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, except taxes accruing subsequent to December 31, 2017.

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:

CGV Investments, LLC, a Florida Limited Liability Company

By: _____
Anthony Verderame

_____
Witness #1 Signature

Lawrence W. Townley
Witness #1 Printed Name

_____
Witness #2 Signature

Jonathan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public State of Florida
Monica Butler-White
My Commission GG 034961
Expires 10/02/2020

Monica Butler-White
Notary Public

_____

Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4,of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

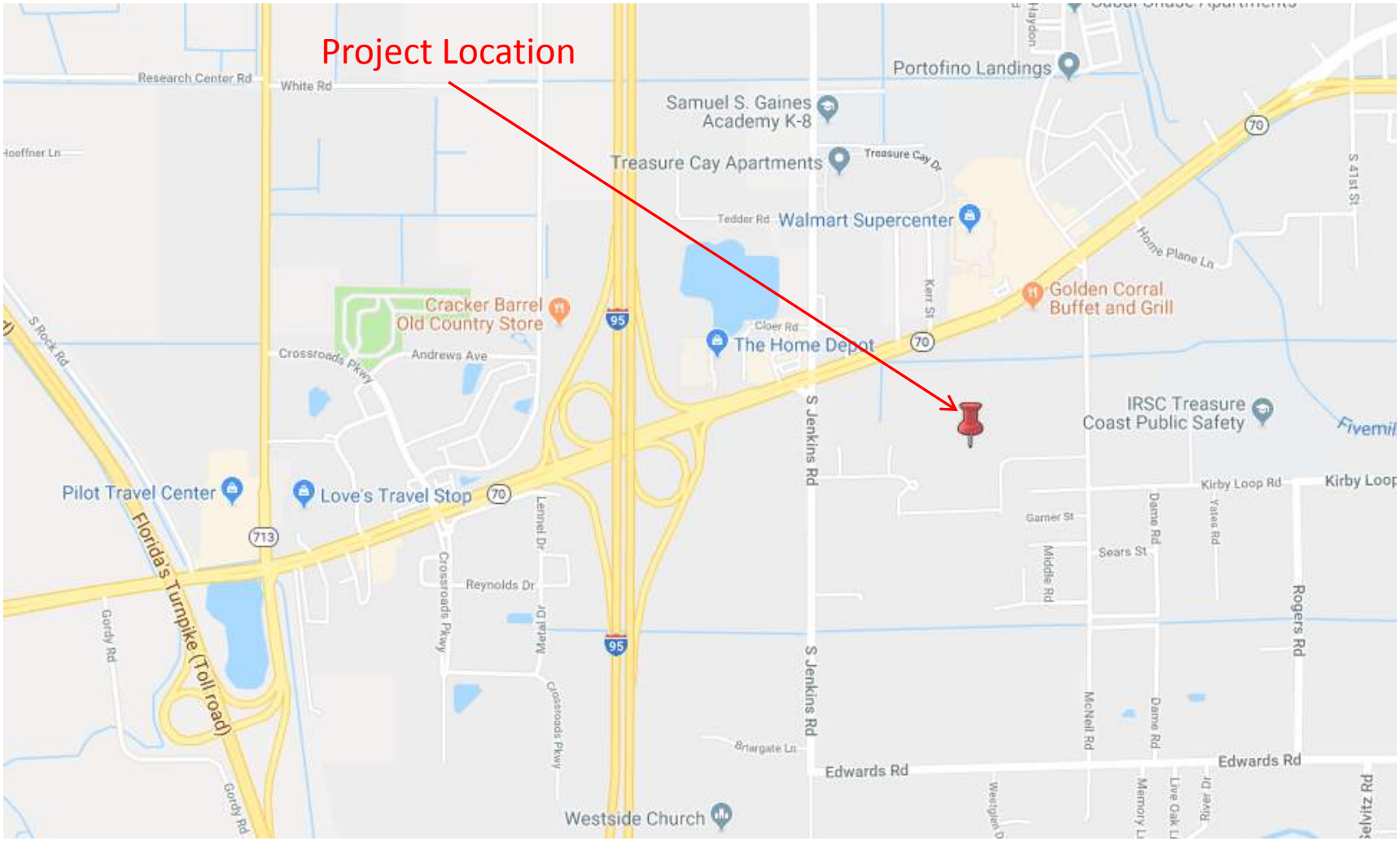
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

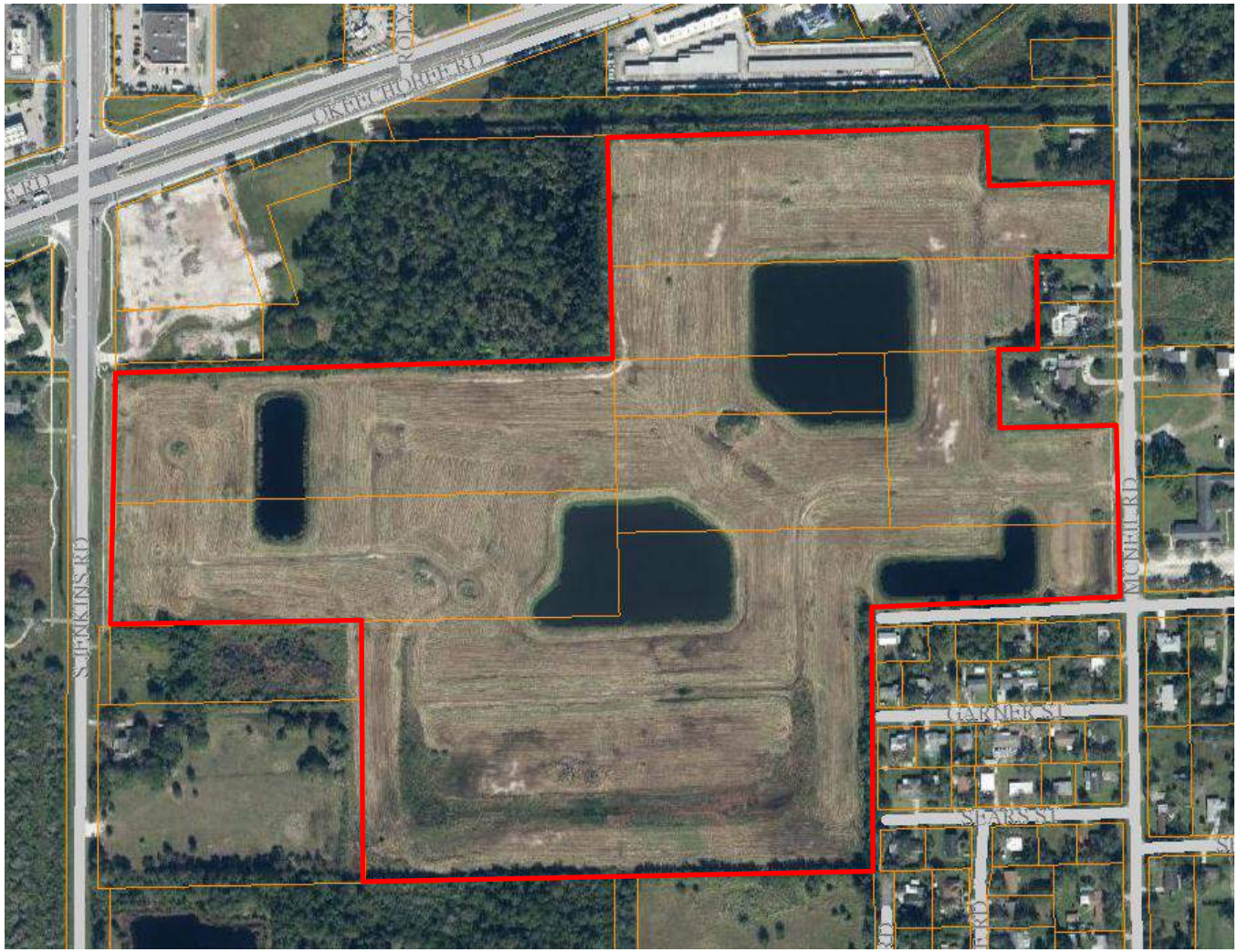
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

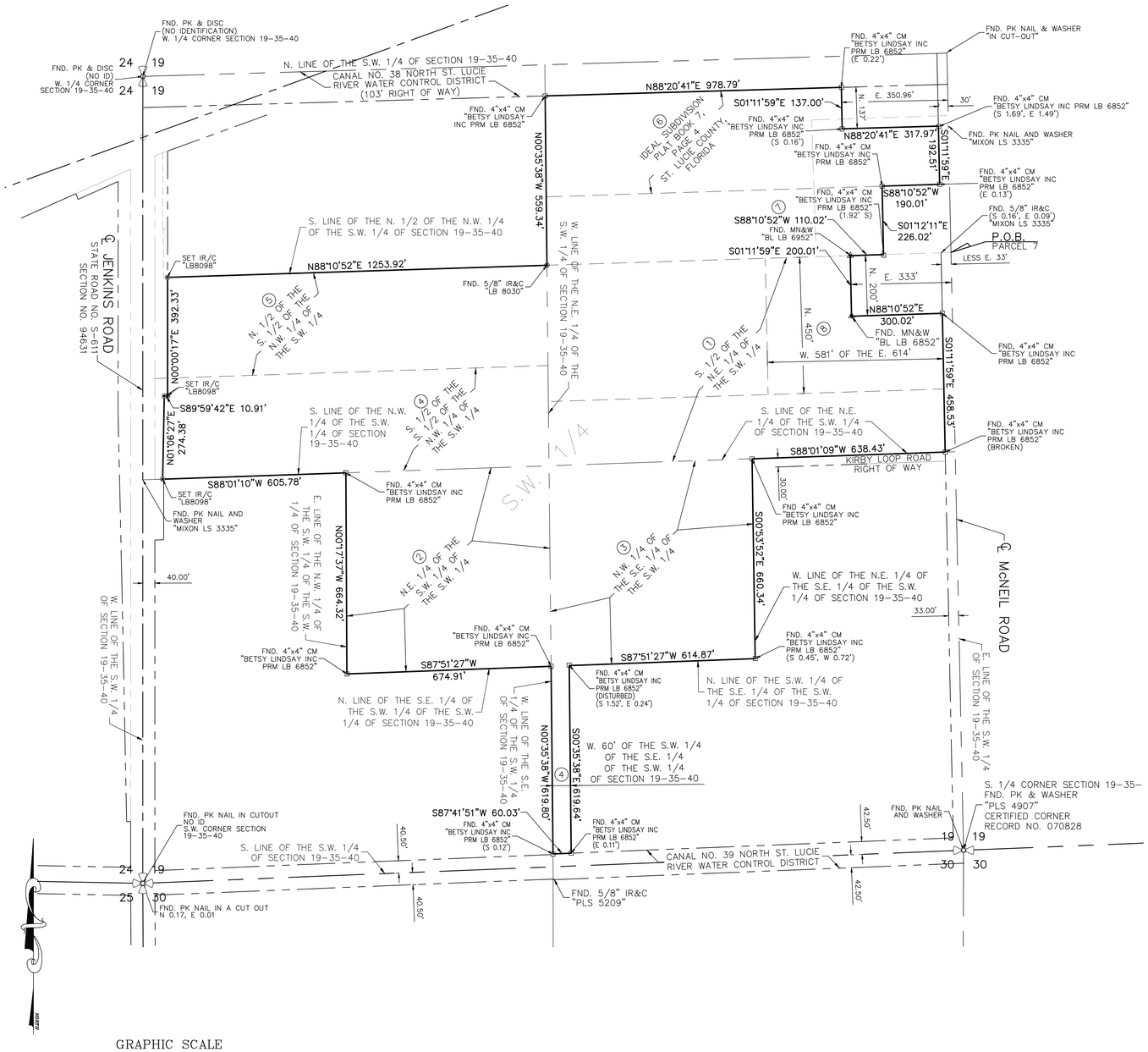
St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**



BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

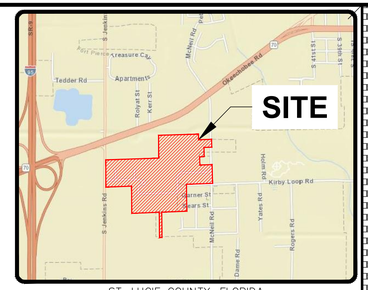


GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. 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 FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. 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.
3. PARCEL CONTAINS 98003.8745 SQUARE FEET (2.25 ACRES) MORE OR LESS.
4. THE LAST DATE OF FIELD WORK WAS APRIL 26, 2018.
5. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
6. BEARINGS, IF SHOWN HERON, ARE BASED UPON THE RECORDED PLAT OF SOUTHERN GROVE PLAT NO. 18 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.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND ARE BASED ON PORT ST. LUCIE BENCHMARK NO. 13, HAVING A PUBLISHED ELEVATION OF 26.07 FEET.
8. 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.
9. 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.
10. 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.
11. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON (UNPRINTED) FLOOD INSURANCE RATE MAP NO.12111C0275J, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

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

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	18-430 BNDY_rev1.dwg
SHEET	1
LAYOUT	
SCALE	AS SHOWN
DATE	March 26, 2019

DATE	REVISION COMMENTS
03/21/19	REVISED JENKINS ROAD RIGHT-OF-WAY LINE - SPT

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

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

18-430

1 OF 1

Z:\EDC\2018\18-430_land Forms\BNDY\DWG\Boundary 18-430 BNDY.dwg, 3/27/2019 2:05 PM, Shawn Thomas
THIS DOCUMENT 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. 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.

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

OWNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF NEILL FARMS ARE HEREBY DECLARED TO BE THE PROPERTY OF *POA* FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY *POA*.
2. THE RECREATION TRACT SHOWN ON THIS PLAT OF NEILL FARMS IS HEREBY DEDICATED TO *POA* AND IS HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
2. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 9 INCLUSIVE, ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO *POA* AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
3. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO *POA*, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.
4. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
5. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER, AND CABLE TV, FOR UTILITY PURPOSES.
5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO *POA*, IT'S SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.
7. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
8. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

DEDICATION CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED *POA*, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20___.

POA

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS

_____

_____
PRINTED NAME

WITNESS

_____

_____
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED _____, _____ OF *POA*, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
TYPED, PRINTED, OR STAMPED NAME OF
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

BANK, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN [MORTGAGE AND SECURITY AGREEMENT DATED _____ AND RECORDED _____ AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA], DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

BANK

BY: _____
BANK SIGNER
BANK SIGNER POSITION

[CORPORATE SEAL]

WITNESS (IF APPLICABLE)

_____

_____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, *ATTORNEY*, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY *TITLE COMPANY*, DATED _____, *YEAR*, AND DESIGNATED AS *FILE NUMBER* (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: *OWNER*, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

(USE OR DELETE LANGUAGE BELOW)

THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF *BANK*, RECORDED *DATE*, AT OFFICIAL RECORDS BOOK *#*, PAGE *#*, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE _____ DAY OF _____, 2019.

BY: _____
ATTORNEY
FIRM
FLORIDA BAR NO.

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY _____
REBECA GUERRA, AICP
INTERIM DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

BY: _____

PRINT NAME: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2019.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2019.

_____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

SEAL
POA

SEAL
BANK

SEAL
CLERK OF
CIRCUIT COURT



SITE MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF *PLAT NAME* IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2019.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
3. PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
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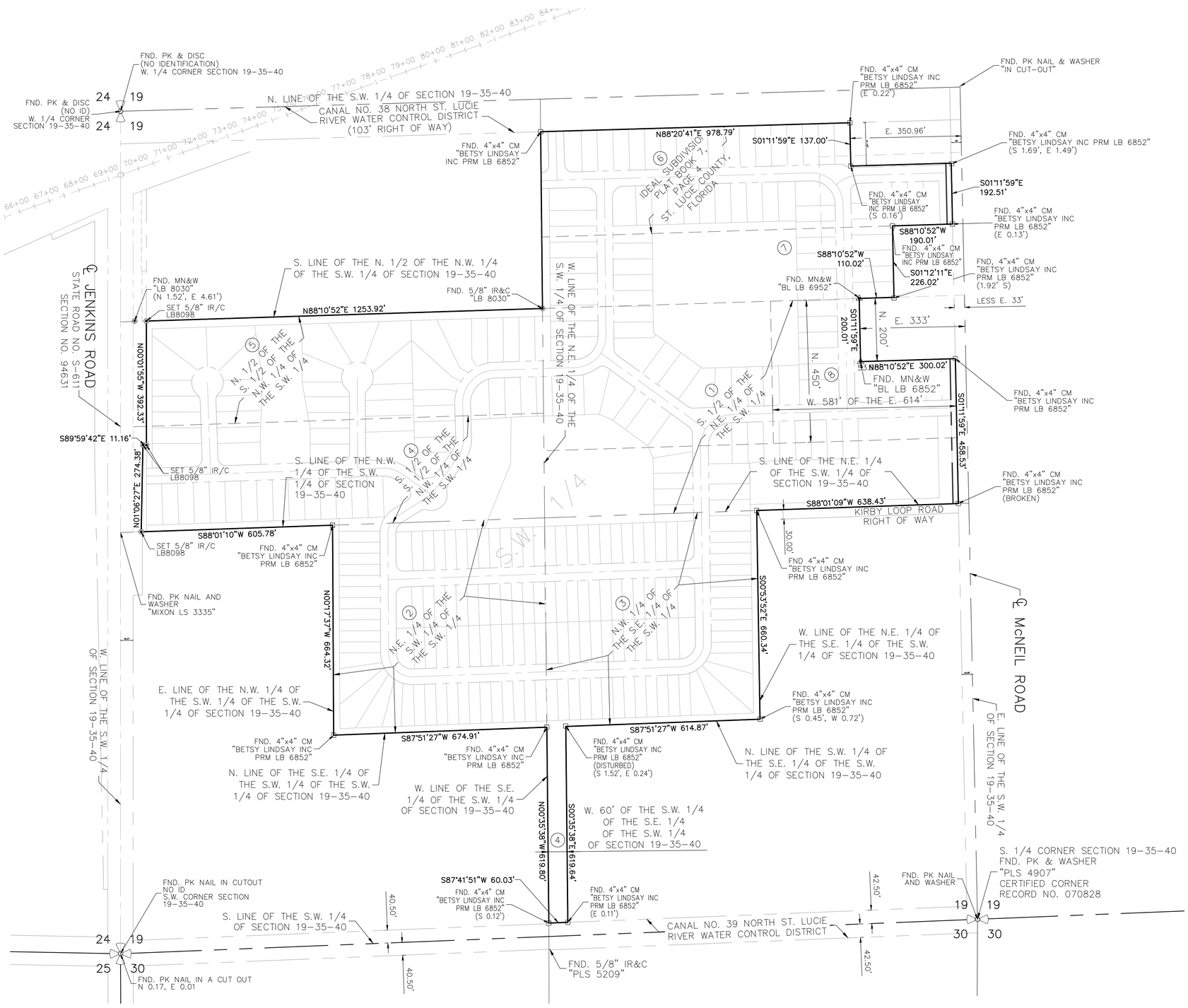
L.B. CERTIFICATE OF AUTHORIZATION 8098

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
		P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
		P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
		LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
		LB.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
		FD	FOUND	TWP.	TOWNSHIP
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
		CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
		IR	IRON ROD	S.F.	SQUARE FEET
		O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
		P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
		PG.	PAGE	R	RADIUS
		B.E.	BUFFER EASEMENT	L	CURVE LENGTH
		U.E.	UTILITY EASEMENT	CB	CHORD BEARING
		I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
		REC.	RECREATION TRACT		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

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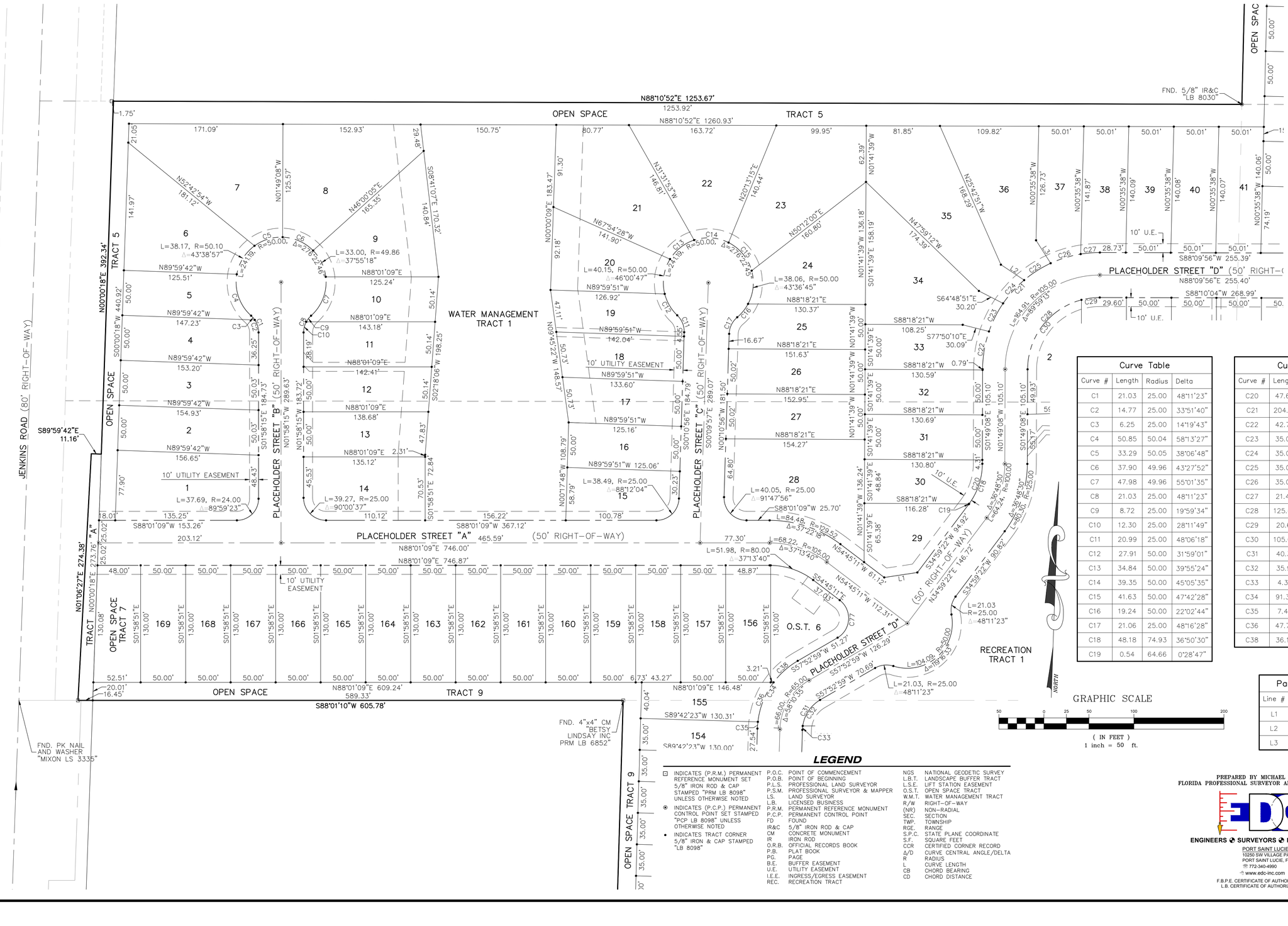

Curve Table			
Curve #	Length	Radius	Delta
C1	21.03	25.00	48°11'23"
C2	14.77	25.00	33°51'40"
C3	6.25	25.00	14°19'43"
C4	50.85	50.04	58°13'27"
C5	33.29	50.05	38°06'48"
C6	37.90	49.96	43°27'52"
C7	47.98	49.96	55°01'35"
C8	21.03	25.00	48°11'23"
C9	8.72	25.00	19°59'34"
C10	12.30	25.00	28°11'49"
C11	20.99	25.00	48°06'18"
C12	27.91	50.00	31°59'01"
C13	34.84	50.00	39°55'24"
C14	39.35	50.00	45°05'35"
C15	41.63	50.00	47°42'28"
C16	19.24	50.00	22°02'44"
C17	21.06	25.00	48°16'28"
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"

Curve Table			
Curve #	Length	Radius	Delta
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

LEGEND

- □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"

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P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
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P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
FD	FOUND	TWP.	TOWNSHIP
IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
IR	IRON ROD	S.F.	SQUARE FEET
O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
PG.	PAGE	R	RADIUS
B.E.	BUFFER EASEMENT	L	CURVE LENGTH
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REC.	RECREATION TRACT		

Parcel Line Table		
Line #	Length	Direction
L4	11.85	N62°43'05"W
L5	0.20	N88°20'46"E

Curve Table			
Curve #	Length	Radius	Delta
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C41	39.31	24.91	90°24'18"
C42	39.27	25.00	89°59'55"
C43	12.63	25.00	28°56'09"
C44	12.63	25.00	28°56'14"
C45	11.67	25.00	26°44'24"
C46	0.96	25.00	2°11'50"
C47	157.87	100.00	90°27'07"

Curve Table			
Curve #	Length	Radius	Delta
C48	92.75	100.00	53°08'29"
C49	65.12	100.00	37°18'38"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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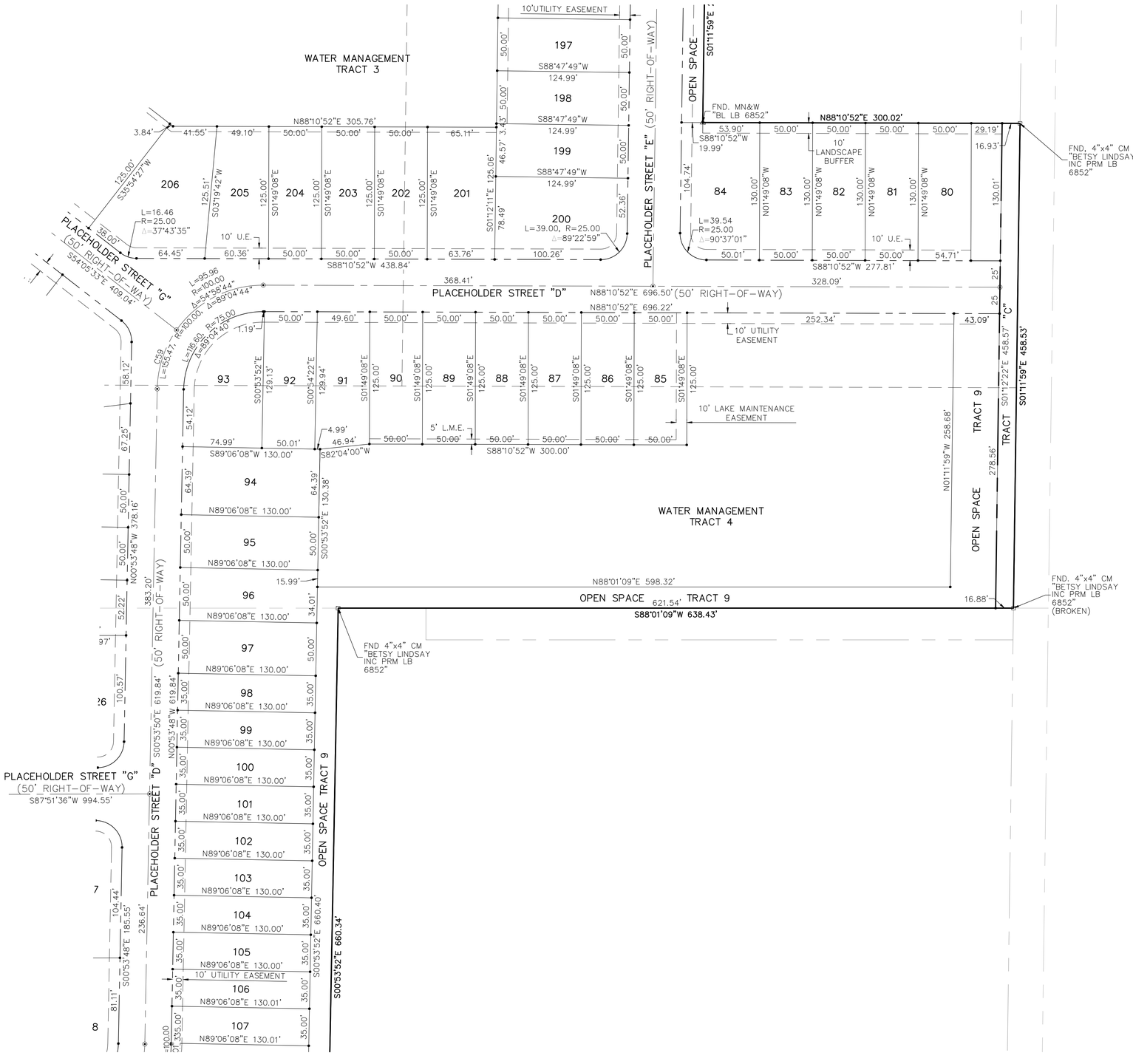

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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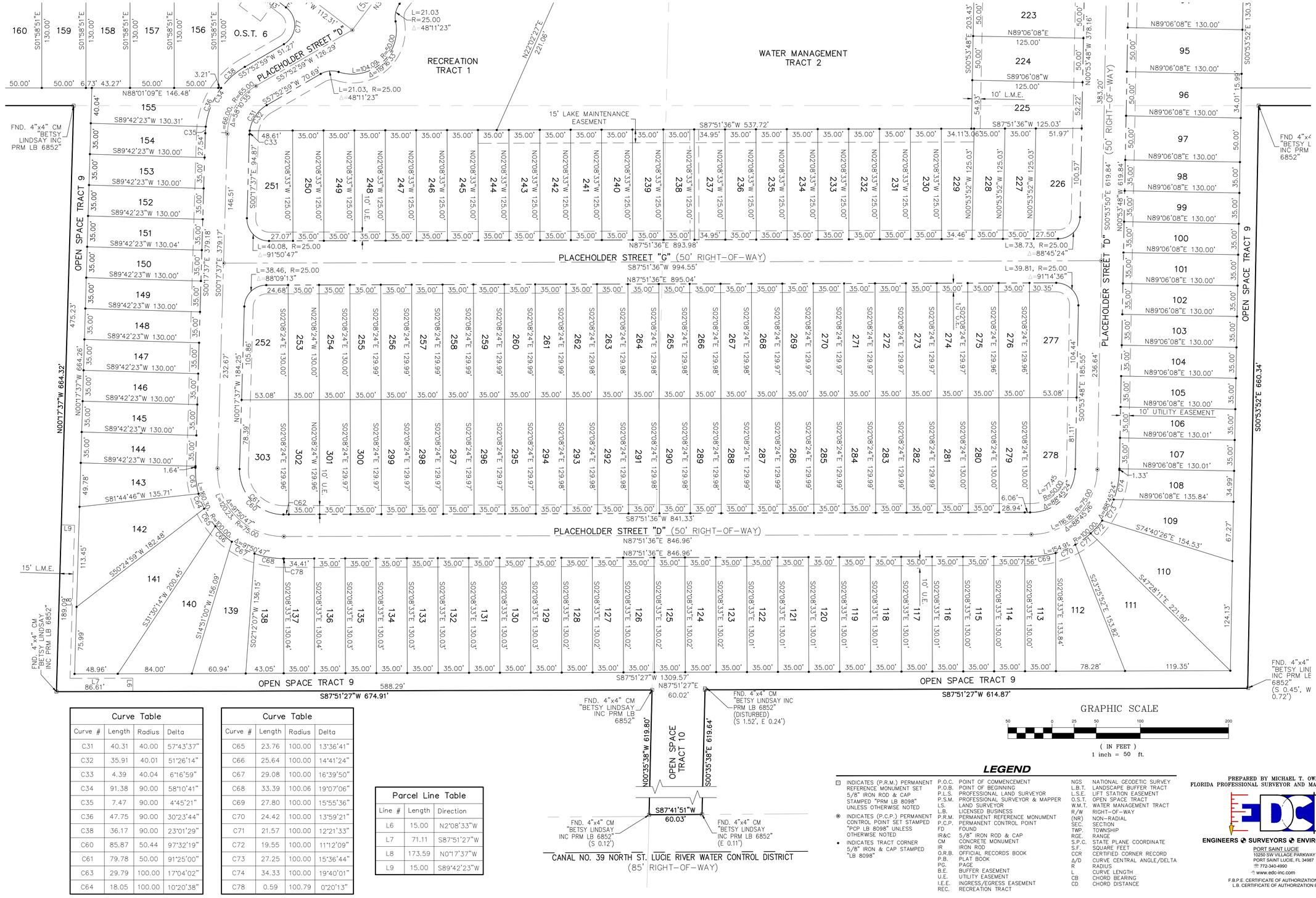

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64	18.05	100.00	10°20'38"

Curve Table			
Curve #	Length	Radius	Delta
C65	23.76	100.00	13°36'41"
C66	25.64	100.00	14°41'24"
C67	29.08	100.00	16°39'50"
C68	33.39	100.06	19°07'06"
C69	27.80	100.00	15°55'36"
C70	24.42	100.00	13°59'21"
C71	21.57	100.00	12°21'33"
C72	19.55	100.00	11°12'09"
C73	27.25	100.00	15°36'44"
C74	34.33	100.00	19°40'01"
C78	0.59	100.79	0°20'13"

Parcel Line Table		
Line #	Length	Direction
L6	15.00	N2°08'33"W
L7	71.11	S87°51'27"W
L8	173.59	N0°17'37"W
L9	15.00	S89°42'23"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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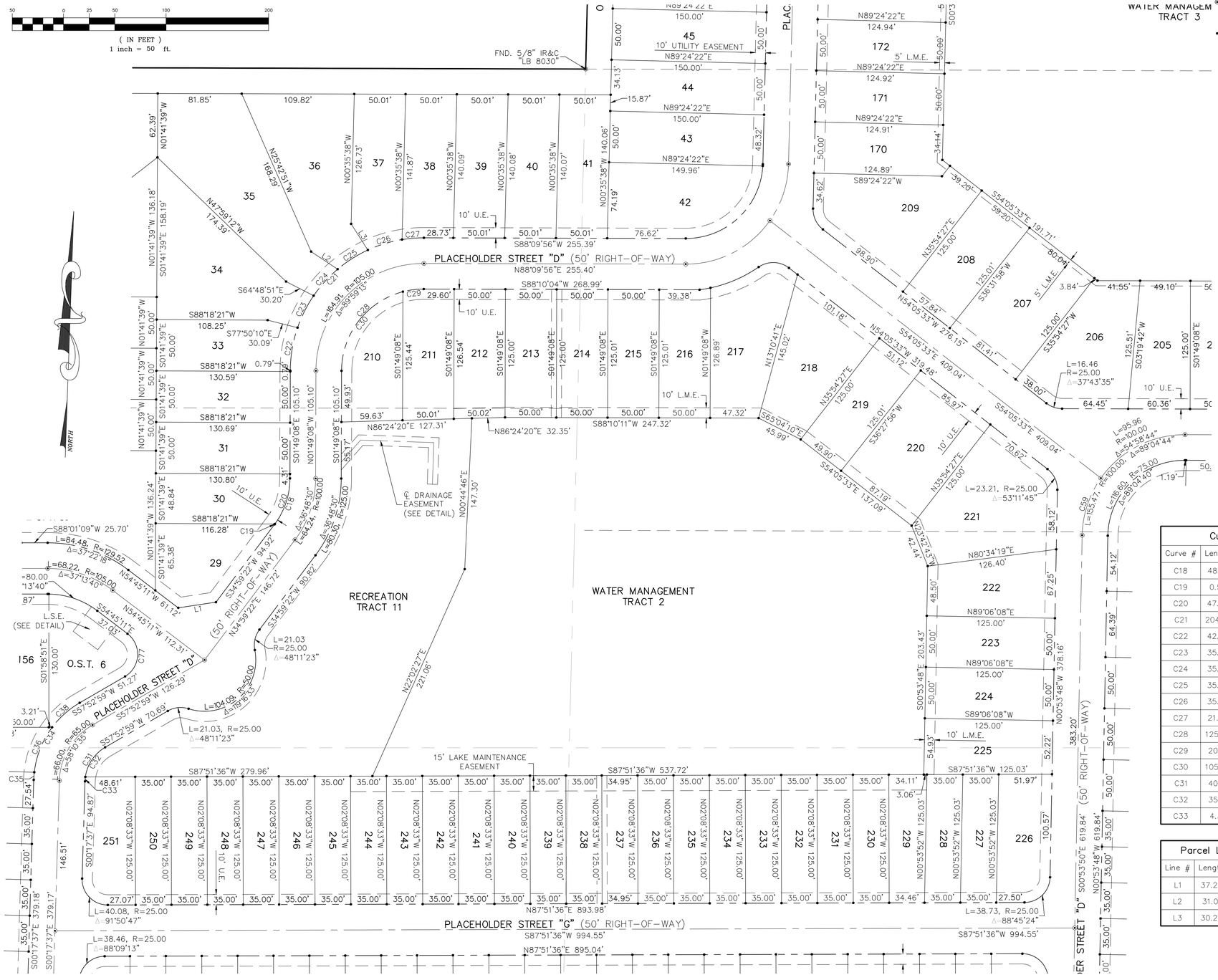

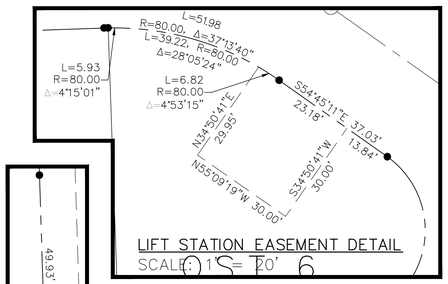

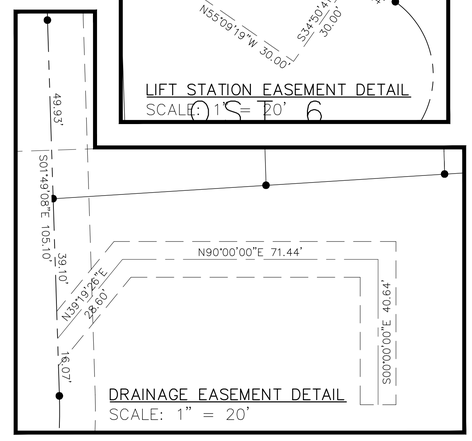

Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"

Curve Table			
Curve #	Length	Radius	Delta
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"
C59	59.52	100.00	34°06'00"
C77	49.13	25.28	111°21'24"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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EDC, Inc.
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Port Saint Lucie, Fl. 34987

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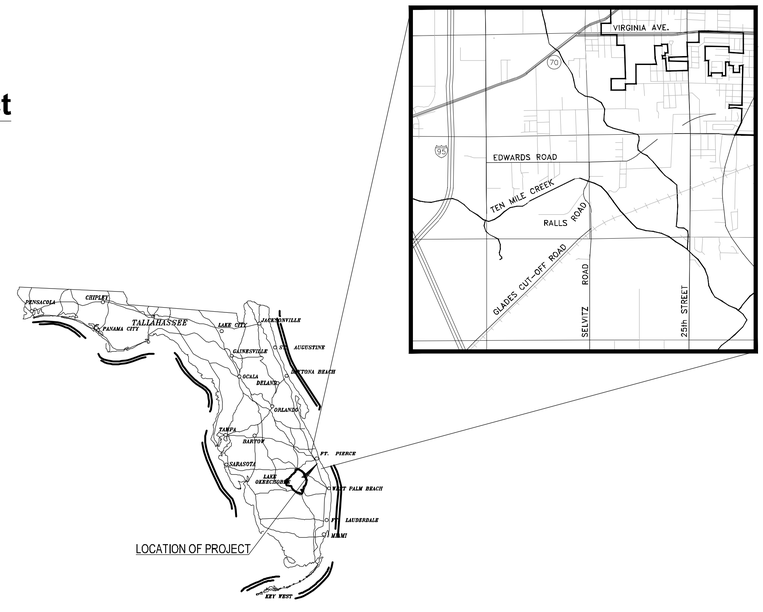

Sheet Index

Cover Sheet	
Overall Site & Landscape Plan	SP-1
50 Scale Site Plans	SP-2 - SP-4
Phasing Plan	SP-5
Plant Schedule & Typical Buffer Section	SP-6
Landscape Details	SP-7
Landscape Specifications	SP-8

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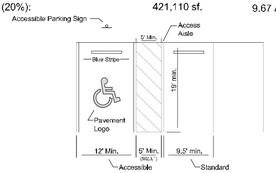
Site Data:

Existing Zoning:		C3/R4
Existing FLU:		GC/RM
Proposed Zoning:		PD
Proposed FLU:		RM
Current Use of Land:		Vacant
Proposed Use of Land:		Residential
Lot Types:		
30' x 125'		136 Lots
50 x 125'		167 Lots
	Total Lots:	303 Lots
Total Site Area:	3,231,717 sf.	74.19 Ac.(100%)
Impervious Area:	2,019,633 sf.	46.34 Ac. (62%)
Clubhouse Building:	1,600 sf.	0.04 Ac.
Amenity:	7,500 sf.	0.17 Ac.
Amenity (parking & sidewalks):	9,664 sf.	0.22 Ac.
Model Center (parking & sidewalks):	7,665 sf.	0.17 Ac.
Lots (80%):	1,684,440 sf.	38.67 Ac.
Roadway:	212,302 sf.	4.86 Ac.
Sidewalks:	96,462 sf.	2.21 Ac.
Pervious Area:	1,212,084 sf.	27.83 Ac. (38%)
Landscape & Open Area:	294,415 sf.	6.76 Ac.
Lakes:	496,559 sf.	11.40 Ac.
Lots (20%):	421,110 sf.	9.67 Ac.



Typical Parking Stall Detail

N.T.S.

Parking Requirements:

Vehicular Parking Required: 8 Spaces
(Recreational Establishment 1.600sf @ 1 space per 200 sf)

Parking Provided:

Model Home Center: 19 Spaces
Includes (1) Handicap Space

Amenity: 15 Spaces
Includes (1) Handicap Space

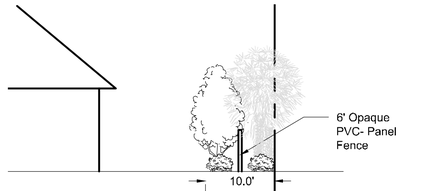
Bicycle Parking Required: 2 Spaces

Comercial Use (Planned Development): 3 space
1 space per 10 Vehicle Stalls @ 15 Stalls:

Bicycle Parking Provided: 5 Spaces

General Notes:

1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
7. No encroachments shall be permitted into any easements, preserve areas, perimeter buffers and the like.



10' Rear Landscape Buffer (Lots 70-72; 75 - 84)

N.T.S.

Legal Description:

EXHIBIT A
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 561 FEET OF THE EAST 614 FEET THEREOF.
TOGETHER WITH:
THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 425 FEET THEREOF AND LESS THE NORTH 450 FEET OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 187 FEET OF THE EAST 660.66 OF THAT CERTAIN TRACT LYING SOUTH OF A 100 FOOT CANAL RIGHT-OF-WAY, AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.
TOGETHER WITH:
THE SOUTH 7.65 ACRES OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 60 FEET THEREOF FOR ROAD RIGHT OF WAY.
TOGETHER WITH:
BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-FIVE AND 5/10 (225.00) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SEVEN (227.00) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
THE EAST 614 FEET OF THE NORTH 1/2 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY. SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

Building Setbacks

Front: 20'
*Side: 5'
Rear (Primary Structure): 10'
**Rear (Accessory Structure): 5' / 10'

No structure encroachments are permitted into any easements.

*Roof overhangs, air-conditioning equipment, irrigation pumps and pool equipment, may encroach into the 5 foot side setback.

**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

20' Front (Front Loaded Garage)

Typical Duplex Lot (35' x 125')

N.T.S.

5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

Building Setbacks

Front: 20'
*Side: 5'
Rear (Primary Structure): 10'
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**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

20' Front (Front Loaded Garage)

Typical Single Family Lot (50' x 125')

N.T.S.

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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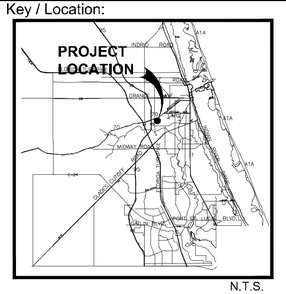

N.T.S.

Project Team:

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601 N. Congress Ave.
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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Overall Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	SP-1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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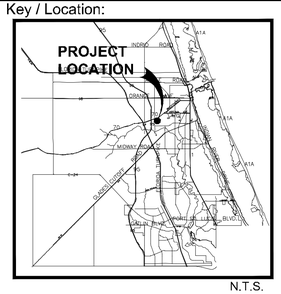

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Neill Farms
Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
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SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-2**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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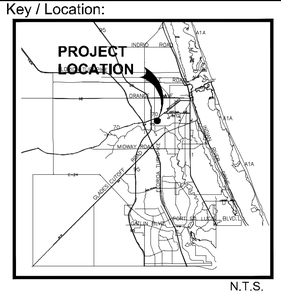

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City of Fort Pierce, FL

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Sheet **SP-3**

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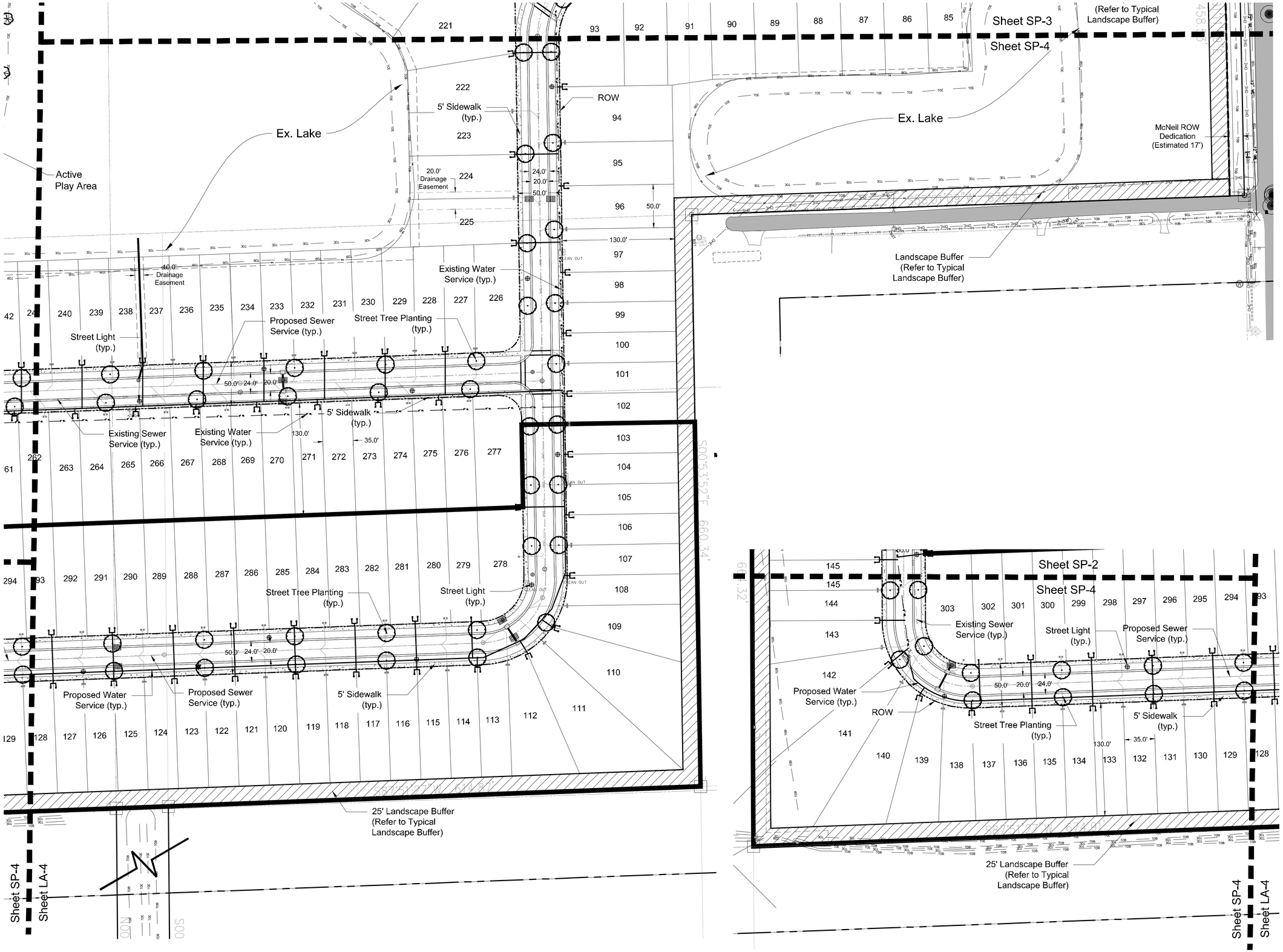

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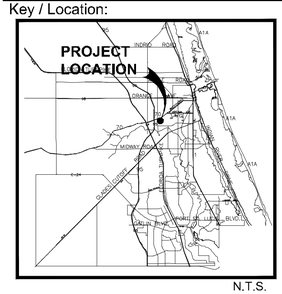

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City of Fort Pierce, FL

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REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
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Sheet **SP-4**

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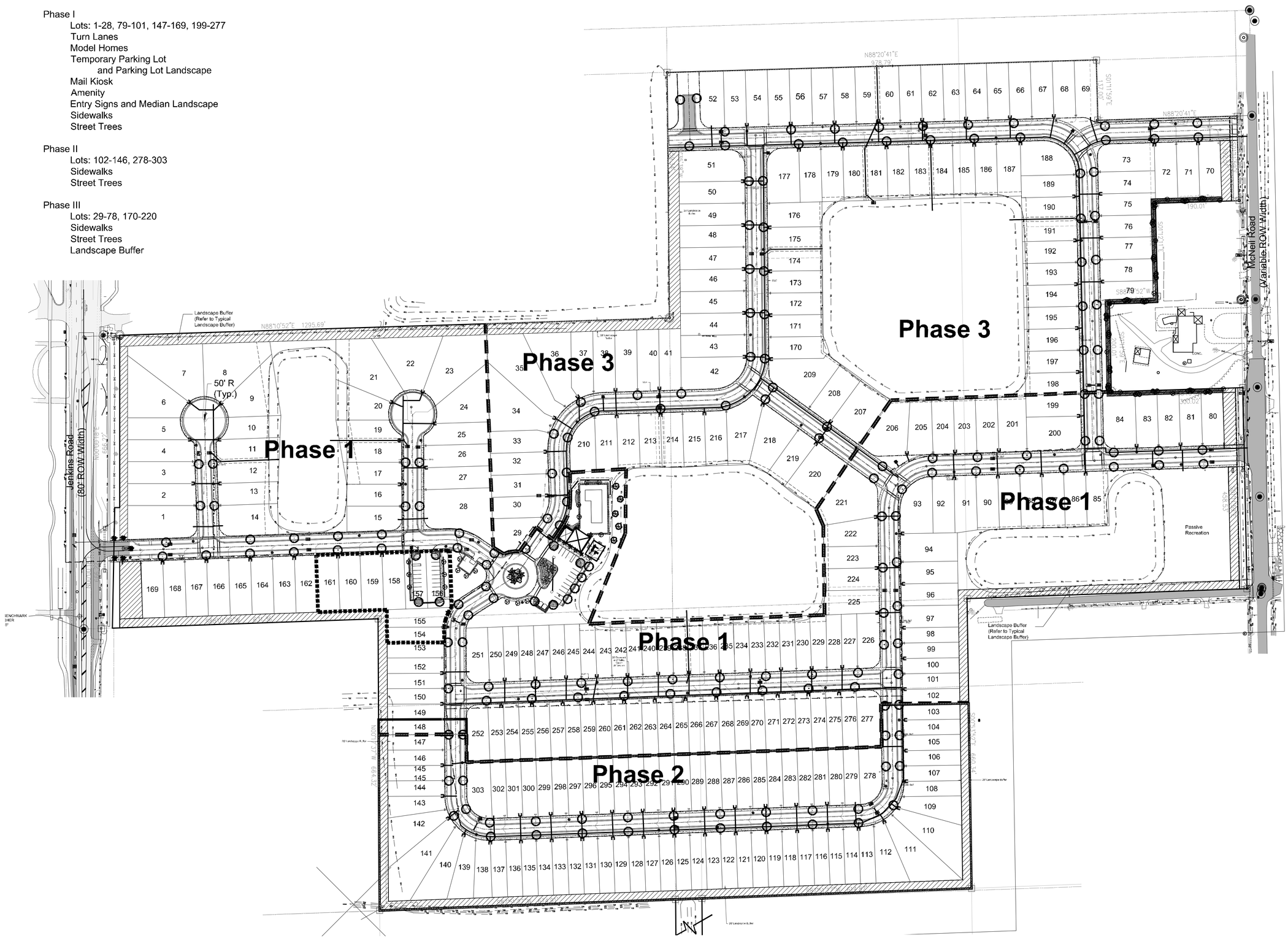
Phase Description:

Phase I
- Lots: 1-28, 79-101, 147-169, 199-277
- Turn Lanes
- Model Homes
- Temporary Parking Lot
  - and Parking Lot Landscape
- Mail Kiosk
- Amenity
- Entry Signs and Median Landscape
- Sidewalks
- Street Trees

Phase II
- Lots: 102-146, 278-303
- Sidewalks
- Street Trees

Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



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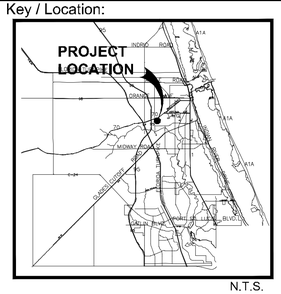

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Phasing Plan

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0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-5**
Project Number	18-895	
Municipal Number	---	
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PLANT SCHEDULE OVERALL (excludes buffer)

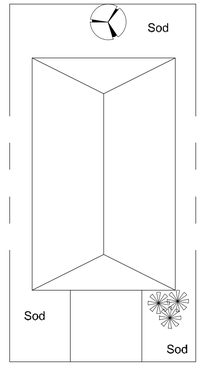
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	10`OA		Triple, Full Heads, SP	Non-native	
	181	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	6	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars	Native	
	5	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
	3	Tibouchina granulosa	Purple Glory Tree	25G	6`HT	3` W	STD		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	165	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	74	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
	22	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	81	Myrica cerifera	Wax Myrtle	3G	24" HT	18"W		Native

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	37	Hamelia patens `Compacta`	Dwarf Scarlet Bush	3G	24"HT	18"W	F	Native	30" o.c.
	59	Rondeletia leucophylla	Panama Rose	3G	18" HT	12" W		Native	24" o.c.
	216	Stachytarpheta urticifolia	Blue Porterweed	1G	10-12" (MIN.)	12" SPR		Native	24" o.c.
	92	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	262	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	249	Ficus microcarpa `Green Island`	Green Island Ficus	3G	12"HT	12"W	Full		18" o.c.
	211	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
	32	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

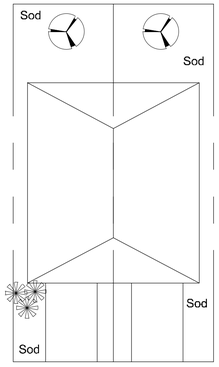


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

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



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

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

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

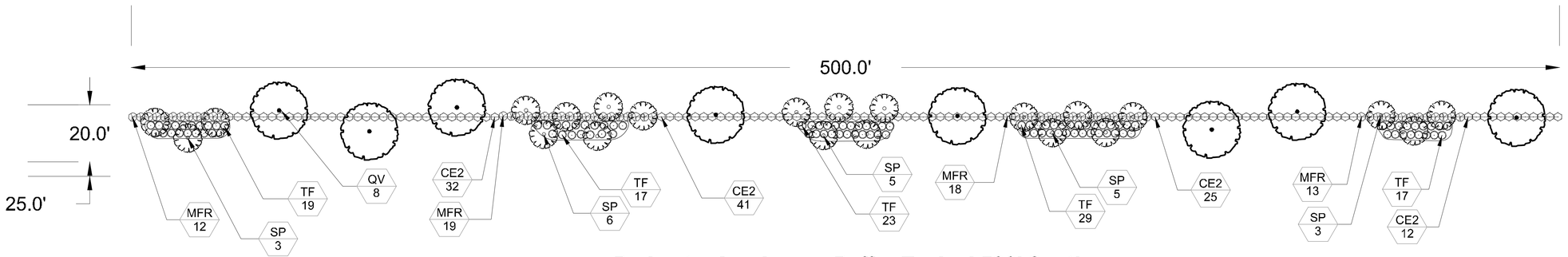
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	1276	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	719	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	1218	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	8	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	22	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	110	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	62	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	105	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

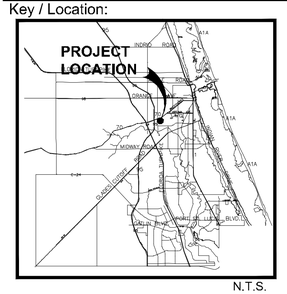


Perimeter Landscape Buffer-Typical 500' Section

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7597 Jack James Dr.
Stuart FL 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

City of Fort Pierce, FL

Landscape Plan
Plant Schedules

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet

SP 6

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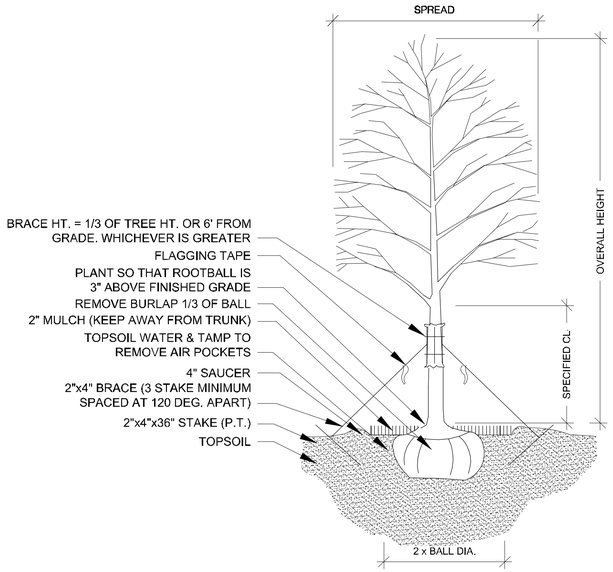
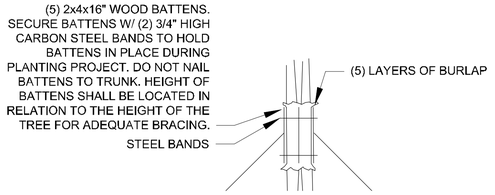


TREE PLANTING & STAKING

NOT TO SCALE

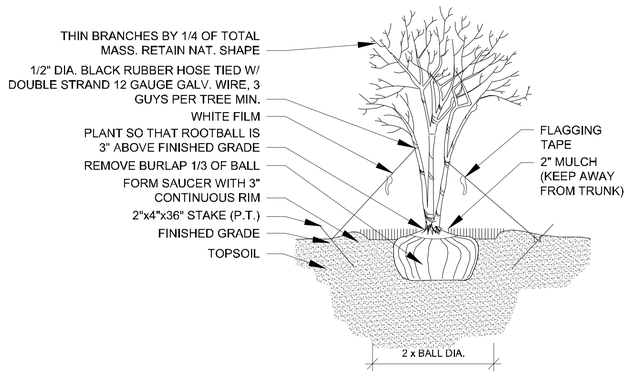


BRACING DETAIL

NOT TO SCALE

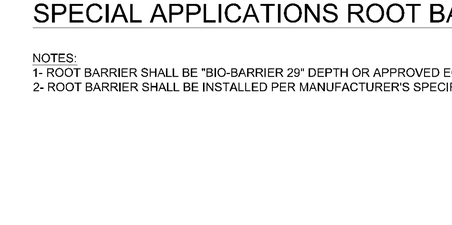
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



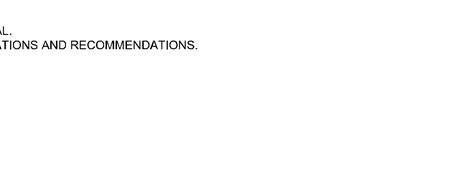
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



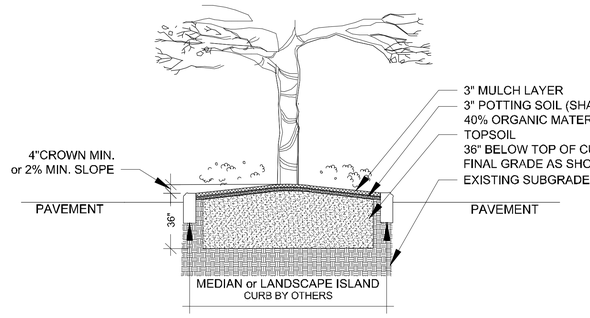
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

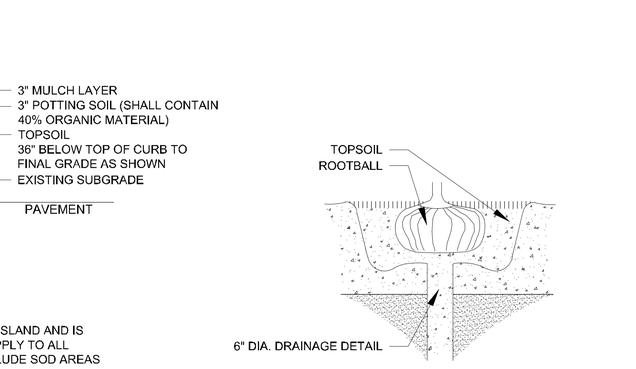


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

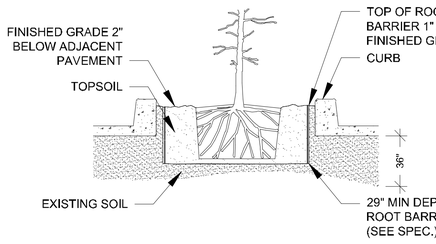
NOT TO SCALE

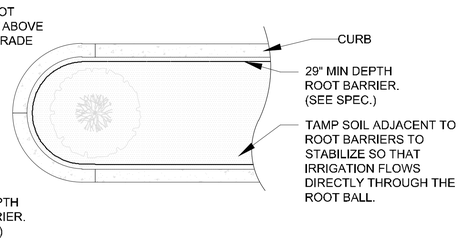
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, ΟΡ/ΟΙΣ ΧΥΣΣΑΝΣΕΣ, ΟΡ ΑΝΥ ΟΤΗΕΡ ΜΑΤΕΡΙΑΑ ΔΗΙΧΗ ΜΑΥ ΒΕ ΗΑΡΜΦΥΑ ΤΟ ΠΑΑΝΤ ΓΡΟΟΤΗ, ΟΡ ΗΙΝΔΕΡ ΠΑΑΝΤΙΝΓ ΟΠΕΡΑΤΙΟΝΣ.
- ΤΟΠΣΟΙΑ ΣΗΑΑΑ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΑ.
- ΤΟΠΣΟΙΑ ΜΥΣΤ ΠΕΡΧΟΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1"– 1/2" ΡΕΡ ΗΟΥΡ (ΦΕΕ ΑΑΣΟ ΑΡΑΙΝΑΓΕ ΤΕΣΤΙΝΓ ΔΕΤΑΙΑ ΦΟΡ ΤΡΕΕΣ)
- ΑΝΑΕΣΑΤΕ ΑΡΕΑ ΣΟΑΣ ΣΗΑΑ ΒΕ ΜΗΡΡΟΣΕΔ ΡΡΡ ΑΑΡΑΣΑΑΒΕ ΑΡΧΗΙΤΕΧΤΟΡΑΕΡ ΡΡΙΟΡ ΤΟ ΠΑΑΝΤΙΝΓ



DRAINAGE TESTING DETAIL

NOT TO SCALE

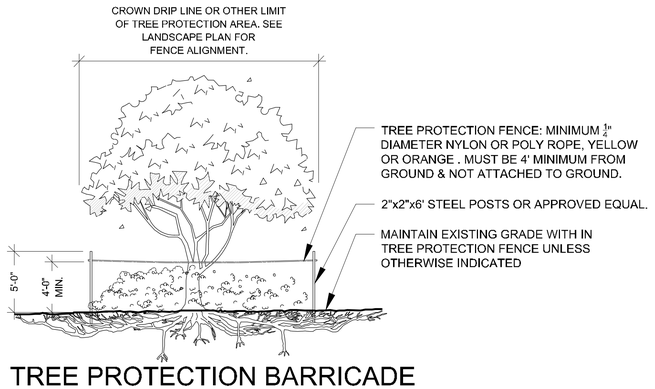




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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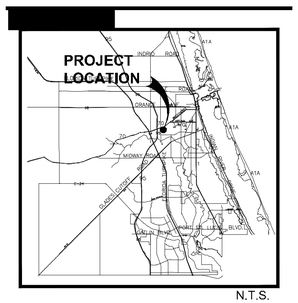

PROJECT LOCATION
INDRIO ROAD
MIDWAY ROAD
ORANGE AVENUE
OKEECHOBEE ROAD
WEST MIDWAY ROAD
SUNRISE BLVD
GLADES CUT OFF RD
ROCK ROAD
ROCK ROAD
A1A
A1A
A1A

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

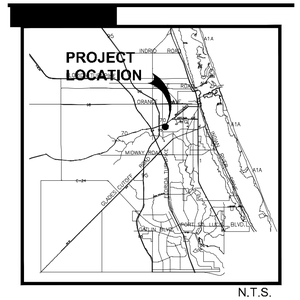
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



N.T.S.

Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P. 772.220.2100

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart Fl, 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

City of Fort Pierce, FL

Landscape Specifications

Date	By	Description
01.09.19	SAW	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	SP-8
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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GRADING REQUIREMENTS PER ERP 56-02347-P:

LAKE CONTROL ELEVATION: 13.80 NAVD
MINIMUM ROAD CROWN ELEVATION: 15.97 NAVD
MINIMUM FINISHED FLOOR ELEVATION: 17.15 NAVD
MINIMUM BERM ELEVATION: 16.21 NAVD

PAVING, GRADING, AND DRAINAGE NOTES:

1. SOD ALL DISTURBED AREAS.

2. EXISTING PAVING, GRADING, AND DRAINAGE PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018

3. THE PROJECT REQUIRES A MODIFICATION TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT ERP PERMIT 56-02347-P AND A NORTH ST LUCIE RIVER WATER CONTROL DISTRICT PERMIT.

4. EXISTING PAVING, GRADING, AND DRAINAGE MAY BE UTILIZED TO SERVE THE PROPOSED DEVELOPMENT WHERE THE ENGINEER OF RECORDS PLANS AND SPECIFICATIONS ALLOW. THE LOCATION AND CONDITION OF ALL EXISTING INFRASTURCTURE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. EXISTING STORM SEWERS SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS. EXISTING SUB-GRADE AND BASE ROCK SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER TO CONFIRM IT IS OF ACCEPTABLE CONDITION TO SERVE THE PROJECT. EXISTING INFRASTRUCTURE SHALL BE RELOCATED AND/OR REPLACE AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT.

5. IF ANY MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT SYSTEM CONTROL STRUCTURE ARE REQUIRED THEY SHALL BE COMPLETED DURING THE INITITAL PHASE OF DEVELOPMENT FOR THE PROJECT.

6. ALL PORTIONS OF THE WET DETENTION SYSTEM AND STORM SEWER LOCATED WITHIN THE PROPOSED LOTS SHALL BE PLACED IN A RECORDED DRAINAGE EASEMENT TO ENSURE OPERATION AND MAINTENANCE BY THE PROPERTY/HOME OWNERS ASSOCIATION.

7. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR DURING EACH PHASE OF CONSTRUCTION TO PREVENT OFF-SITE SEDIMENTATION OR EROSION. THIS INCLUDES PROTECTION OF THE EXISTING INLETS, PIPES, AND OUTFALL.

8. NO STRUCTURE ENCROACHMENTS ARE PERMITTED WITHIN THE LIMITS OF THE PROPOSED DRAINAGE EASEMENTS.

9. PROPOSED DRAINAGE EASEMENTS ALONG THE SIDE YARDS SHALL REMAIN VOID OF STRUCTURES OR EQUIPMENT (HVAC, SHEDS, ETC.) TO ALLOW AMPLE ROOM FOR MAINTENANCE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

BUILDING SETBACKS:

FRONT: 20'
*SIDE: 5'
REAR: 10' & 0' (POOL, PATIO, STRUCTURES)

*ROOF OVERHANGS, AIR-CONDITIONING, MAY ENCROACH BY NO MORE THAN 24" INTO THE 5' SIDE SETBACK.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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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

DCB — DESIGNED BY
JLW — DRAWN BY
18-430 preliminary engineering (3).dwg — FILENAME
Preliminary Eng-Drainage LAYOUT
AS SHOWN — SCALE
27/MAR/19 — DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY DRAINAGE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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18-430

1 OF 3

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.

Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Auto\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Drainage, 3/29/2019 7:42:21 AM, Jessica, EDC, Inc.

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CORNER N 40

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

JENKINS ROAD

EX. SMH RIM: 16.67

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR TURN LANE AND STRIPING ON JENKINS ROAD

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LAKE

EX. 4" WM

EX. 6" FORCE MAIN TO REMAIN

PROPOSED MONUMENT SIGN

EX. 6" WM

EX. ROW VARIES

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

PROPOSED MODEL CENTER W/ TEMP.PARKING

PROPOSED TO REMOVE PORTION OF EX. SANITARY SEWER

PROPOSED TO REMOVE EX. SMH

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

AMENITY CENTER A

PROPOSED POOL (2,200 SF)

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

EX. LIFT STATION PROPOSED TO BE REFURBISHED TO SERVE NEW SITE PLAN

PROPOSED TO RELOCATE PORTION OF EX. 6" WM

PROPOSED TO RELOCATE EX. FIRE HYDRANT

PROPOSED RELOCATED 6" WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED TO RELOCATE EX. FIRE HYDRANT

EX. C/O

EX. 6" WM

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED ROW DEDICATION LINE

PROPOSED 10' LANDSCAPE EASEMENT

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR RESTRIPING ON MCNEILL ROAD

PROPOSED WATER MAIN

EX. C/O

EX. 6" WM

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

AMENITY CENTER B

EX. OVERHEAD POWERLINE (TYP)

PROPOSED ROW DEDICATION LINE

LANDSCAPE BUFFER

EX. LAKE

EX. OVERHEAD POWERLINE (TYP)

McNEILL ROAD (VARIABLE ROW WIDTH)

20' LANDSCAPE BUFFER

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING SMH
- PROPOSED SMH
- PROPOSED DOUBLE SEWER
- PROPOSED SINGLE SEWER
- PROPOSED DOUBLE WATER
- PROPOSED SINGLE WATER
- EXISTING WATER
- EXISTING WATER
- EXISTING SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

UTILITY NOTES:

1. EXISTING UTILITIES PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES IN THE FIELD.

2. WATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING WATER MAIN MAY BE UTILIZED IF DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. WATER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. WATER MAIN EXTENSIONS AND NEW SYSTEM COMPONENTS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA. FIRE PROTECTION CONSISTENT WITH THE REQUIREMENTS OF THE ST LUCIE COUNTY FIRE DISTRICT (SLCFD) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) DURING ALL PHASES OF CONSTRUCTION.

3. WASTEWATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING GRAVITY SEWER, LIFT STATION, AND FORCE MAIN MAY BE UTILIZED FOR THE PROPOSED PROJECT WHERE THEY ARE DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. GRAVITY SEWER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WASTEWATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. NEW SEWER SERVICES AND MAIN EXTENSIONS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WASTEWATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

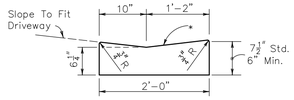
REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

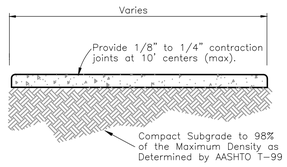
18-430



Note:

1. To be paid for as parent curb.

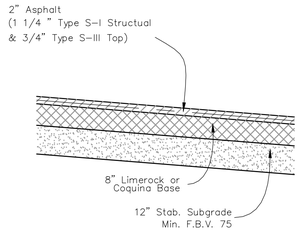
VALLEY GUTTER



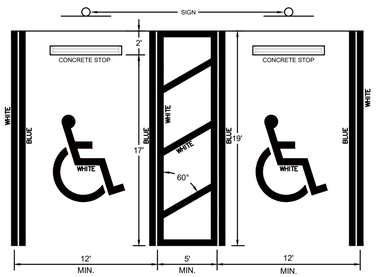
NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk width varies and to be as shown on sheet 3 of 5.

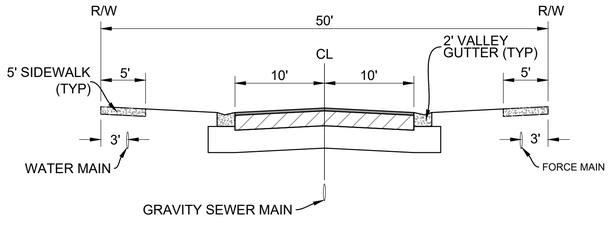
4" THICK SIDEWALK DETAIL



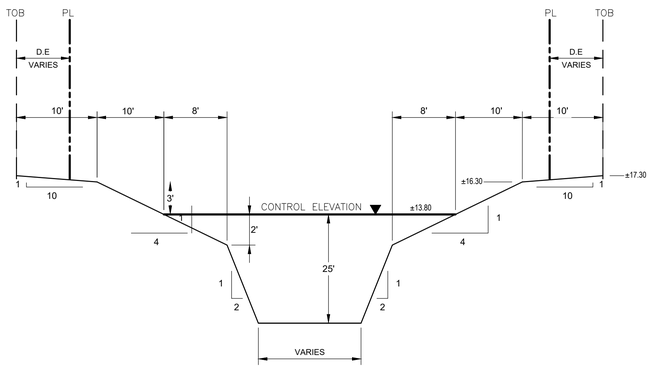
TYPICAL PAVEMENT SECTION



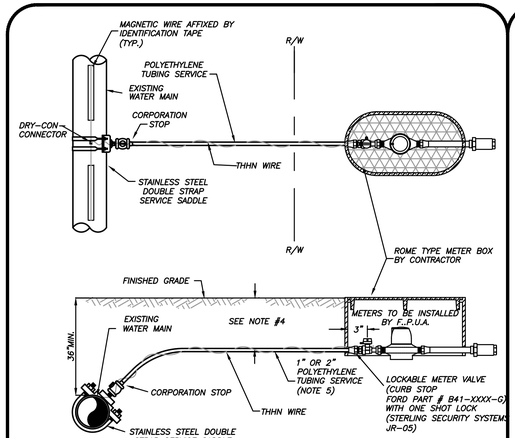
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

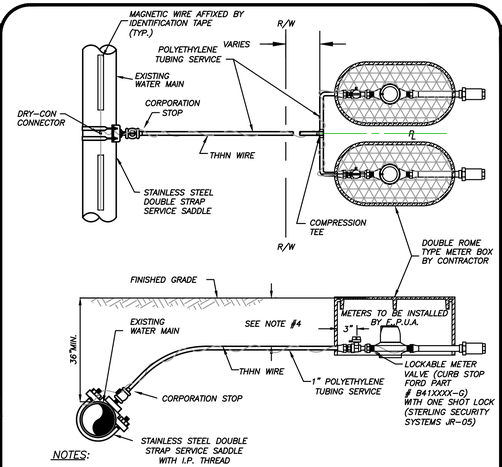


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL SINGLE WATER SERVICE CONNECTION		W-2
03-09 DATE	DESIGN	SLL	JLC APPD.
DESIGNED: JLC	REVISIONS:	BY:	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	SCALE: N.T.S.		
	DATE: 2010	SHEET 1 OF 1	



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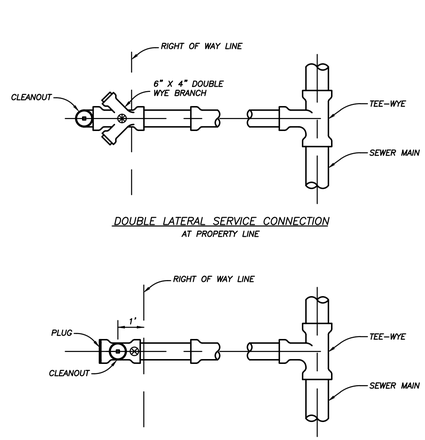
TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL DOUBLE WATER SERVICE CONNECTION		W-3
03-09 DATE	DESIGN	SLL	JLC APPD.
DESIGNED: JLC	REVISIONS:	BY:	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	COMPUTER FILE # WATER DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	SCALE: N.T.S.		
	DATE: 2010	SHEET 1 OF 1	



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

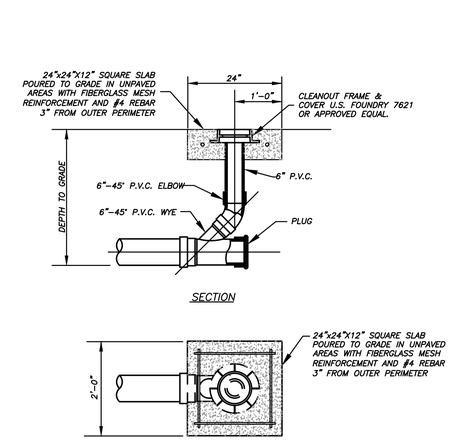
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	SERVICE CONNECTION WASTEWATER		S-3
02-06 DATE	REVISION:	BY:	APPD. WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	RESIDENTIAL CLEANOUT DETAIL WASTEWATER		S-4A
10-06 DATE	REVISION: RBC	BY:	APPD. WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3	

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 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

DCB DESIGNED BY
JLW DRAWN BY
1.8.4-30 preliminary engineering (3.4).dwg FILENAME
PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

REVISION COMMENTS

DATE

NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

3 OF 3

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.

Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\AutoCAD\DWGs\18-430 Preliminary Engineering (R3.dwg, PGD Details, 3/28/2019 7:42:31 AM, Jessica, EDC, Inc.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

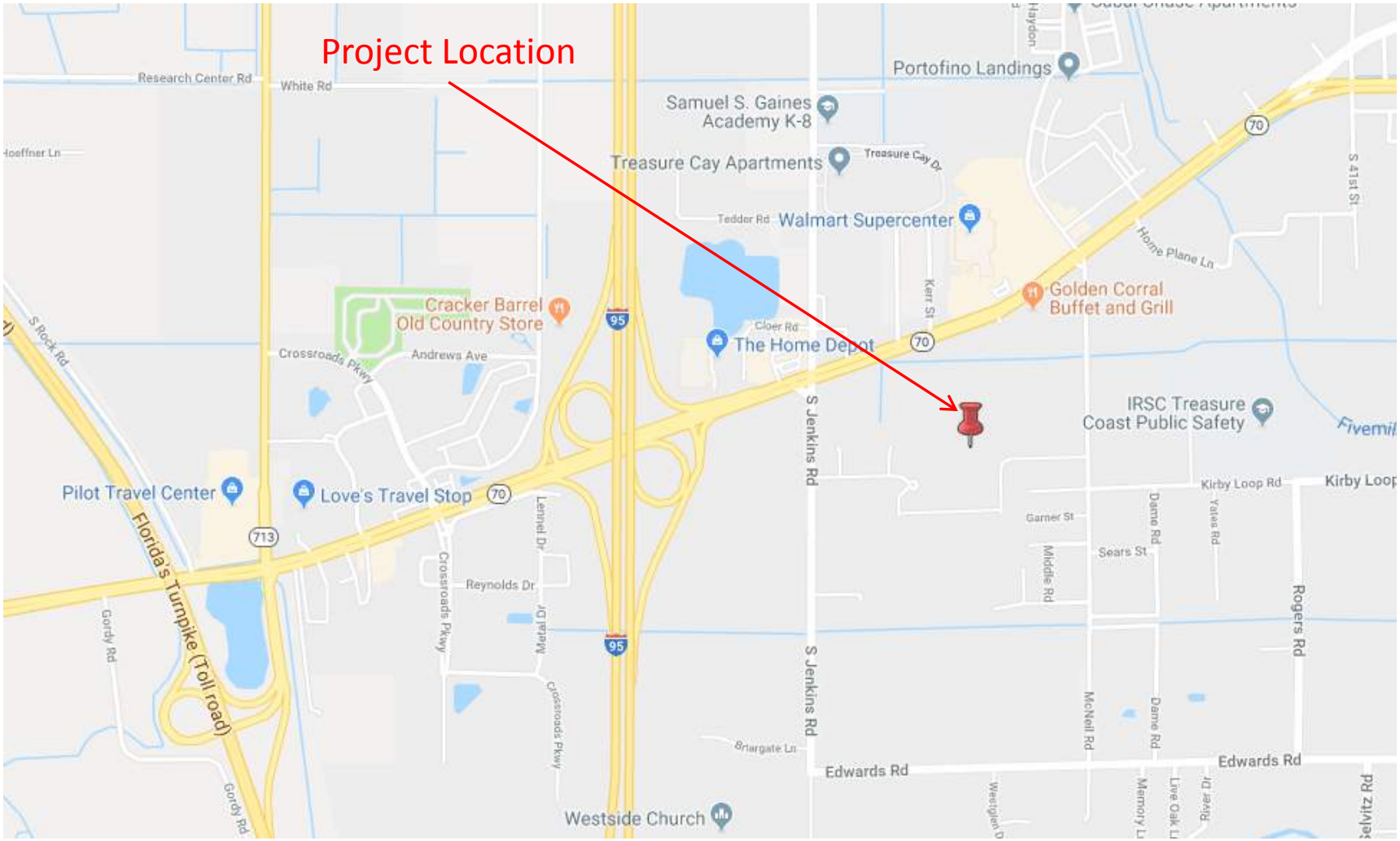
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

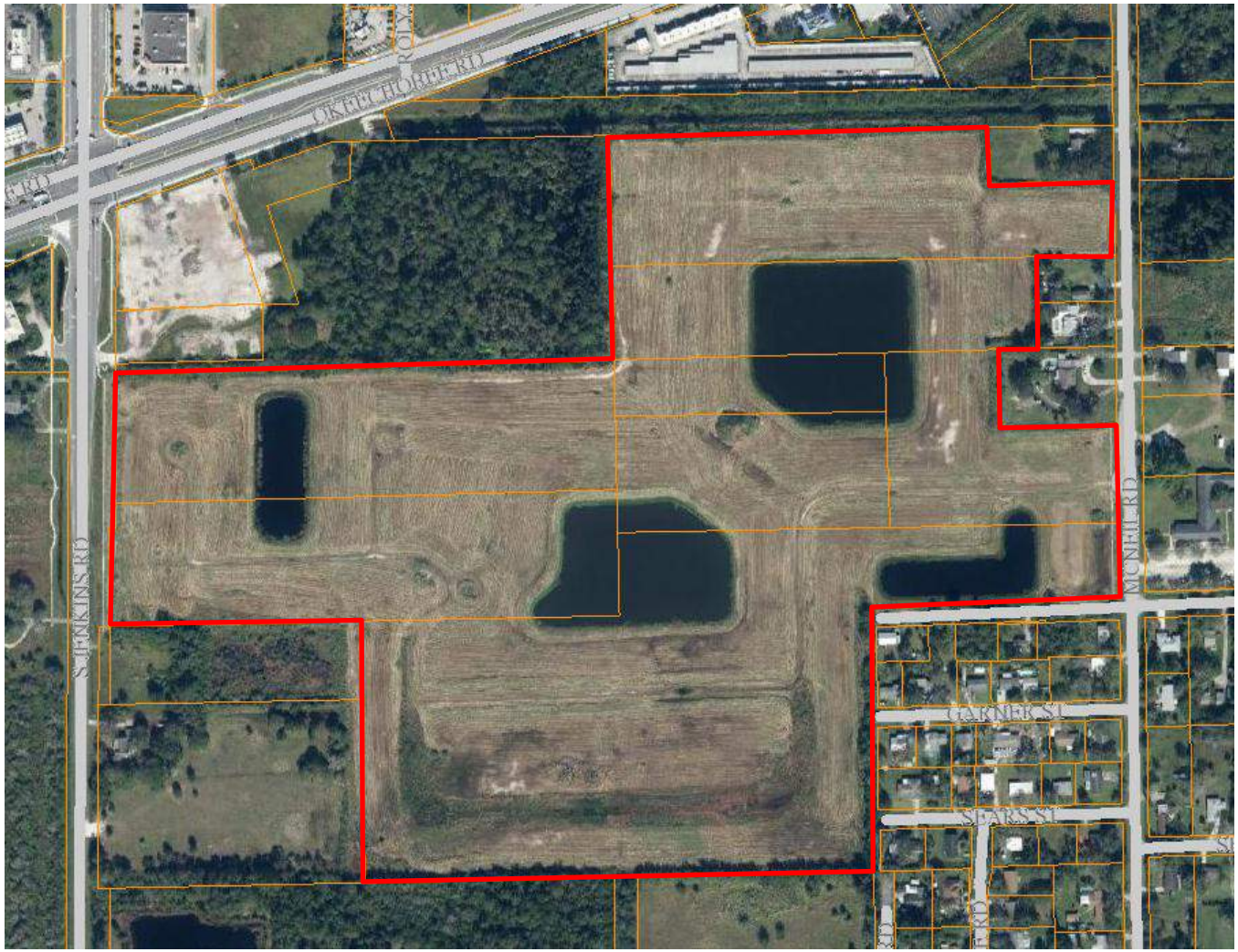
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**



TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
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Adam B. Kerr, P.E.
Florida Registration Number 64733

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INTRODUCTION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 302 single-family homes. *Figure 1* illustrates the location of the proposed development. A buildout year of 2023 has been analyzed.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed developments. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.



FIGURE 1
SITE LOCATION
NEILL FARMS
140520000

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on July 10, 2018 at the intersection of Okeechobee Road & Jenkins Road.

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on May 7, 2109 at the following intersections:

- Okeechobee Road & McNeil Road
- Okeechobee Road & I-95 SB Off-Ramp
- Okeechobee Road & I-95 NB Off-Ramp
- McNeil Road & Kirby Loop Road

The turning movement counts and PSCF are included in *Appendix B*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is vacant. The project is a proposed development of 302 single-family homes.

Trip Generation

The trip generation potential of the proposed residential development has been calculated using trip generation equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the proposed residential development has the potential to generate 2,874 net new external daily trips, 219 net new external AM peak hour trips (55 in, 164 out), and 294 net new external PM peak hour trips (185 in, 109 out).

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Single Family Detached Housing	302 DU	2,874	219	55	164	294	185	109

Trip generation was calculated using the following data:

Daily Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.92 Ln(X) + 2.71
AM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	T = 0.71(X) + 4.80 (25% in, 75% out)
PM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.96 Ln(X) + 0.20 (63% in, 37% out)

C:\Users\Mary.Gormley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\9CT68S6W\[Neill Farms Tripgen.xlsx]Tripgen

Trip Distribution

Trip distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH	-	18 percent
SOUTH	-	25 percent
EAST	-	55 percent
WEST	-	2 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon the traffic distribution. The functional classification of the surround roadways is the following:

- I-95: Interstate
- Okeechobee Road: Principal Arterial
- Jenkins Road: Minor Arterial
- McNeil Road: Major Collector
- Kirby Loop Road: Minor Collector

Figure 2 and *Figure 3* illustrates the inbound and outbound project traffic distribution, respectively. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2023.*Figure 4* illustrates the project traffic volumes at the surround roadway network.

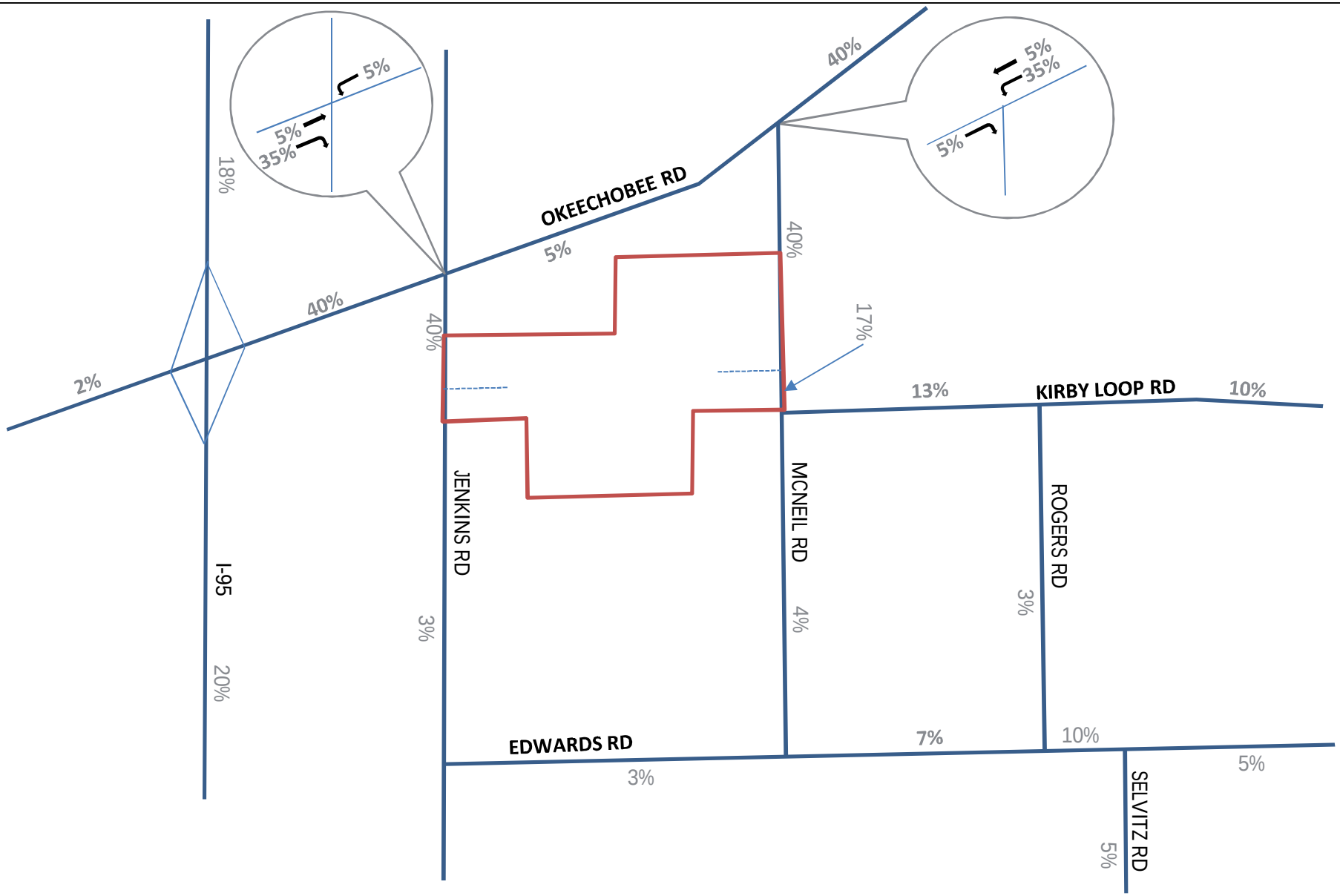
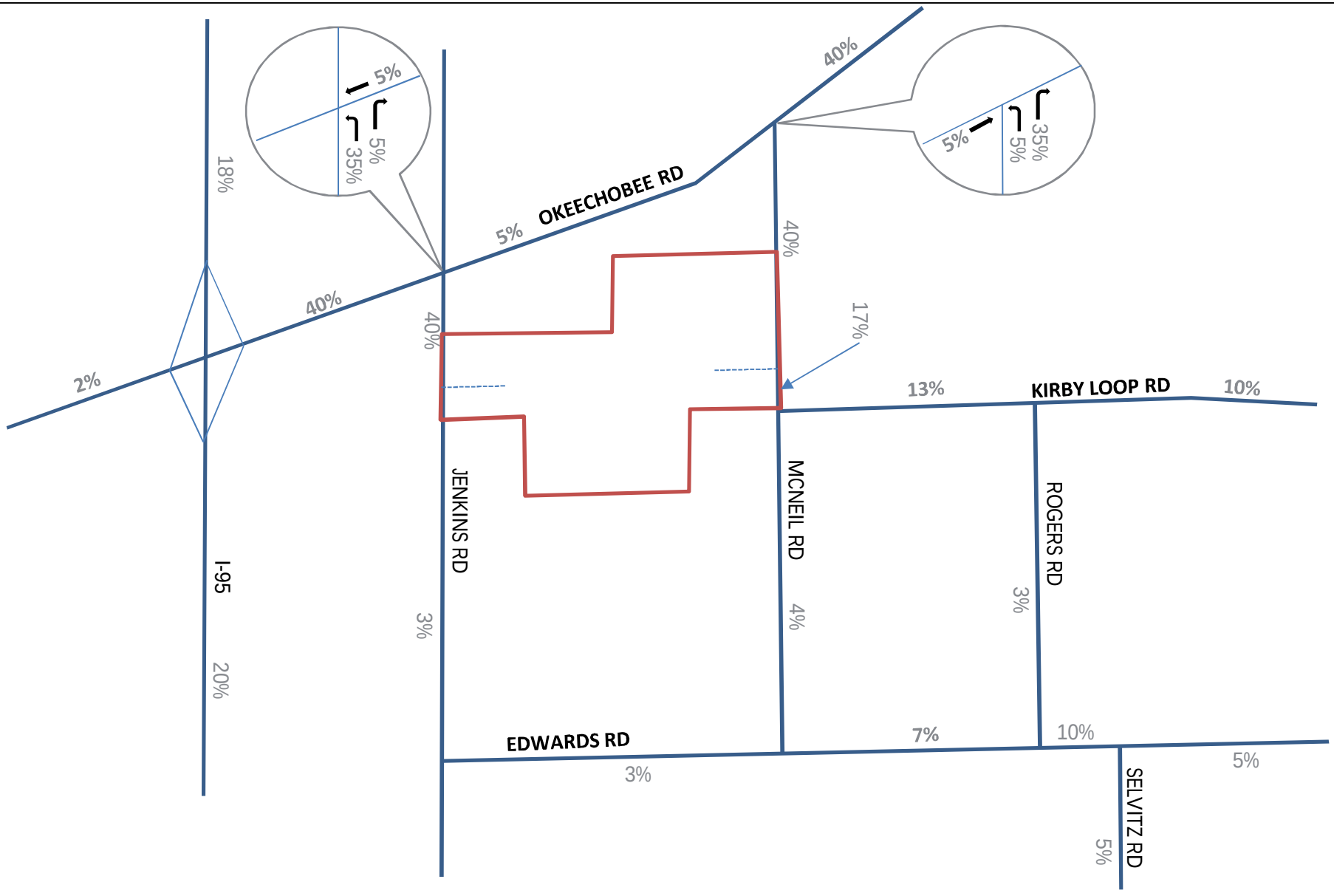


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

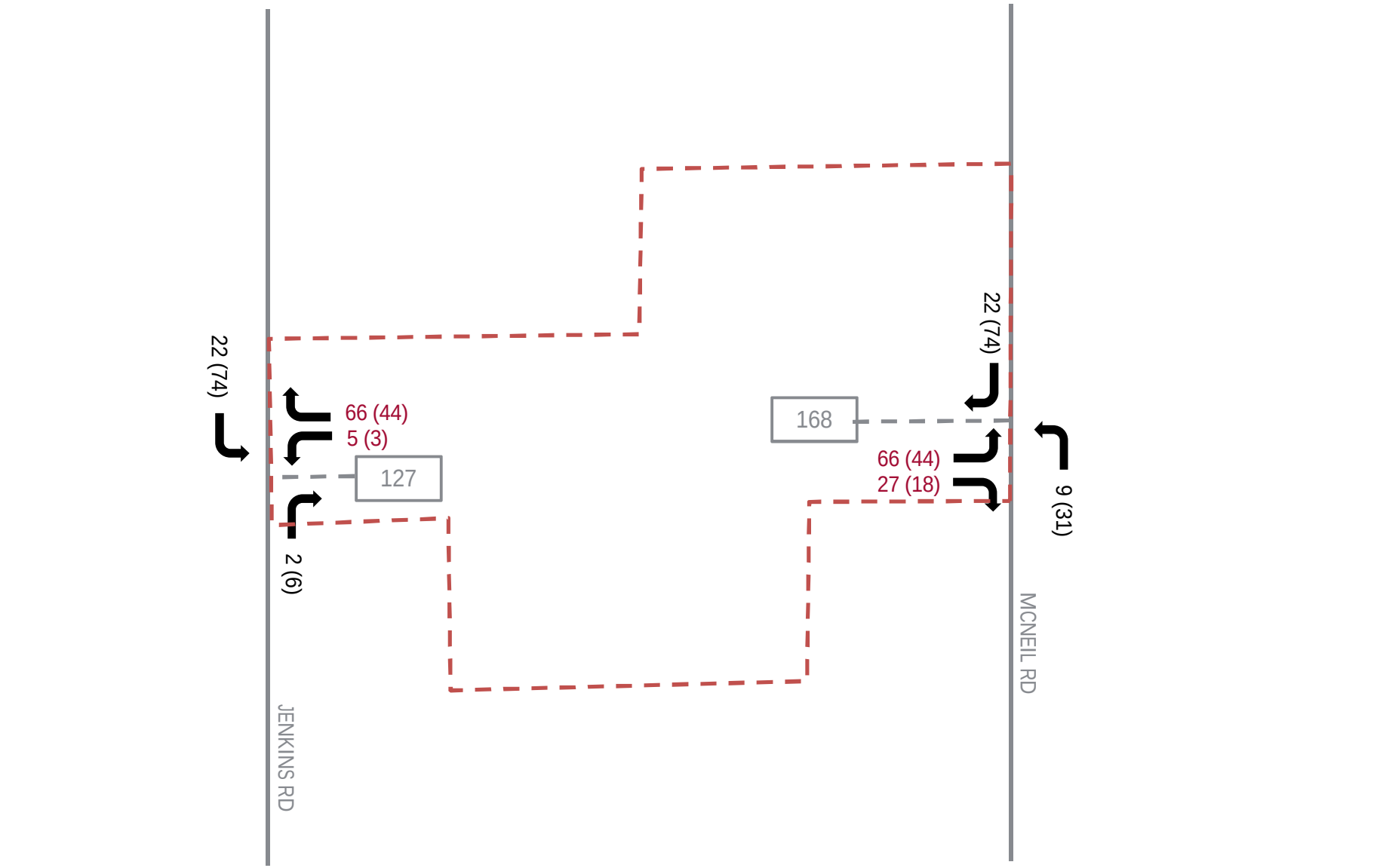
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn

DRIVEWAY ANALYSIS

Access to/from the project site is proposed via one full-access driveway on Jenkins Road and one full-access driveway on McNeil Road.

Figure 4 illustrates the project traffic volumes expected at the site driveways.



NORTH

LEGEND

Site

XX Maximum Peak Hour Volume

XX Inbound AM Volume
(XX) Inbound PM Volume
XX Outbound AM Volume
(XX) Outbound PM Volume

FIGURE 4
PROJECT DRIVEWAY VOLUMES
NEILL FARMS

Kimley»Horn

ROADWAY SEGMENT ANALYSIS

The roadway segments within the 2-mile influence area were analyzed and are summarized in *Table 2*. Significantly impacted roadways, where the project traffic consumes one percent or more of the existing two-way peak-hour service capacity, are considered significantly impacted and required further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- I-95 from Midway Road to Okeechobee Road
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its two-way peak-hour service capacity volume. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As seen in *Table 2*, the significantly impacted roadways are projected to operate acceptably during the AM and PM peak hours through buildout in 2023 with the following exceptions:

AM Peak Hour

- Edwards Road from Selvitz Road to 25th Street
- McNeil Road from Edwards Road to Kirby Loop Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from Selvitz Road to 25th Street
- I-95 from Midway Road to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road

These facilities are over capacity under background conditions without project traffic. Therefore, no proportionate share is required.

Table 2: Two-Way Peak-Hour Roadway Segment Analysis

Roadway		Existing				2023		AM Peak Hour Project Traffic				Capacity		
From	To	Lanes	Peak Hour Service Capacity	Existing Base Peak Hour Volume/LOS		Last Count Year	Growth Rate (1)	Background Growth	Committed Traffic	2023 Background Traffic	% Assignment	Project Trips	% Impact	Significant Impact?	2023 Project Traffic	Over Capacity ?	Background or Propshare?
AM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1810	C	2017	3.69%	401	214	2,211	40%	88	2.08%	No	2,299		
Jenkins Rd	McNeil Rd	6	4040	1810	C	2017	3.69%	401	310	2,211	5%	11	0.27%	No	2,222		
McNeil Rd	Virginia Ave	6	3170	1365	C	2017	3.69%	302	291	1,667	40%	88	2.78%	No	1,755		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	287	C	2016	3.69%	74	0	361	13%	28	4.44%	Yes	389	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	24	594	17%	37	4.68%	Yes	631	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	24	594	40%	88	11.14%	Yes	682	No	
PM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1542	C	2017	3.69%	341	417	1,959	40%	118	2.78%	No	2,077		
Jenkins Rd	McNeil Rd	6	4040	1542	C	2017	3.69%	341	351	1,893	5%	15	0.37%	No	1,908		
McNeil Rd	Virginia Ave	6	3170	1551	C	2017	3.69%	343	340	1,894	40%	118	3.72%	No	2,012		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	352	C	2016	3.69%	91	0	443	13%	38	6.03%	Yes	481	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	31	594	17%	50	6.33%	Yes	644	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	31	594	40%	118	14.94%	Yes	712	No	

Roadways are Major and project traffic needs to be less than 5% to be considered insignificant

(1) AADT and "K" value

INTERSECTION ANALYSIS

The operating conditions for the future total buildout was analyzed using Trafficware's *Synchro 10.0* Software for signalized intersections and *HCS 7* for unsignalized intersections during the AM peak hour and PM peak hour at the following signalized intersections:

1. Okeechobee Road & I-95 South Off-Ramp (Signalized)
2. Okeechobee Road & I-95 North Off-Ramp (Signalized)
3. Okeechobee Road & Jenkins Road (Signalized)
4. Okeechobee Road & McNeil Road (Signalized)
5. Kirby Loop Road & McNeil Road (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 2010 Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. An area wide growth rate was calculated using the weighted average of the 2018 annual average daily traffic (AADT) volumes and the five-year growth rate published by FDOT. The area wide growth rate was calculated as 3.69%. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2023. Background traffic was combined with project traffic to determine the total future 2023 volumes expected at the study intersection.

Table 3 summarizes the levels of service (LOS) and delays reported by *Synchro* and *HCS* for the study intersections with anticipated 2023 traffic, including committed developments and project traffic. As shown in *Table 3*, the signalized intersections are projected to operate at an overall LOS D or better during the AM and PM peak hours. The unsignalized intersection approaches operate at an LOS B or better during the AM and PM peak hours. The volume to capacity ratios are projected to be less than 1.0. *Table 4* summarizes the 95th percentile queue for the study intersections compared to the existing storage provided. As shown in *Table 4*, the queue lengths do not exceed the provided storage, except for Okeechobee Road & McNeil Road during the PM peak hour for the northbound left movement. The queue is only exceeded by less than one vehicle and the project contributes five trips to the movement; therefore, no modifications will be made. As shown in this analysis, the existing geometry of the intersections are anticipated to be sufficient to accommodate project traffic in 2023, and no intersection improvements are expected to be warranted. *Figure 5* illustrates the project traffic at the intersections and roadway segments.

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro and HCS output sheets are included in *Appendix F*.

Table 3: LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	16.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	26.7/C	B	A	D	
Okeechobee Road & Jenkins Road	Signalized	40.0/D	C	D	D	D
Okeechobee Road & McNeil Road	Signalized	36.7/D	D	B	E	E
Kirby Loop Road & McNeil Road	Unsignalized		B	A		
PM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	15.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	19.2/B	A	A	D	
Okeechobee Road & Jenkins Road	Signalized	31.3/C	C	C	E	D
Okeechobee Road & McNeil Road	Signalized	38.2/D	C	D	E	E
Kirby Loop Road & McNeil Road	Unsignalized			B		

Table 4: 95th Percentile Queue Lengths

95th Percentile Queue Lengths	
Okeechobee Road & McNeil Road	
Provided Storage	WBL
	200
AM Peak	43
PM Peak	106

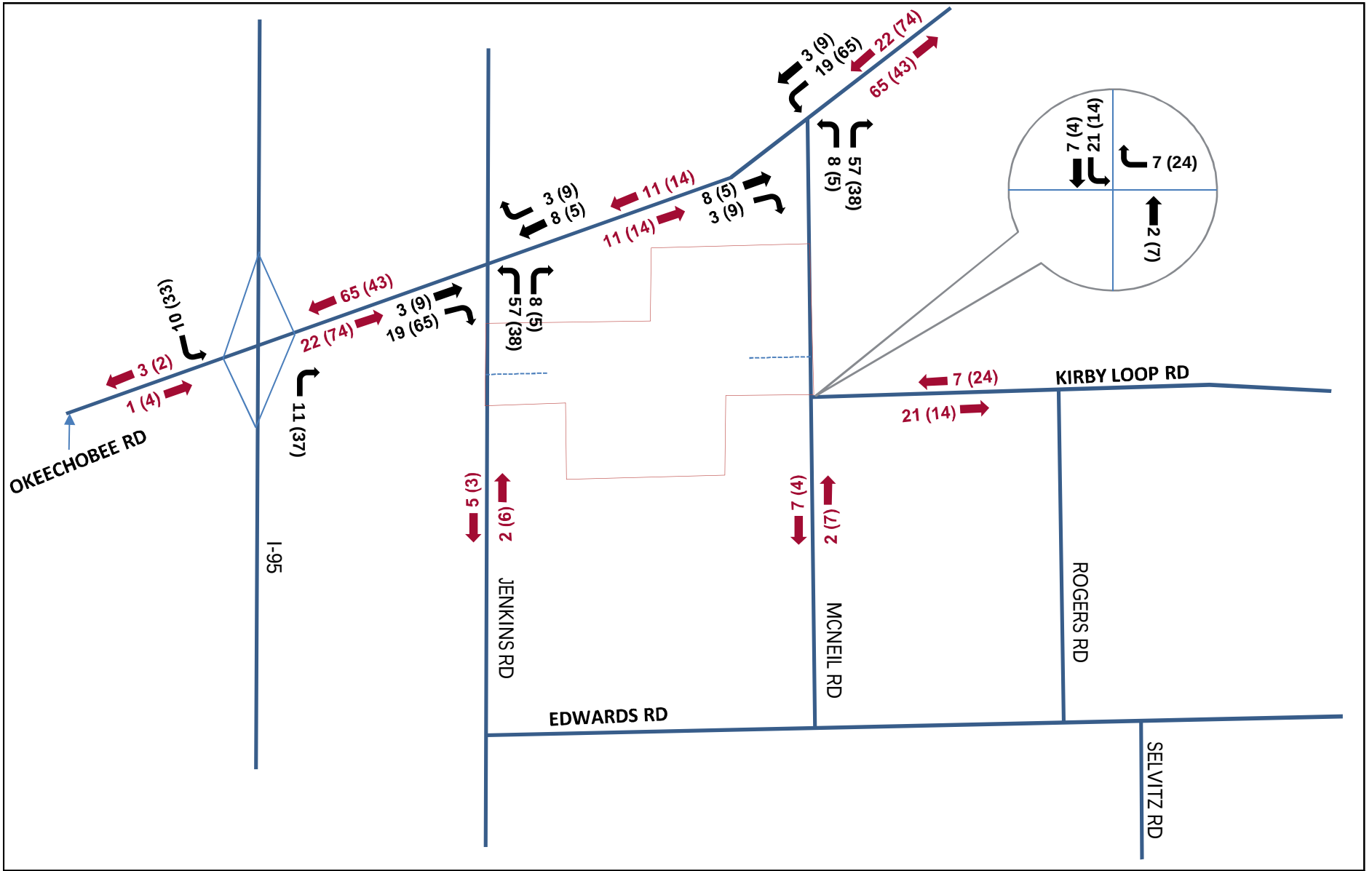


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

Kimley»Horn

ACCESS REVIEW

During the review and approval process for the proposed project, access review will be conducted by the City of Fort Pierce. *Figure 4* illustrates the anticipated peak hour turning volumes at the project driveways. According to the FDOT's Driveway Information Guide, exclusive right-turn lanes at unsignalized intersections are recommended for roadways with a posted speed limit of 45 mph or less when the volume of right turns per hour exceed 80 vehicles. As shown in *Figure 4*, neither of the project entrances is expected to generate 80 right turns per hour. However, given that pavement has already been constructed for the southbound right-turn lane at the McNeil Road driveway, it is assumed that the appropriate pavement markings will be installed to complete this turn lane.

The Jenkins Road volumes were analyzed to determine whether or not a southbound left-turn lane is warranted at the proposed project driveway. The anticipated through volumes along Jenkins Road at the project driveway were developed using the approach and departure volumes from the intersection of Okeechobee Road & Jenkins Road. The area-wide growth rate of 3.69% was applied to the 2018 volumes to determine the anticipated 2023 volumes. The volumes were compared to the warrant contained in the Pennsylvania Department of Transportation's (PennDOT) Publication 46. This warrant considers the left-turn volume, the adjacent volume ("advancing" volume), the conflicting volume ("opposing" volume), and the posted speed limit to determine whether the percentage of left turns justifies the presence of an exclusive left-turn lane.

The advancing volume was considered to be the sum of the southbound left-turn and through volumes and the opposing volume was considered to be the sum of the northbound through and right-turn volumes. The highest southbound left-turn volume is anticipated to be 75 vehicles, which is projected to occur during the PM peak hour and constitutes approximately 13.56 percent of the total advancing volume. The opposing volume during this hour is 563 vehicles. These volumes were compared to the thresholds defined for a two-lane highway with a speed limit of 45 mph. The volume development worksheet and left-turn lane warrant worksheet are included in *Appendix G* for the Jenkins Road driveway. The results of the analysis show that a southbound left-turn lane is warranted on Jenkins Road at the proposed project driveway.

The McNeil Road volumes were also analyzed to determine whether or not a northbound left turn lane is warranted at the proposed project driveway. The northbound and southbound through movements were taken from the collected turning movement counts for the intersection of McNeil

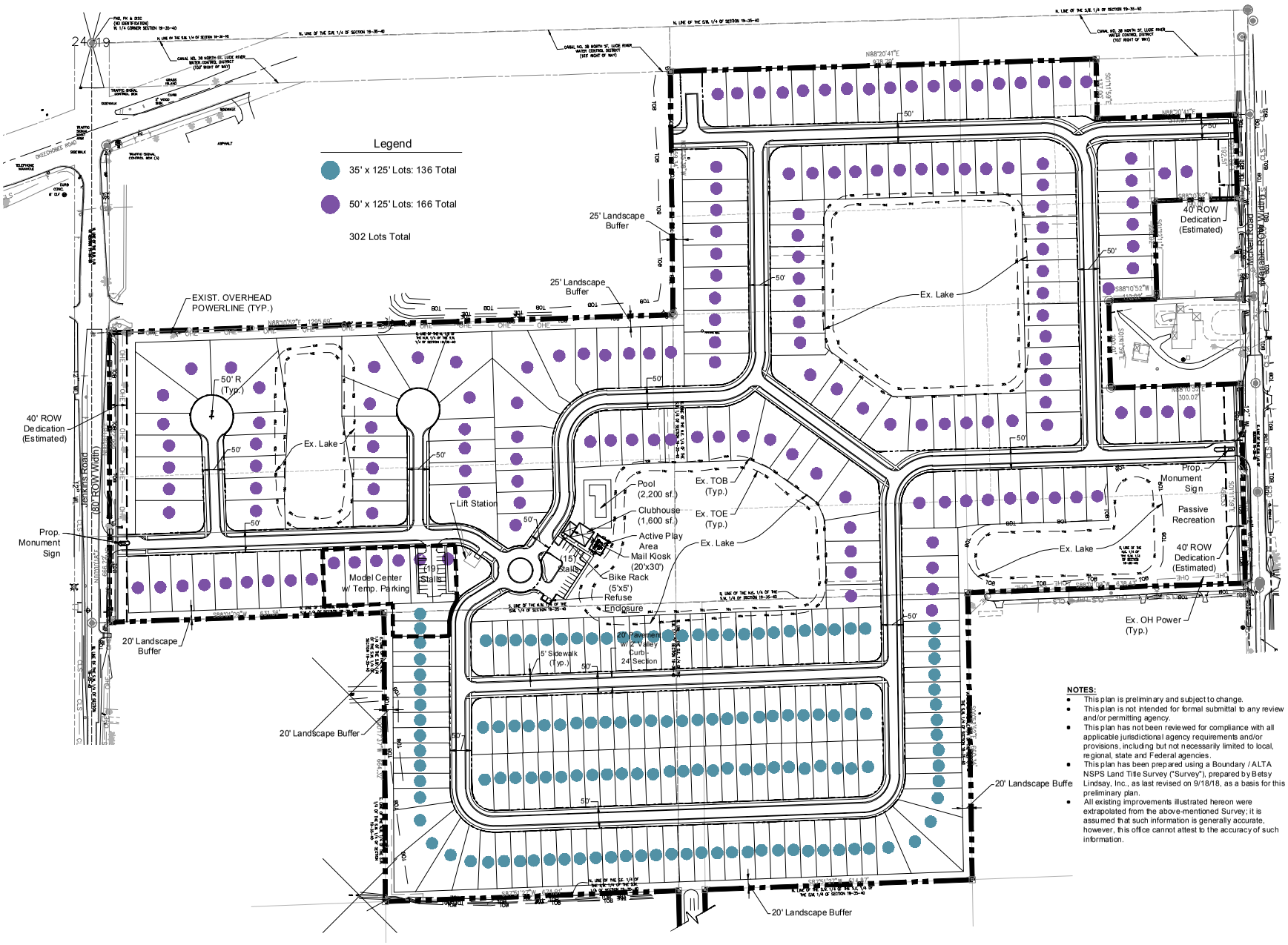
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent of the total advancing volume. The opposing volume during this hour is 240 vehicles. These volumes were compared to the thresholds defined for two-lane roadways with speeds up to 35 mph. The volume development worksheet and left-turn lane warrant for McNeil Road is included in *Appendix H.* The results of the analysis show that a northbound left-turn lane is not warranted at the proposed project driveway on McNeil Road.

CONCLUSION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 290 single-family homes.

Based on the analysis undertaken, the existing geometry of the study intersections are anticipated to be sufficient to accommodate future traffic in 2023, including committed developments and project traffic. A left-turn lane is expected to be warranted at the project driveway on Jenkins Road. Although the projected volumes do not warrant right-turn lanes at either driveway, it is assumed that the appropriate pavement markings will be installed to complete the right-turn lane at the McNeil Road driveway, since the pavement has already been constructed.

APPENDIX A: SITE INFORMATION



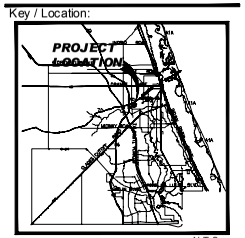
NOTES:

- This plan is preliminary and subject to change.
- This plan is not intended for formal submittal to any review and/or permitting agency.
- This plan has not been reviewed for compliance with all applicable jurisdictional agency requirements and/or provisions, including but not necessarily limited to local, regional, state and Federal agencies.
- This plan has been prepared using a Boundary / ALTA NSPS Land Title Survey ("Survey"), prepared by Betsy Lindsay, Inc., as last revised on 9/18/18, as a basis for this preliminary plan.
- All existing improvements illustrated hereon were extrapolated from the above-mentioned Survey; it is assumed that such information is generally accurate, however, this office cannot attest to the accuracy of such information.

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Ryan Homes 1460 Centrepark Boulevard #340 West Palm Beach, FL 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

Neill Farms

City of Fort Pierce, FL

Conceptual Site Plan

Date	By	Description
10.16.18	J.J.	Initial Draft for Client review
01.03.19	J.J.	Updated Site Plan

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	1 of 1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_ConceptSitePlan 1.2.19.dwg	

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APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
07:00	0	58	20	15	16	11	101	11	2	22	26	0	0	1	163	35	481
07:15	1	33	34	8	2	19	148	3	0	17	27	0	10	10	198	43	553
07:30	3	23	23	11	2	4	165	8	0	56	33	4	16	8	232	51	639
07:45	2	22	44	8	1	6	154	6	0	63	29	4	22	16	344	45	766
Hr Total	6	136	121	42	21	40	568	28	2	158	115	8	48	35	937	174	2439
08:00	6	35	32	8	0	2	181	5	0	57	23	2	12	20	240	41	664
08:15	4	27	40	5	5	4	152	8	0	36	16	3	9	11	212	38	570
08:30	3	35	28	17	0	4	149	1	1	51	21	6	12	7	231	23	589
08:45	3	24	28	13	1	3	164	5	0	54	27	4	8	17	242	30	623
Hr Total	16	121	128	43	6	13	646	19	1	198	87	15	41	55	925	132	2446
---------- * BREAK * ----------																	
16:00	0	40	27	13	3	7	228	13	0	43	29	12	25	17	190	22	669
16:15	2	30	25	13	1	3	208	8	0	45	26	9	19	25	184	28	626
16:30	0	61	24	16	1	3	279	7	0	63	17	7	29	22	192	37	758
16:45	2	42	39	11	0	3	231	15	0	65	19	7	32	11	227	33	737
Hr Total	4	173	115	53	5	16	946	43	0	216	91	35	105	75	793	120	2790
17:00	1	41	38	14	1	2	334	33	0	68	12	4	29	8	193	52	830
17:15	5	46	52	16	0	1	274	26	0	76	28	12	46	18	221	46	867
17:30	2	44	18	16	1	1	265	23	2	72	34	9	35	14	229	37	802
17:45	2	40	53	26	1	9	268	7	0	50	34	9	27	8	216	41	791
Hr Total	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	3290
TOTAL	36	601	525	210	35	82	3301	179	5	838	401	92	331	213	3514	602	10965

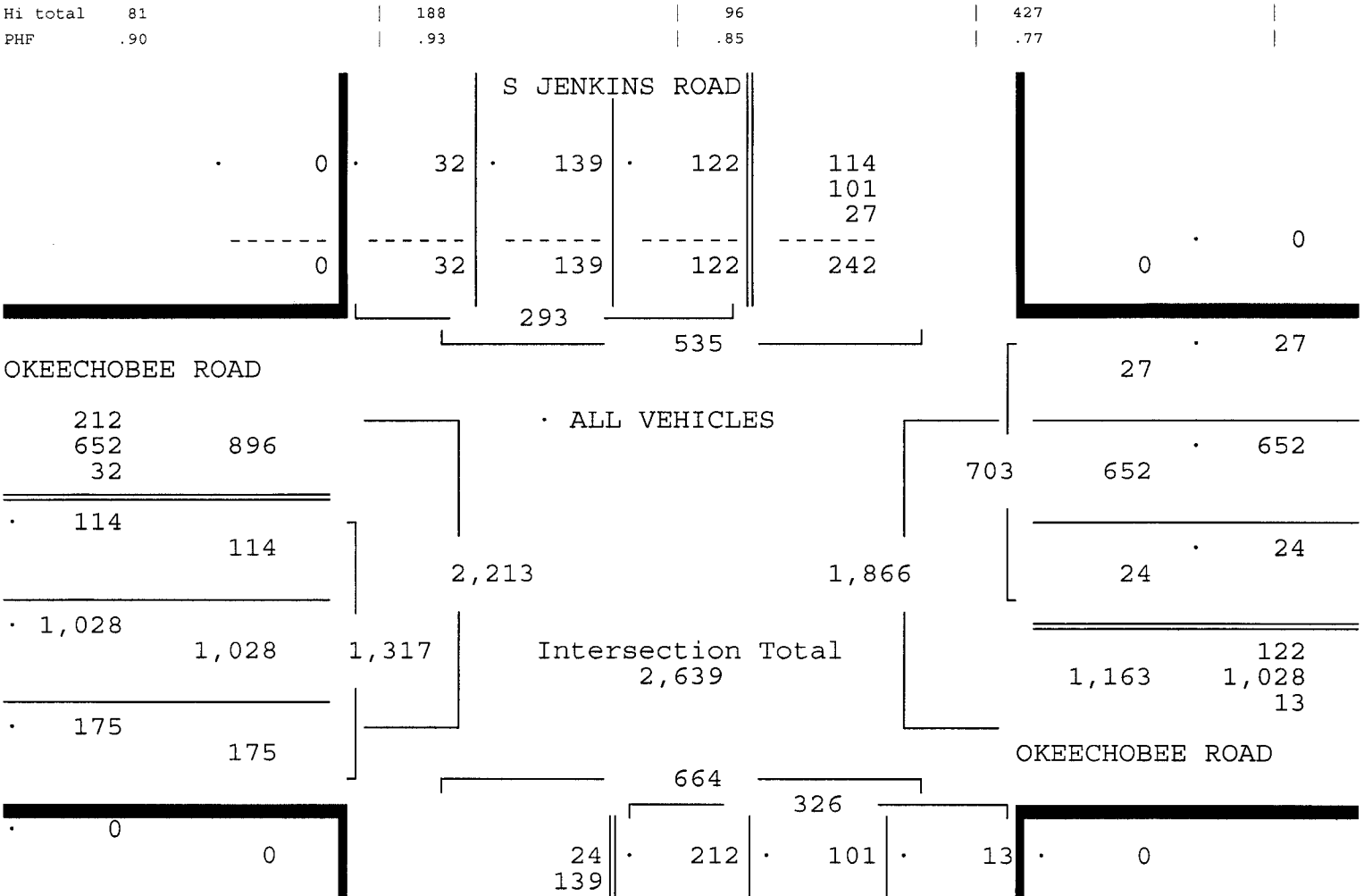
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/10/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	15	107	139	32	8	16	652	27	0	212	101	13	59	55	1028	175	
Percent	5%	37%	47%	11%	1%	2%	93%	4%	0%	65%	31%	4%	4%	4%	78%	13%	
Pk total	293				703				326				1317				
Highest	08:00				08:00				07:45				07:45				
Volume	6	35	32	8	0	2	181	5	0	63	29	4	22	16	344	45	
Hi total	81				188				96				427				
PHF	.90				.93				.85				.77				



TRAFFIC SURVEY SPECIALISTS, INC.

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
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Site Code : 00180129
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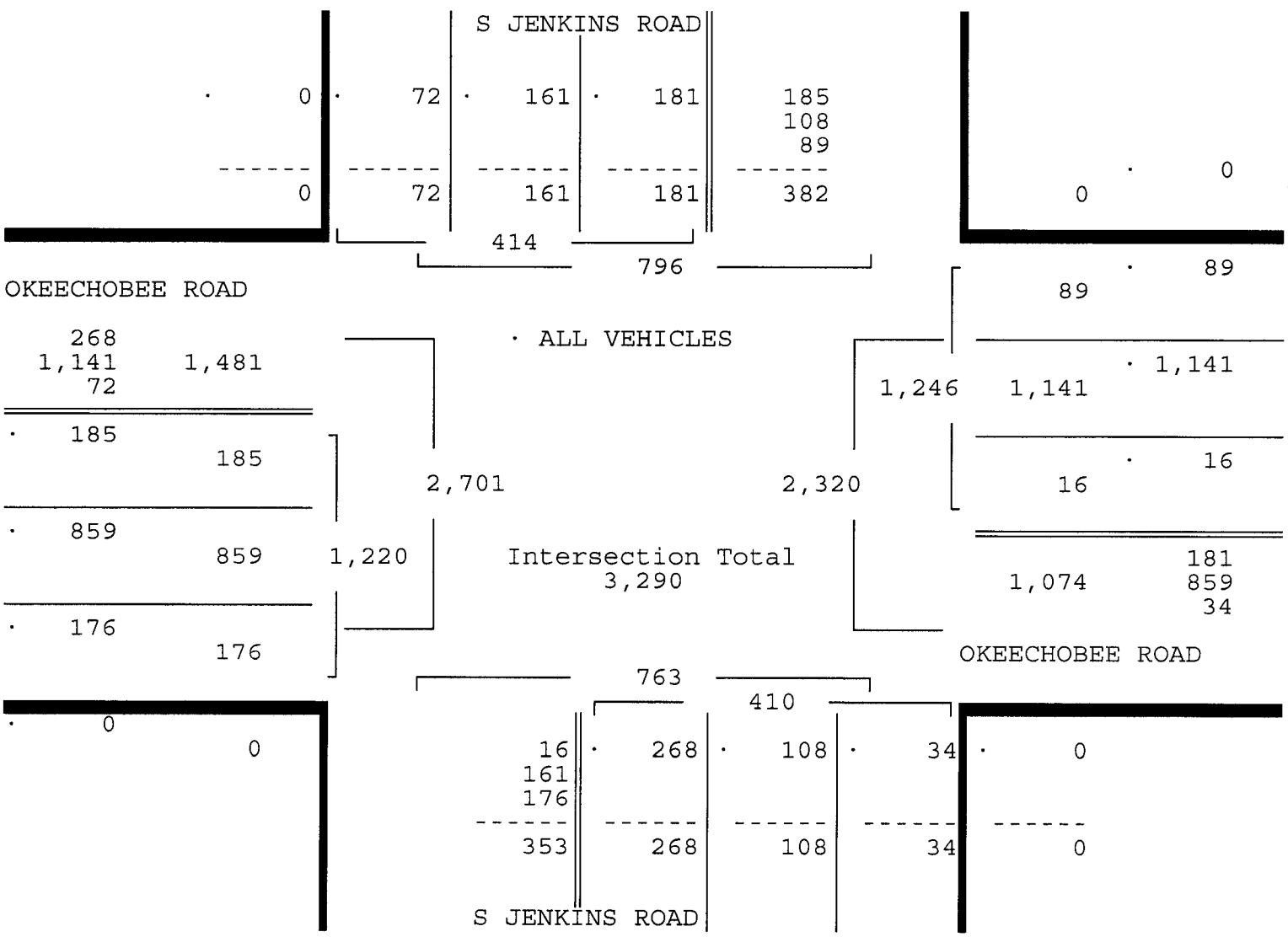
ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/10/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	
Percent	2%	41%	39%	17%	0%	1%	92%	7%	0%	65%	26%	8%	11%	4%	70%	14%	
Pk total	414				1246				410				1220				
Highest	17:45				17:00				17:30				17:15				
Volume	2	40	53	26	1	2	334	33	2	72	34	9	46	18	221	46	
Hi total	121				370				117				331				
PHF	.86				.84				.88				.92				



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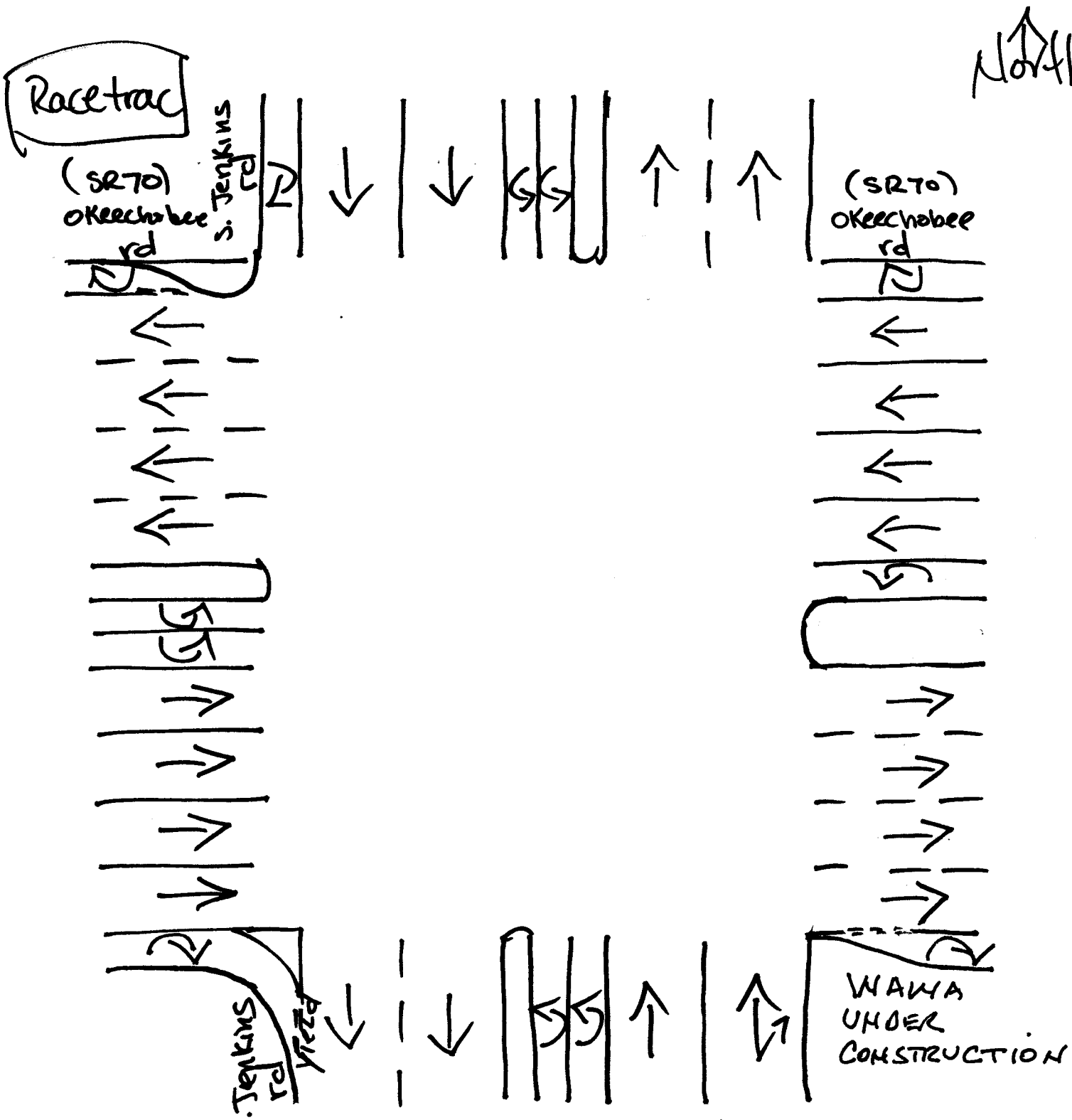
OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

PEDESTRIANS & BIKES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 07/10/18																	
* BREAK *																	
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	1	6
* BREAK *																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	2	7



FT. Pierce, Florida

JULY 10, 2018

drawn by: Luis Palomino

signalized

Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

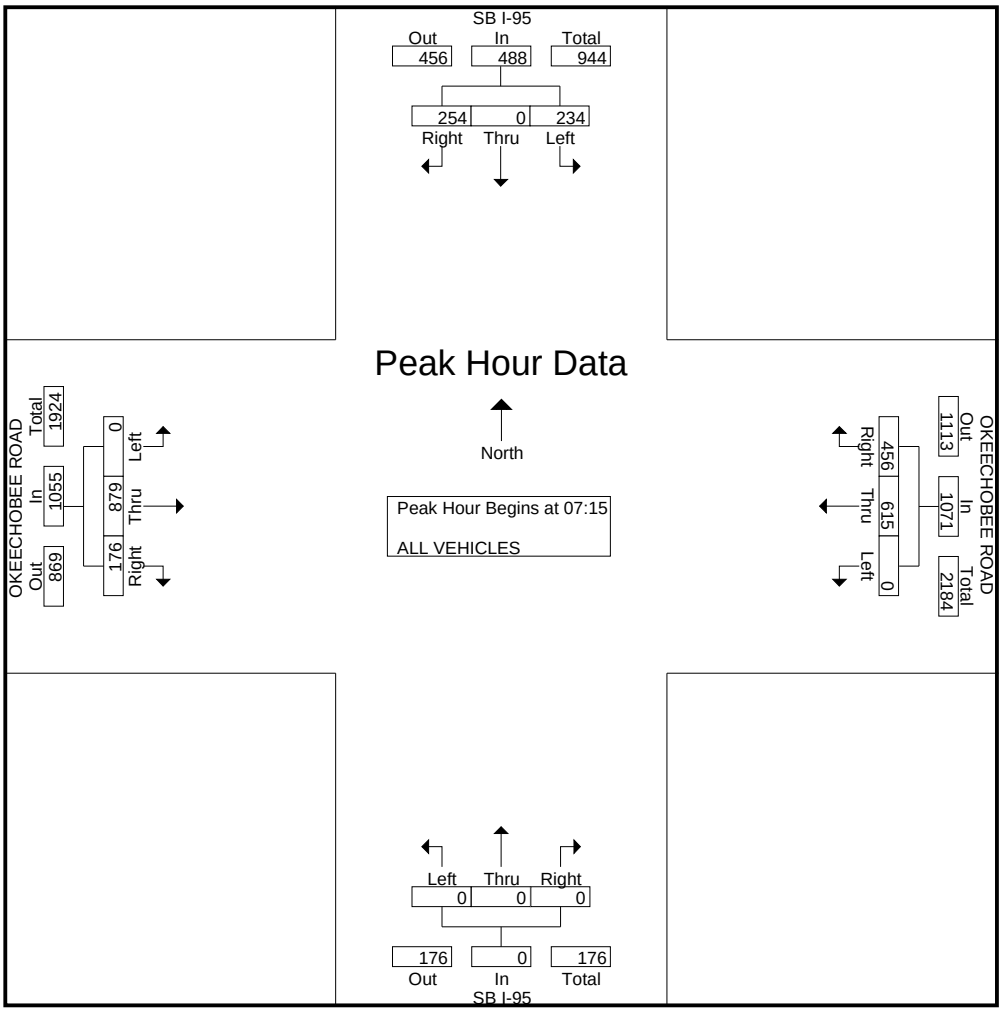
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	0	186	47	611
07:30	0	57	0	81	0	0	155	138	0	0	0	0	0	0	237	44	712
07:45	0	62	0	59	0	0	157	117	0	0	0	0	0	0	264	37	696
Total	0	230	0	273	0	0	590	458	0	0	0	0	0	0	884	176	2611
08:00	0	55	0	54	0	0	149	97	0	0	0	0	0	0	192	48	595
08:15	0	42	0	69	0	0	151	99	0	0	0	0	0	0	207	36	604
08:30	0	31	0	56	0	0	131	97	0	0	0	0	0	0	204	48	567
08:45	0	36	0	71	0	0	153	80	0	0	0	0	0	0	210	28	578
Total	0	164	0	250	0	0	584	373	0	0	0	0	0	0	813	160	2344
16:00	0	48	0	89	0	0	168	143	0	0	0	0	0	0	213	65	726
16:15	0	45	0	85	0	0	196	152	0	0	0	0	0	0	218	45	741
16:30	0	39	0	84	0	0	178	155	0	0	0	0	0	0	270	65	791
16:45	0	41	0	64	0	0	185	158	0	0	0	0	0	0	218	57	723
Total	0	173	0	322	0	0	727	608	0	0	0	0	0	0	919	232	2981
17:00	0	48	0	64	0	0	192	150	0	0	0	0	0	0	241	73	768
17:15	0	42	0	80	0	0	205	172	0	0	0	0	0	0	190	53	742
17:30	0	43	0	59	0	0	159	141	0	0	0	0	0	0	225	54	681
17:45	0	33	0	67	0	0	144	102	0	0	0	0	0	0	195	29	570
Total	0	166	0	270	0	0	700	565	0	0	0	0	0	0	851	209	2761
Grand Total	0	733	0	1115	0	0	2601	2004	0	0	0	0	0	0	3467	777	10697
Apprch %	0	39.7	0	60.3	0	0	56.5	43.5	0	0	0	0	0	0	81.7	18.3	
Total %	0	6.9	0	10.4	0	0	24.3	18.7	0	0	0	0	0	0	32.4	7.3	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	60	0	60	120	0	0	154	104	258	0	0	0	0	0	0	0	186	47	233	611
07:30	0	57	0	**81**	**138**	0	0	155	**138**	**293**	0	0	0	0	0	0	0	237	44	281	**712**
07:45	0	**62**	0	59	121	0	0	**157**	117	274	0	0	0	0	0	0	0	**264**	37	**301**	696
08:00	0	55	0	54	109	0	0	149	97	246	0	0	0	0	0	0	0	192	**48**	240	595
Total Volume	0	234	0	254	488	0	0	615	456	1071	0	0	0	0	0	0	0	879	176	1055	2614
% App. Total	0	48	0	52		0	0	57.4	42.6		0	0	0	0		0	0	83.3	16.7		
PHF	.000	.944	.000	.784	.884	.000	.000	.979	.826	.914	.000	.000	.000	.000	.000	.000	.000	.832	.917	.876	.918



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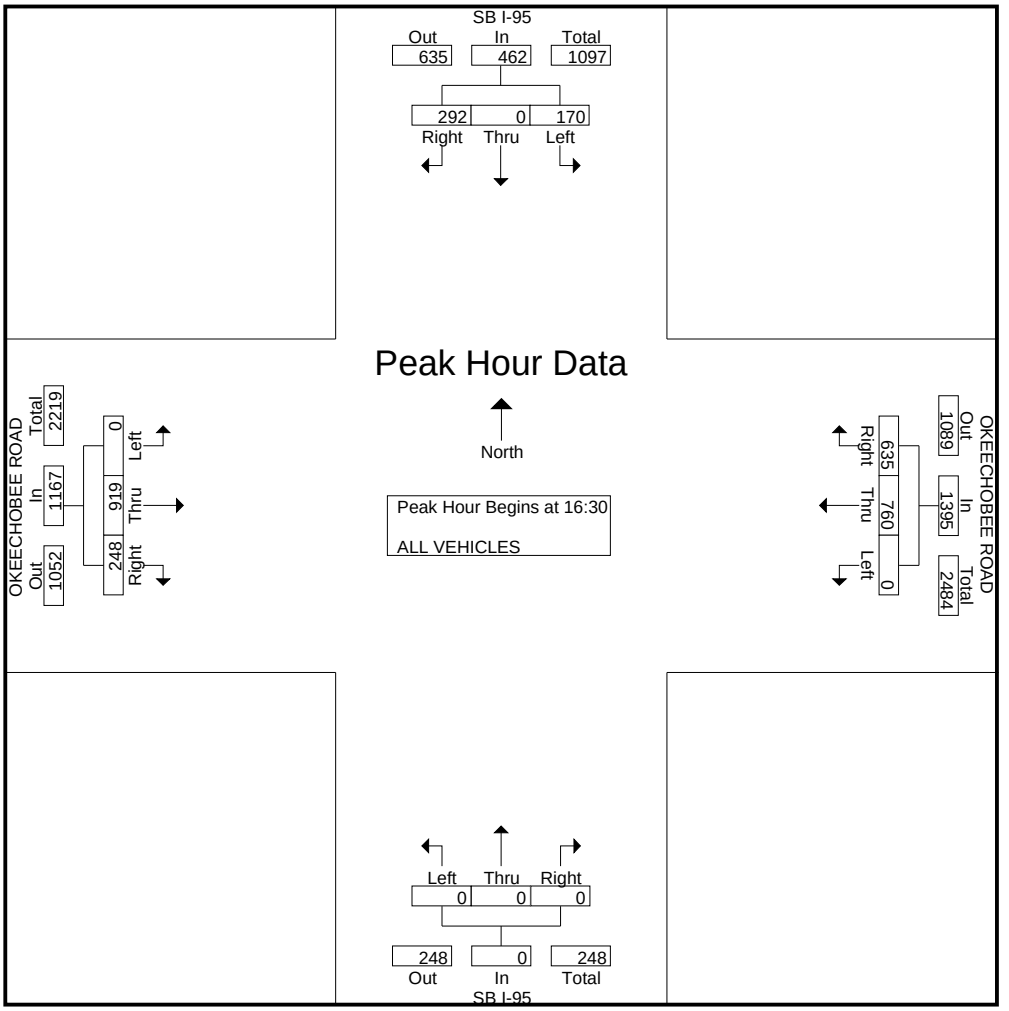
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	39	0	**84**	**123**	0	0	178	155	333	0	0	0	0	0	0	0	**270**	65	**335**	**791**
16:45	0	41	0	64	105	0	0	185	158	343	0	0	0	0	0	0	0	218	57	275	723
17:00	0	**48**	0	64	112	0	0	192	150	342	0	0	0	0	0	0	0	241	**73**	314	768
17:15	0	42	0	80	122	0	0	**205**	**172**	**377**	0	0	0	0	0	0	0	190	53	243	742
Total Volume	0	170	0	292	462	0	0	760	635	1395	0	0	0	0	0	0	0	919	248	1167	3024
% App. Total	0	36.8	0	63.2		0	0	54.5	45.5		0	0	0	0		0	0	78.7	21.3		
PHF	.000	.885	.000	.869	.939	.000	.000	.927	.923	.925	.000	.000	.000	.000	.000	.000	.000	.851	.849	.871	.956



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OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 1

Groups Printed- ALL VEHICLES

	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	0	58	0	162	0	0	183	63	724
07:30	0	0	0	0	0	0	241	51	0	52	0	196	0	0	221	73	834
07:45	0	0	0	0	0	0	224	51	0	50	0	263	0	0	231	95	914
Total	0	0	0	0	0	0	846	192	0	202	0	758	0	0	805	309	3112
08:00	0	0	0	0	0	0	193	51	0	53	0	193	0	0	170	77	737
08:15	0	0	0	0	0	0	190	43	0	60	0	155	0	0	167	82	697
08:30	0	0	0	0	0	0	177	40	0	51	0	129	0	0	154	81	632
08:45	0	0	0	0	0	0	192	31	0	41	0	149	0	0	149	97	659
Total	0	0	0	0	0	0	752	165	0	205	0	626	0	0	640	337	2725
16:00	0	0	0	0	0	0	271	63	0	40	0	101	0	0	176	85	736
16:15	0	0	0	0	0	0	298	70	0	50	0	105	0	0	180	83	786
16:30	0	0	0	0	0	0	289	53	0	44	0	136	0	0	211	98	831
16:45	0	0	0	0	0	0	294	65	0	49	0	114	0	0	175	84	781
Total	0	0	0	0	0	0	1152	251	0	183	0	456	0	0	742	350	3134
17:00	0	0	0	0	0	0	297	74	0	45	0	138	0	0	209	80	843
17:15	0	0	0	0	0	0	329	74	0	48	0	160	0	0	164	68	843
17:30	0	0	0	0	0	0	262	55	0	38	0	150	0	0	182	86	773
17:45	0	0	0	0	0	0	217	38	0	29	0	121	0	0	151	77	633
Total	0	0	0	0	0	0	1105	241	0	160	0	569	0	0	706	311	3092
Grand Total	0	0	0	0	0	0	3855	849	0	750	0	2409	0	0	2893	1307	12063
Apprch %	0	0	0	0	0	0	82	18	0	23.7	0	76.3	0	0	68.9	31.1	
Total %	0	0	0	0	0	0	32	7	0	6.2	0	20	0	0	24	10.8	

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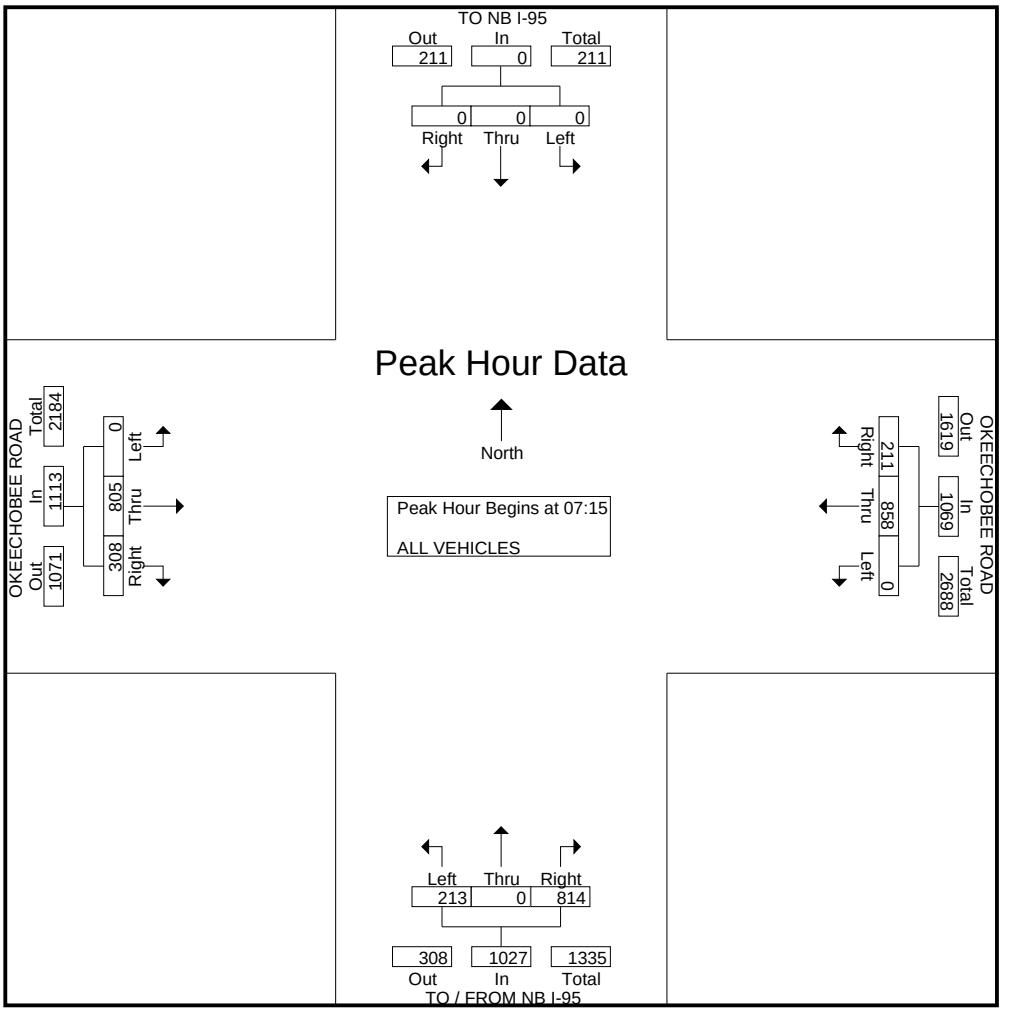
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 2

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	0	0	0	0	0	0	200	**58**	258	0	**58**	0	162	220	0	0	183	63	246	724
07:30	0	0	0	0	0	0	0	**241**	51	**292**	0	52	0	196	248	0	0	221	73	294	834
07:45	0	0	0	0	0	0	0	224	51	275	0	50	0	**263**	**313**	0	0	**231**	**95**	**326**	**914**
08:00	0	0	0	0	0	0	0	193	51	244	0	53	0	193	246	0	0	170	77	247	737
Total Volume	0	0	0	0	0	0	0	858	211	1069	0	213	0	814	1027	0	0	805	308	1113	3209
% App. Total	0	0	0	0		0	0	80.3	19.7		0	20.7	0	79.3		0	0	72.3	27.7		
PHF	.000	.000	.000	.000	.000	.000	.000	.890	.909	.915	.000	.918	.000	.774	.820	.000	.000	.871	.811	.854	.878



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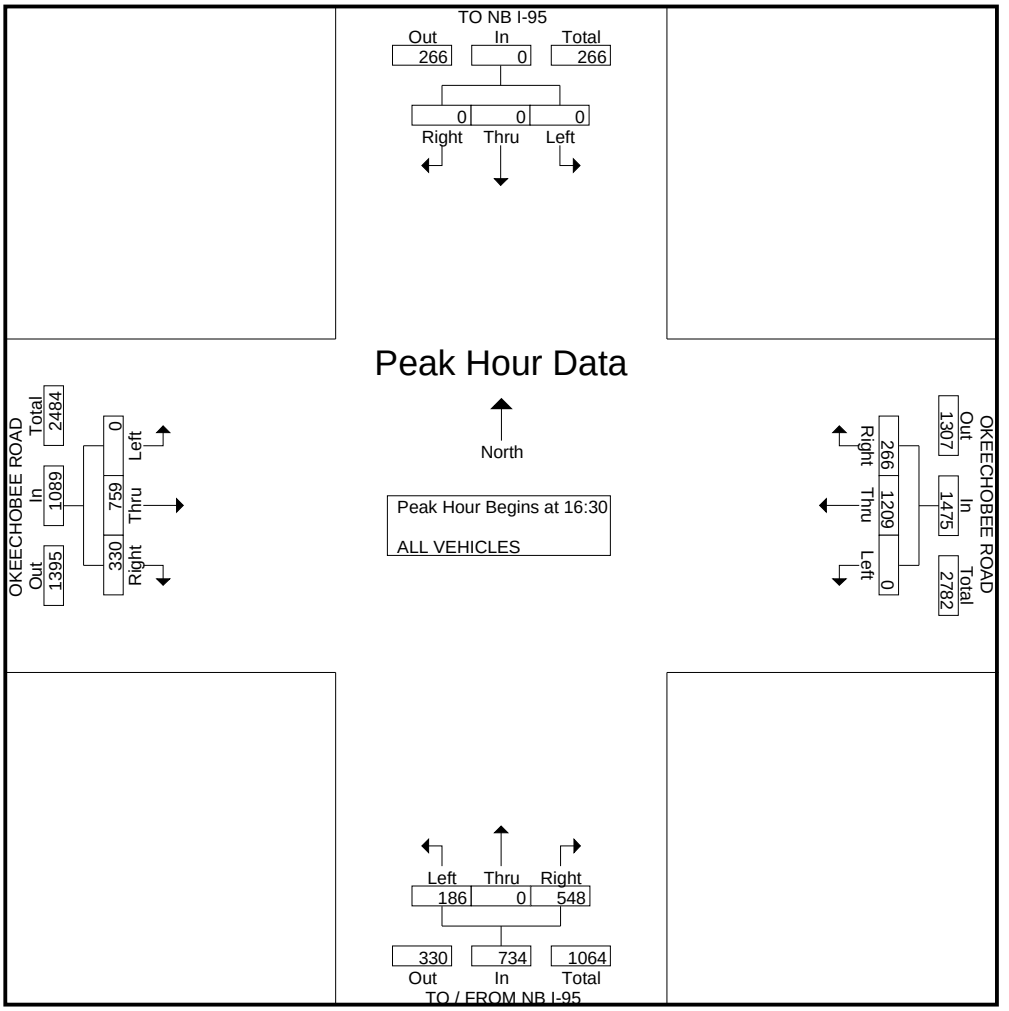
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 3

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	0	0	289	53	342	0	44	0	136	180	0	0	**211**	**98**	**309**	831
16:45	0	0	0	0	0	0	0	294	65	359	0	**49**	0	114	163	0	0	175	84	259	781
17:00	0	0	0	0	0	0	0	297	**74**	371	0	45	0	138	183	0	0	209	80	289	**843**
17:15	0	0	0	0	0	0	0	**329**	74	**403**	0	48	0	**160**	**208**	0	0	164	68	232	843
Total Volume	0	0	0	0	0	0	0	1209	266	1475	0	186	0	548	734	0	0	759	330	1089	3298
% App. Total	0	0	0	0		0	0	82	18		0	25.3	0	74.7		0	0	69.7	30.3		
PHF	.000	.000	.000	.000	.000	.000	.000	.919	.899	.915	.000	.949	.000	.856	.882	.000	.000	.899	.842	.881	.978



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OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	0	5	140	24	0	11	8	6	0	3	233	18	517
07:30	0	47	20	21	0	3	199	15	0	13	8	16	3	8	291	12	656
07:45	1	38	14	15	0	10	158	17	0	10	14	20	4	3	398	11	713
Total	1	143	58	70	0	21	626	73	0	47	38	52	8	20	1133	56	2346
08:00	0	34	7	15	0	11	165	22	0	16	6	14	0	9	304	14	617
08:15	0	43	9	11	0	5	187	26	0	6	6	15	1	14	238	10	571
08:30	0	41	9	18	0	9	174	22	0	9	7	8	3	14	225	9	548
08:45	0	43	7	15	1	7	184	37	0	7	16	8	1	9	219	7	561
Total	0	161	32	59	1	32	710	107	0	38	35	45	5	46	986	40	2297
16:00	0	79	18	24	0	20	237	43	0	10	25	11	10	19	194	13	703
16:15	0	74	18	15	1	12	283	45	0	13	23	10	5	20	249	10	778
16:30	0	51	13	25	1	15	268	46	0	24	21	10	9	13	218	15	729
16:45	0	60	14	17	1	14	263	38	0	25	11	11	5	19	244	12	734
Total	0	264	63	81	3	61	1051	172	0	72	80	42	29	71	905	50	2944
17:00	0	72	16	20	0	16	306	49	0	34	26	11	9	12	235	17	823
17:15	0	73	21	16	0	11	304	64	0	16	15	10	5	29	239	11	814
17:30	0	60	23	26	0	8	232	41	0	21	24	6	4	26	249	13	733
17:45	0	67	15	21	0	6	192	41	0	20	26	4	6	27	223	5	653
Total	0	272	75	83	0	41	1034	195	0	91	91	31	24	94	946	46	3023
Grand Total	1	840	228	293	4	155	3421	547	0	248	244	170	66	231	3970	192	10610
Apprch %	0.1	61.7	16.7	21.5	0.1	3.8	82.9	13.3	0	37.5	36.9	25.7	1.5	5.2	89	4.3	
Total %	0	7.9	2.1	2.8	0	1.5	32.2	5.2	0	2.3	2.3	1.6	0.6	2.2	37.4	1.8	

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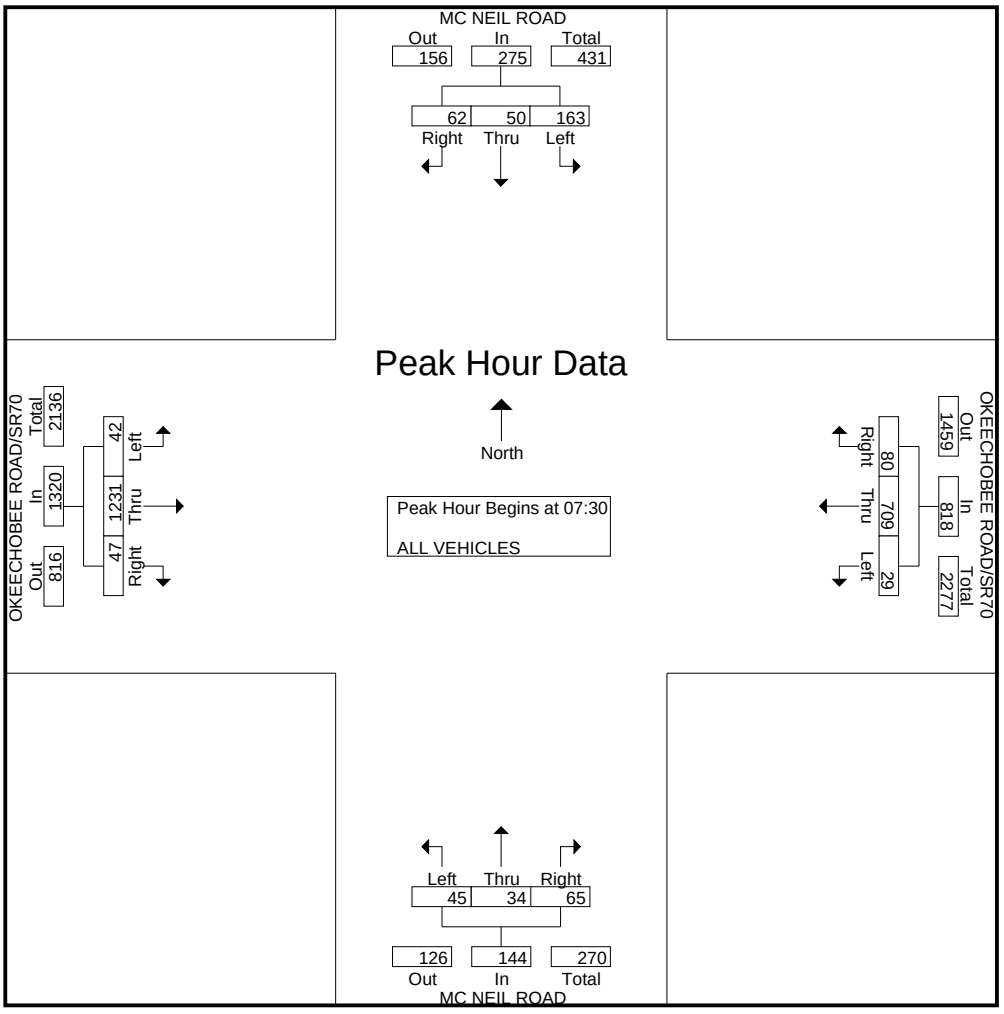
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	**47**	**20**	**21**	**88**	0	3	**199**	15	217	0	13	8	16	37	3	8	291	12	314	656
07:45	**1**	38	14	15	68	0	10	158	17	185	0	10	**14**	**20**	**44**	**4**	3	**398**	11	**416**	**713**
08:00	0	34	7	15	56	0	**11**	165	22	198	0	**16**	6	14	36	0	9	304	**14**	327	617
08:15	0	43	9	11	63	0	5	187	**26**	**218**	0	6	6	15	27	1	**14**	238	10	263	571
Total Volume	1	162	50	62	275	0	29	709	80	818	0	45	34	65	144	8	34	1231	47	1320	2557
% App. Total	0.4	58.9	18.2	22.5		0	3.5	86.7	9.8		0	31.2	23.6	45.1		0.6	2.6	93.3	3.6		
PHF	.250	.862	.625	.738	.781	.000	.659	.891	.769	.938	.000	.703	.607	.813	.818	.500	.607	.773	.839	.793	.897



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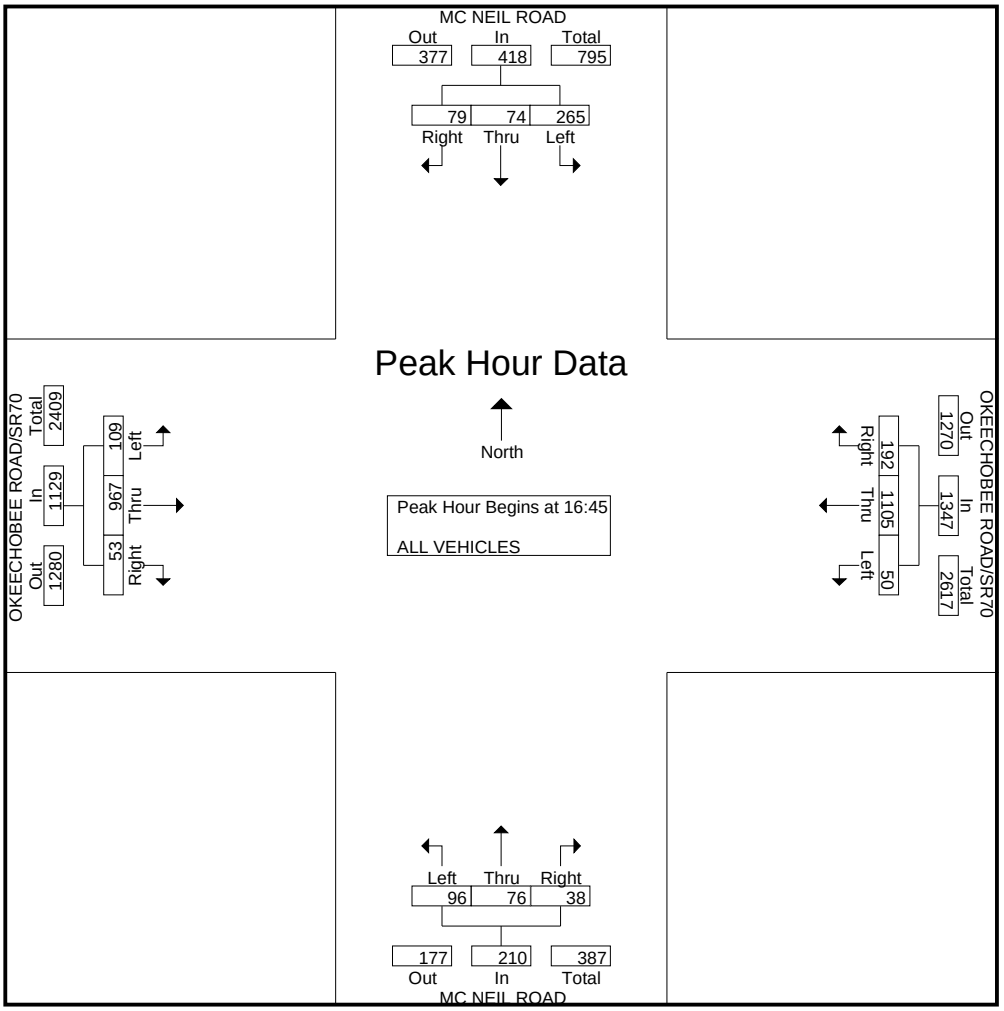
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	60	14	17	91	**1**	14	263	38	316	0	25	11	**11**	47	5	19	244	12	280	734
17:00	0	72	16	20	108	0	**16**	**306**	49	371	0	**34**	**26**	11	**71**	**9**	12	235	**17**	273	**823**
17:15	0	**73**	21	16	**110**	0	11	304	**64**	**379**	0	16	15	10	41	5	**29**	239	11	284	814
17:30	0	60	**23**	**26**	109	0	8	232	41	281	0	21	24	6	51	4	26	**249**	13	**292**	733
Total Volume	0	265	74	79	418	1	49	1105	192	1347	0	96	76	38	210	23	86	967	53	1129	3104
% App. Total	0	63.4	17.7	18.9		0.1	3.6	82	14.3		0	45.7	36.2	18.1		2	7.6	85.7	4.7		
PHF	.000	.908	.804	.760	.950	.250	.766	.903	.750	.889	.000	.706	.731	.864	.739	.639	.741	.971	.779	.967	.943



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KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0	0	0	0	68
07:30	0	11	27	0	0	4	0	4	0	0	32	4	0	1	0	0	83
07:45	0	9	20	0	0	1	0	5	0	0	38	1	0	1	0	0	75
Total	0	52	81	0	0	9	0	25	0	0	114	8	0	2	0	0	291
08:00	0	10	22	0	0	2	0	7	0	0	25	1	0	0	1	0	68
08:15	0	7	11	0	0	1	0	6	0	0	22	1	0	0	0	0	48
08:30	0	6	22	0	0	1	1	4	0	0	19	0	0	1	0	0	54
08:45	0	5	15	1	0	0	1	6	0	0	26	2	0	0	0	0	56
Total	0	28	70	1	0	4	2	23	0	0	92	4	0	1	1	0	226
16:00	0	14	34	0	0	2	0	9	0	0	31	1	0	1	0	0	92
16:15	0	7	34	0	0	2	0	6	0	0	40	0	0	0	0	0	89
16:30	0	11	26	0	0	3	0	12	0	0	38	2	0	0	0	0	92
16:45	0	13	28	0	0	2	0	25	0	0	24	2	0	0	0	0	94
Total	0	45	122	0	0	9	0	52	0	0	133	5	0	1	0	0	367
17:00	0	12	33	0	0	2	1	27	0	1	45	2	0	0	0	0	123
17:15	0	8	30	0	0	7	0	12	0	0	32	2	0	0	0	0	91
17:30	0	9	34	0	0	4	0	11	0	0	39	1	0	0	0	0	98
17:45	0	7	21	0	0	3	0	9	0	0	40	2	0	0	0	0	82
Total	0	36	118	0	0	16	1	59	0	1	156	7	0	0	0	0	394
Grand Total	0	161	391	1	0	38	3	159	0	1	495	24	0	4	1	0	1278
Apprch %	0	29.1	70.7	0.2	0	19	1.5	79.5	0	0.2	95.2	4.6	0	80	20	0	
Total %	0	12.6	30.6	0.1	0	3	0.2	12.4	0	0.1	38.7	1.9	0	0.3	0.1	0	

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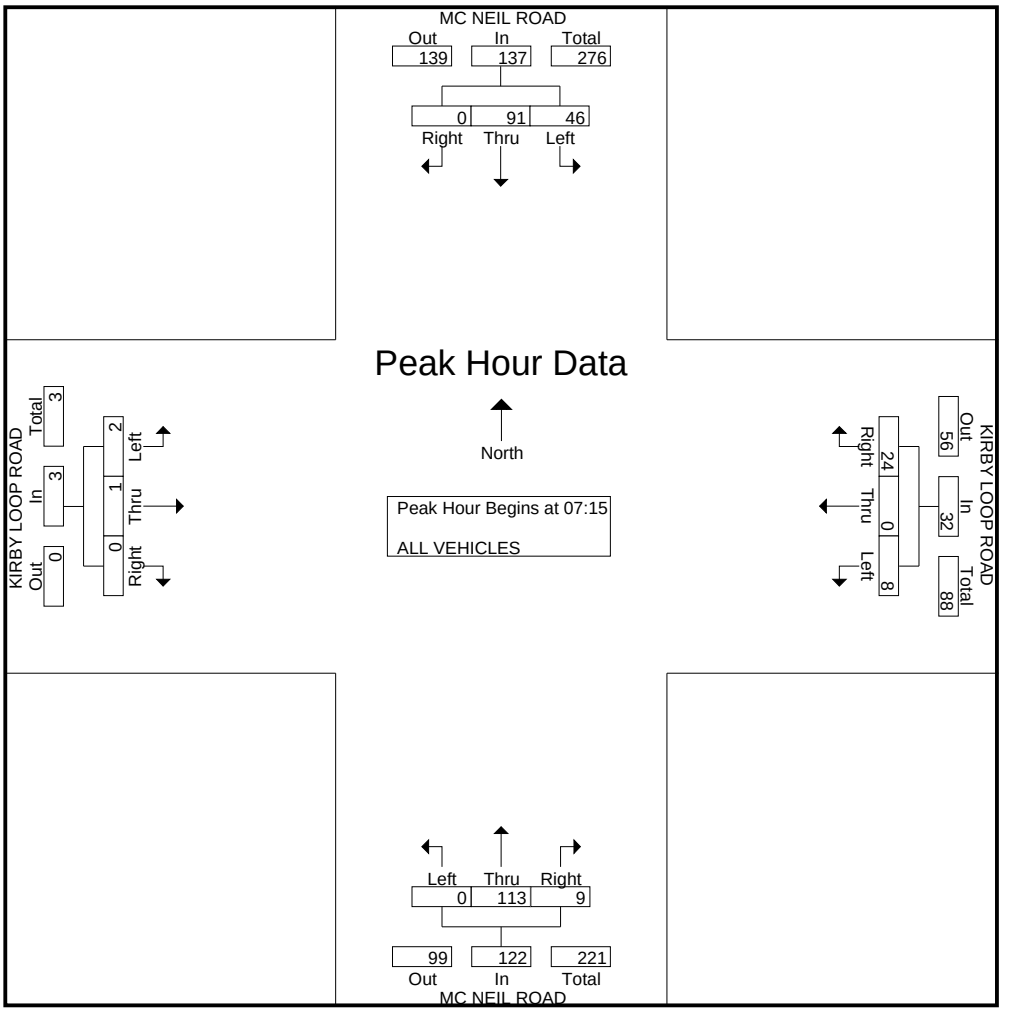
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	**16**	22	0	**38**	0	1	0	**8**	**9**	0	0	18	3	21	0	0	0	0	0	68
07:30	0	11	**27**	0	38	0	**4**	0	4	8	0	0	32	**4**	36	0	**1**	0	0	**1**	**83**
07:45	0	9	20	0	29	0	1	0	5	6	0	0	**38**	1	**39**	0	1	0	0	1	75
08:00	0	10	22	0	32	0	2	0	7	9	0	0	25	1	26	0	0	**1**	0	1	68
Total Volume	0	46	91	0	137	0	8	0	24	32	0	0	113	9	122	0	2	1	0	3	294
% App. Total	0	33.6	66.4	0		0	25	0	75		0	0	92.6	7.4		0	66.7	33.3	0		
PHF	.000	.719	.843	.000	.901	.000	.500	.000	.750	.889	.000	.000	.743	.563	.782	.000	.500	.250	.000	.750	.886

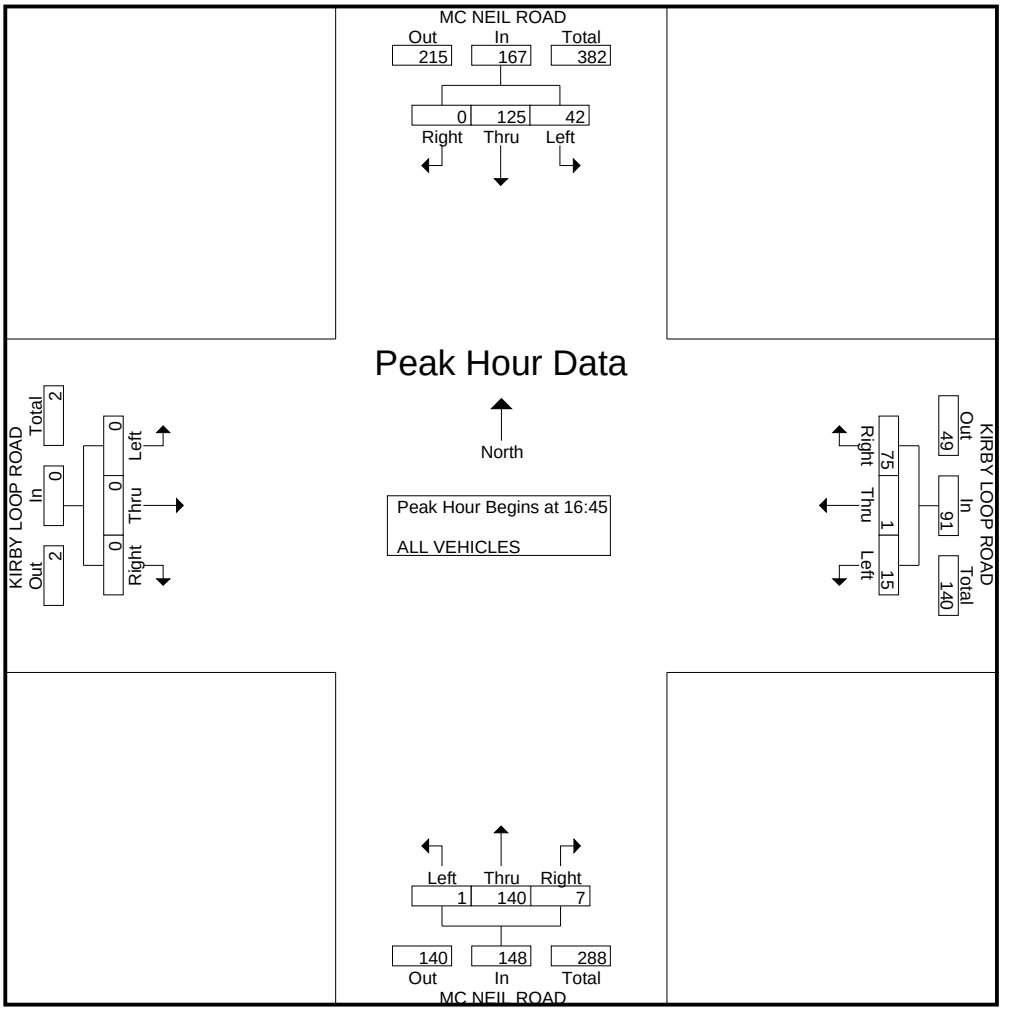


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	**13**	28	0	41	0	2	0	25	27	0	0	24	**2**	26	0	0	0	0	0	94
17:00	0	12	33	0	**45**	0	2	**1**	**27**	**30**	0	**1**	**45**	2	**48**	0	0	0	0	0	**123**
17:15	0	8	30	0	38	0	**7**	0	12	19	0	0	32	2	34	0	0	0	0	0	91
17:30	0	9	**34**	0	43	0	4	0	11	15	0	0	39	1	40	0	0	0	0	0	98
Total Volume	0	42	125	0	167	0	15	1	75	91	0	1	140	7	148	0	0	0	0	0	406
% App. Total	0	25.1	74.9	0		0	16.5	1.1	82.4		0	0.7	94.6	4.7		0	0	0	0		
PHF	.000	.808	.919	.000	.928	.000	.536	.250	.694	.758	.000	.250	.778	.875	.771	.000	.000	.000	.000	.000	.825



St. Lucie Transportation Planning Organization

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,950	2017	790	98	C	0.251	97	C	0.249
DARWIN BLVD	BECKER RD to PAAR DR	235	7,500	2018	630	748	F	1.187	660	F	1.048
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,500	2018	920	748	C	0.860	660	C	0.759
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,500	2018	920	608	C	0.699	597	C	0.686
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,000	2018	920	618	C	0.710	574	C	0.660
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	6,636	2016	880	400	C	0.482	345	C	0.416
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,700	2017	880	275	C	0.331	288	C	0.347
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,717	2016	600	266	C	0.887	214	C	0.713
DELAWARE AVE	33RD ST to 25TH ST	500	3,345	2017	1,710	222	C	0.288	254	C	0.330
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2017	1,220	82	C	0.149	140	C	0.255
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	9,983	2016	790	536	D	0.678	550	D	0.696
DELAWARE AVE	13TH ST to 10TH ST	664	7,497	2017	750	504	D	0.672	417	D	0.556
DELAWARE AVE	10TH ST to 7TH ST	664	7,497	2017	600	504	D	0.840	417	D	0.695
DELAWARE AVE	7TH ST to US 1	665	7,117	2016	750	457	D	0.609	426	D	0.568
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,000	2018	830	708	C	0.908	613	C	0.786
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2018	880	862	D	0.980	813	C	0.980
EASY ST	US 1 to BUCHANAN DR	106	5,400	2018	750	404	D	0.539	324	C	0.876
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2018	540	404	D	0.748	324	D	0.600
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,000	2019	630	535	C	0.892	558	C	0.930
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,000	2019	700	535	C	0.811	558	C	0.845
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2019	880	804	C	0.969	792	C	0.954
EDWARDS RD	25TH ST to SUNRISE BLVD	108	17,000	2019	1,630	893	D	0.548	883	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,000	2019	1,630	744	D	0.456	725	C	0.993
EDWARDS RD	OLEANDER AVE to US 1	173	10,500	2019	1,630	578	C	0.792	504	C	0.690
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	2,100	2019	750	145	C	0.392	142	C	0.384

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Fall 2018

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

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						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	JENNINGS RD to TIFFANY AVE	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,766	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,363	2016	790	382	C	0.979	373	C	0.956
LYNGATE DR	VETERANS MEMORIAL PKWY to US 1	306	10,825	2016	920	684	C	0.786	616	C	0.708
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,027	2016	880	482	C	0.581	422	C	0.508
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,200	2017	790	486	D	0.615	505	D	0.639
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,200	2017	540	486	D	0.900	505	D	0.935
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	367	2017	540	32	C	0.119	34	C	0.126
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	9,400	2018	920	621	C	0.714	560	C	0.644
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	21,000	2018	880	1,076	F	1.223	1,128	F	1.282
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	21,000	2018	790	1,076	F	1.362	1,128	F	1.428
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	5,800	2017	760	289	C	0.431	284	C	0.424
MIDWAY RD	SHINN RD to MCCARTY RD	940732	5,800	2017	630	289	C	0.482	284	C	0.473
MIDWAY RD	MCCARTY RD to I-95	940732	5,800	2017	700	289	C	0.438	284	C	0.430
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,500	2017	2,100	848	C	0.422	804	C	0.400
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2018	2,100	1,131	C	0.563	1,222	C	0.608
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	21,000	2018	920	1,076	F	1.170	1,128	F	1.226
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,000	2018	920	1,081	F	1.175	1,085	F	1.179
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,000	2018	790	1,081	F	1.287	1,085	F	1.292
MIDWAY RD	25TH ST to OLEANDER AVE	130	18,727	2016	790	1,022	F	1.217	939	F	1.118
MIDWAY RD	OLEANDER AVE to US 1	242	15,421	2016	790	814	E	0.969	806	E	0.960
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2017	790	193	C	0.495	326	C	0.836
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2017	920	193	C	0.222	326	C	0.375
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2017	630	193	C	0.322	326	C	0.543

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						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

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2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.11
2	01/07/2018 - 01/13/2018	0.98	1.09
3	01/14/2018 - 01/20/2018	0.97	1.08
4	01/21/2018 - 01/27/2018	0.95	1.06
* 5	01/28/2018 - 02/03/2018	0.93	1.03
* 6	02/04/2018 - 02/10/2018	0.91	1.01
* 7	02/11/2018 - 02/17/2018	0.89	0.99
* 8	02/18/2018 - 02/24/2018	0.89	0.99
* 9	02/25/2018 - 03/03/2018	0.89	0.99
*10	03/04/2018 - 03/10/2018	0.89	0.99
*11	03/11/2018 - 03/17/2018	0.89	0.99
*12	03/18/2018 - 03/24/2018	0.89	0.99
*13	03/25/2018 - 03/31/2018	0.90	1.00
*14	04/01/2018 - 04/07/2018	0.90	1.00
*15	04/08/2018 - 04/14/2018	0.91	1.01
*16	04/15/2018 - 04/21/2018	0.91	1.01
*17	04/22/2018 - 04/28/2018	0.95	1.06
18	04/29/2018 - 05/05/2018	0.99	1.10
19	05/06/2018 - 05/12/2018	1.02	1.13
20	05/13/2018 - 05/19/2018	1.06	1.18
21	05/20/2018 - 05/26/2018	1.06	1.18
22	05/27/2018 - 06/02/2018	1.06	1.18
23	06/03/2018 - 06/09/2018	1.06	1.18
24	06/10/2018 - 06/16/2018	1.06	1.18
25	06/17/2018 - 06/23/2018	1.07	1.19
26	06/24/2018 - 06/30/2018	1.08	1.20
27	07/01/2018 - 07/07/2018	1.10	1.22
28	07/08/2018 - 07/14/2018	1.11	1.23
29	07/15/2018 - 07/21/2018	1.13	1.26
30	07/22/2018 - 07/28/2018	1.12	1.24
31	07/29/2018 - 08/04/2018	1.11	1.23
32	08/05/2018 - 08/11/2018	1.10	1.22
33	08/12/2018 - 08/18/2018	1.09	1.21
34	08/19/2018 - 08/25/2018	1.09	1.21
35	08/26/2018 - 09/01/2018	1.09	1.21
36	09/02/2018 - 09/08/2018	1.08	1.20
37	09/09/2018 - 09/15/2018	1.08	1.20
38	09/16/2018 - 09/22/2018	1.07	1.19
39	09/23/2018 - 09/29/2018	1.06	1.18
40	09/30/2018 - 10/06/2018	1.06	1.18
41	10/07/2018 - 10/13/2018	1.05	1.17
42	10/14/2018 - 10/20/2018	1.04	1.16
43	10/21/2018 - 10/27/2018	1.03	1.14
44	10/28/2018 - 11/03/2018	1.03	1.14
45	11/04/2018 - 11/10/2018	1.02	1.13
46	11/11/2018 - 11/17/2018	1.01	1.12
47	11/18/2018 - 11/24/2018	1.01	1.12
48	11/25/2018 - 12/01/2018	1.00	1.11
49	12/02/2018 - 12/08/2018	1.00	1.11
50	12/09/2018 - 12/15/2018	1.00	1.11
51	12/16/2018 - 12/22/2018	0.99	1.10
52	12/23/2018 - 12/29/2018	0.98	1.09
53	12/30/2018 - 12/31/2018	0.97	1.08

* PEAK SEASON

APPENDIX C: SIGNAL TIMING, AADT AND AREA WIDE GROWTH-RATE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SB	NB	WBLT	EB				
Initial	5	12	7	7	5	12				
Passage	3.0	3.0	4.0	3.0	3.0	3.0				
Max1	20.0	50.0	35.0	30.0	20.0	50.0				
Yellow	4.8	4.8	3.7	3.7	4.8	4.8				
Red	2.0	2.0	2.5	2.5	2.0	2.0				
Walk		5.0		5.0		5.0				
Ped Clear		35.0		29.0		23.0				
Recall		Min				Min				
LT Type	Prot+Perm		Split	Split	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	15	51	34	30	15	51			130	76
Split Pattern 2	15	55	35	25	15	55			130	63
Split Pattern 3	17	51	36	26	17	51			130	109
Split Pattern 4	15	37	30	18	15	37			100	9
Split Pattern 5	15	50	34	21	15	50			120	114

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

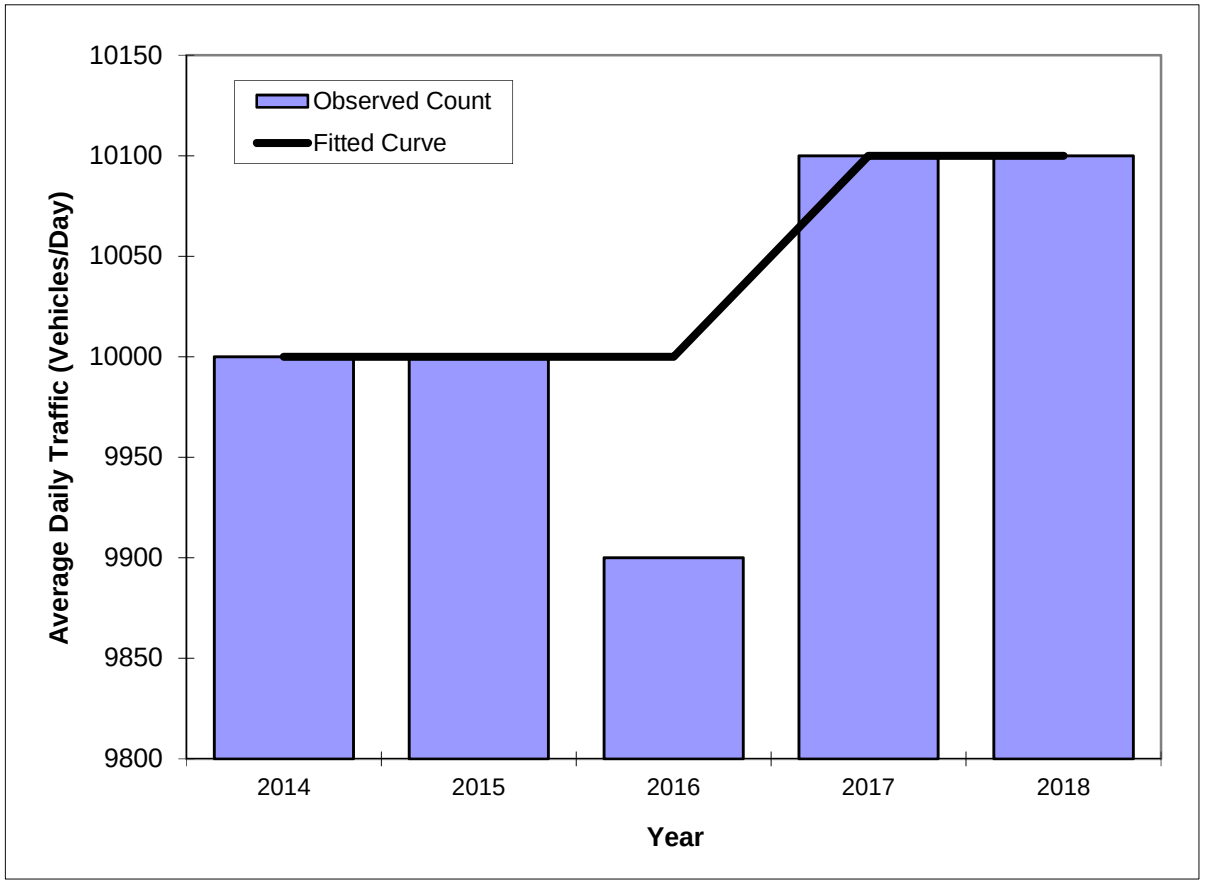
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

County:	St Lucie
Station #:	947056
Highway:	Edawrds Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	10000	10000
2015	10000	10000
2016	9900	10000
2017	10100	10100
2018	10100	10100
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	10100
2023 Design Year Trend		
2023	N/A	10200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	30
Trend R-squared:	32.1%
Trend Annual Historic Growth Rate:	0.20%
Trend Growth Rate (2018 to Design Year):	0.20%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

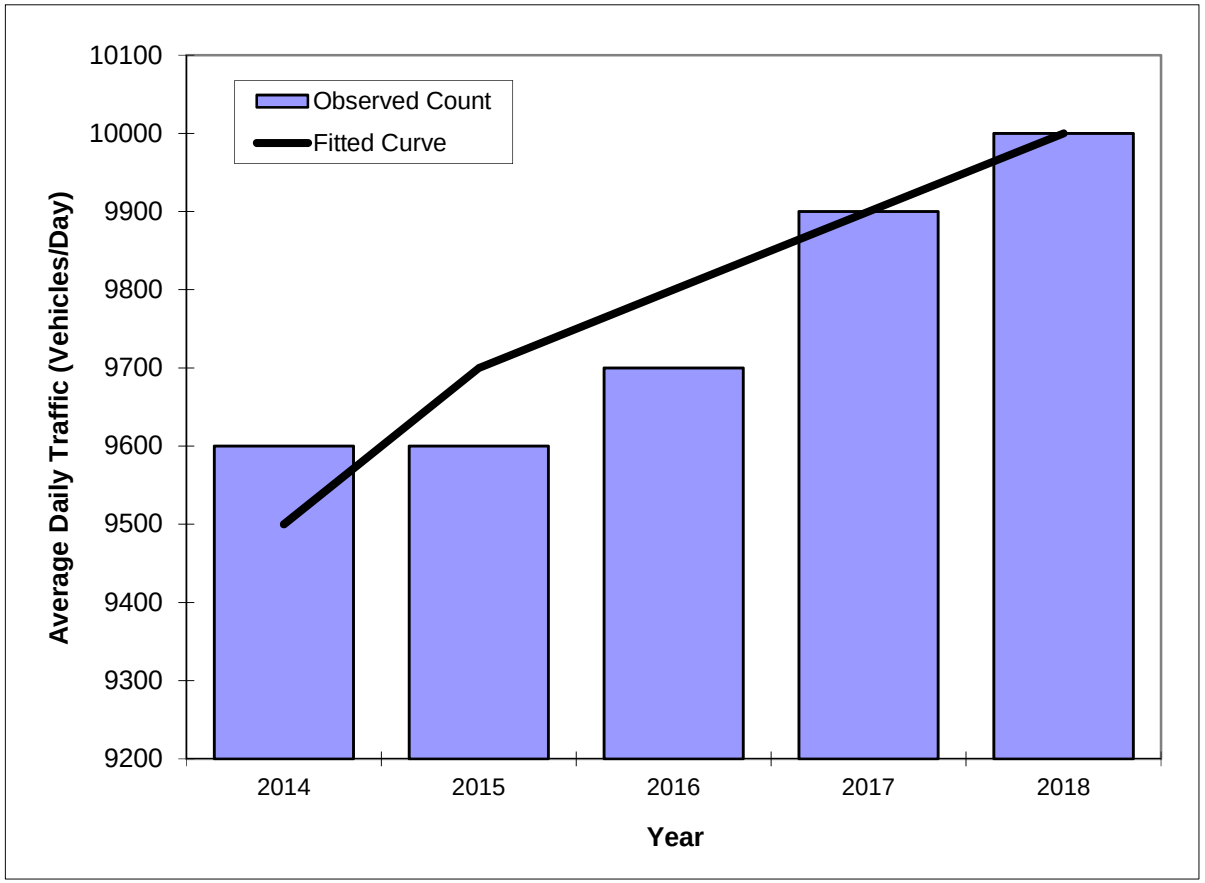
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

County:	St Lucie
Station #:	940273
Highway:	Jenkins Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	9600	9500
2015	9600	9700
2016	9700	9800
2017	9900	9900
2018	10000	10000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	9900
2023 Design Year Trend		
2023	N/A	10500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	110
Trend R-squared:	91.7%
Trend Annual Historic Growth Rate:	1.26%
Trend Growth Rate (2018 to Design Year):	0.79%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

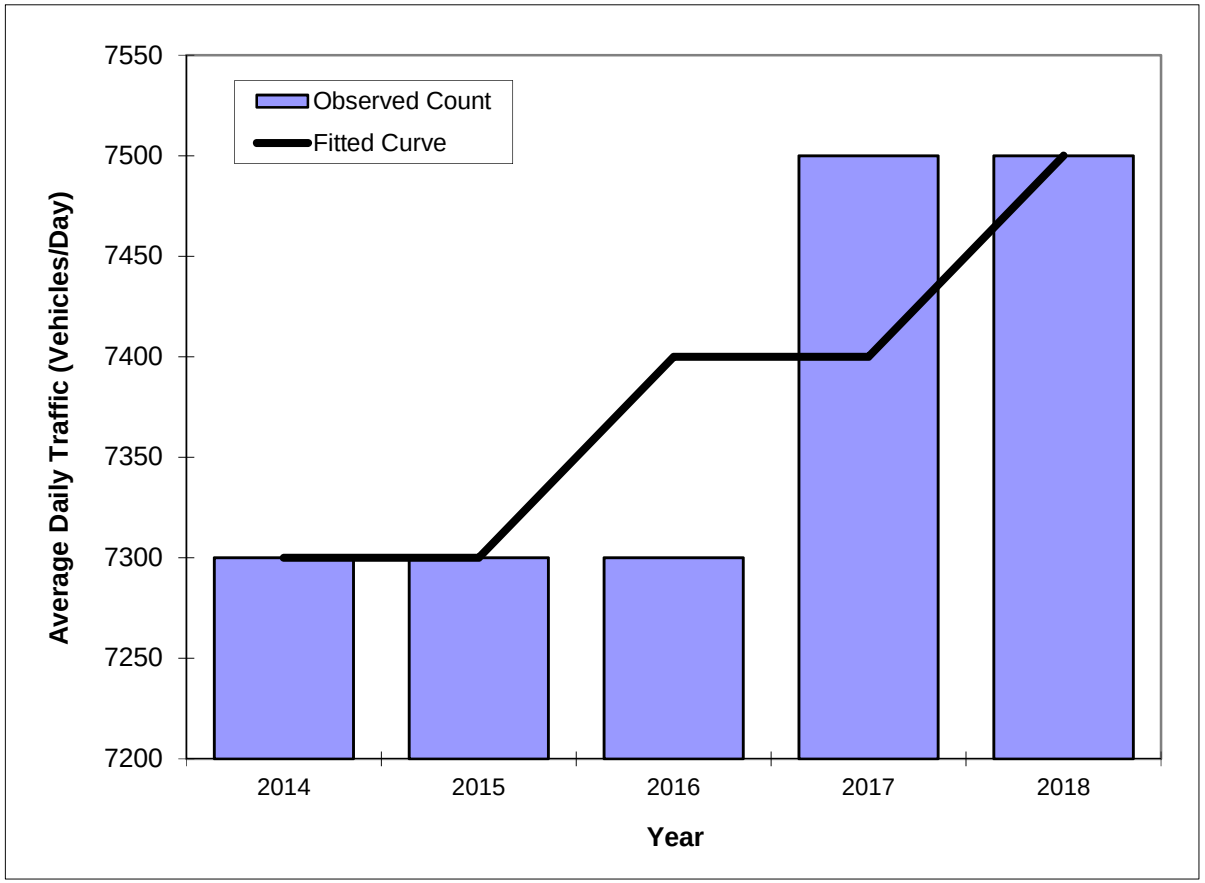
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

County:	St Lucie
Station #:	947027
Highway:	Jenkins Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	7300	7300
2015	7300	7300
2016	7300	7400
2017	7500	7400
2018	7500	7500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	7400
2023 Design Year Trend		
2023	N/A	7800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	60
Trend R-squared:	75.0%
Trend Annual Historic Growth Rate:	0.82%
Trend Growth Rate (2018 to Design Year):	0.53%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

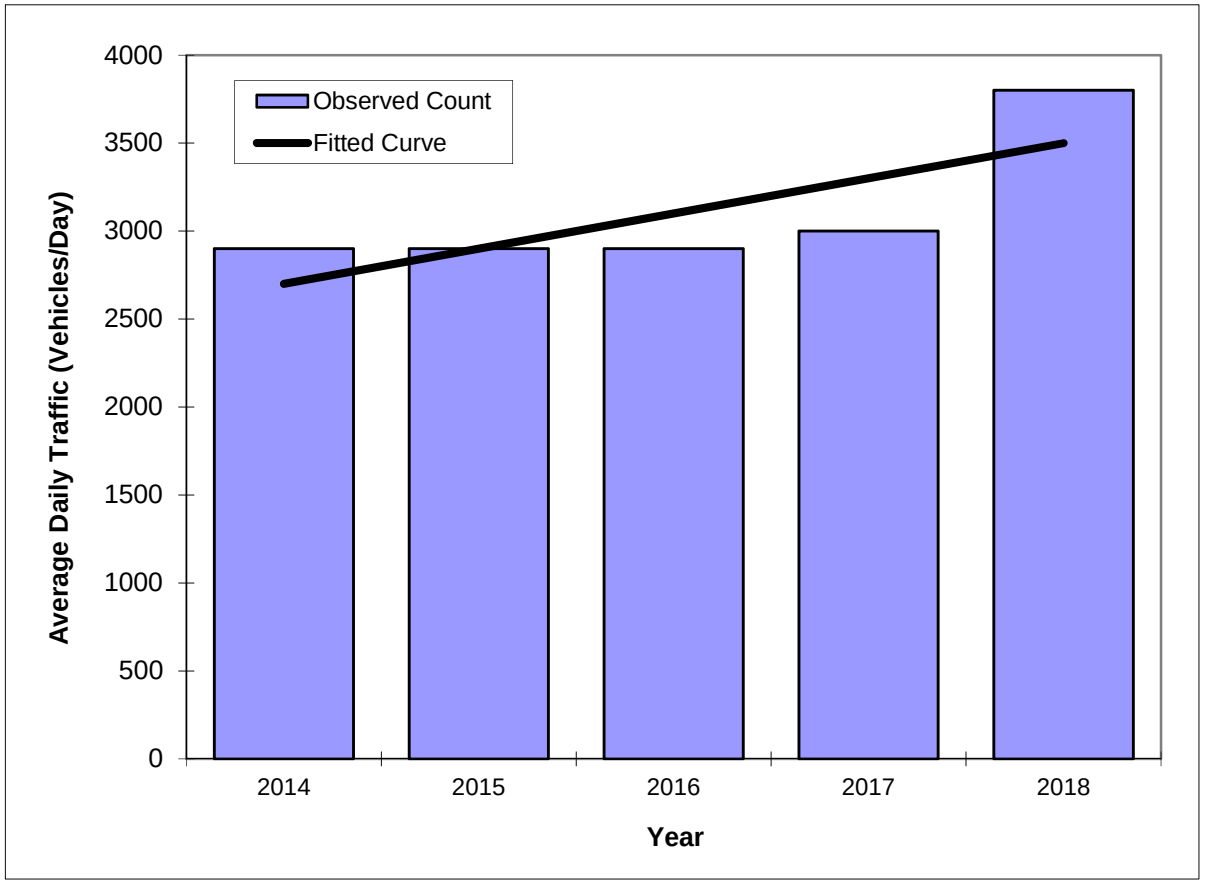
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

County:	St Lucie
Station #:	940089
Highway:	McNeil Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	2900	2700
2015	2900	2900
2016	2900	3100
2017	3000	3300
2018	3800	3500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	3300
2023 Design Year Trend		
2023	N/A	4400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	190
Trend R-squared:	58.2%
Trend Annual Historic Growth Rate:	7.41%
Trend Growth Rate (2018 to Design Year):	3.78%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

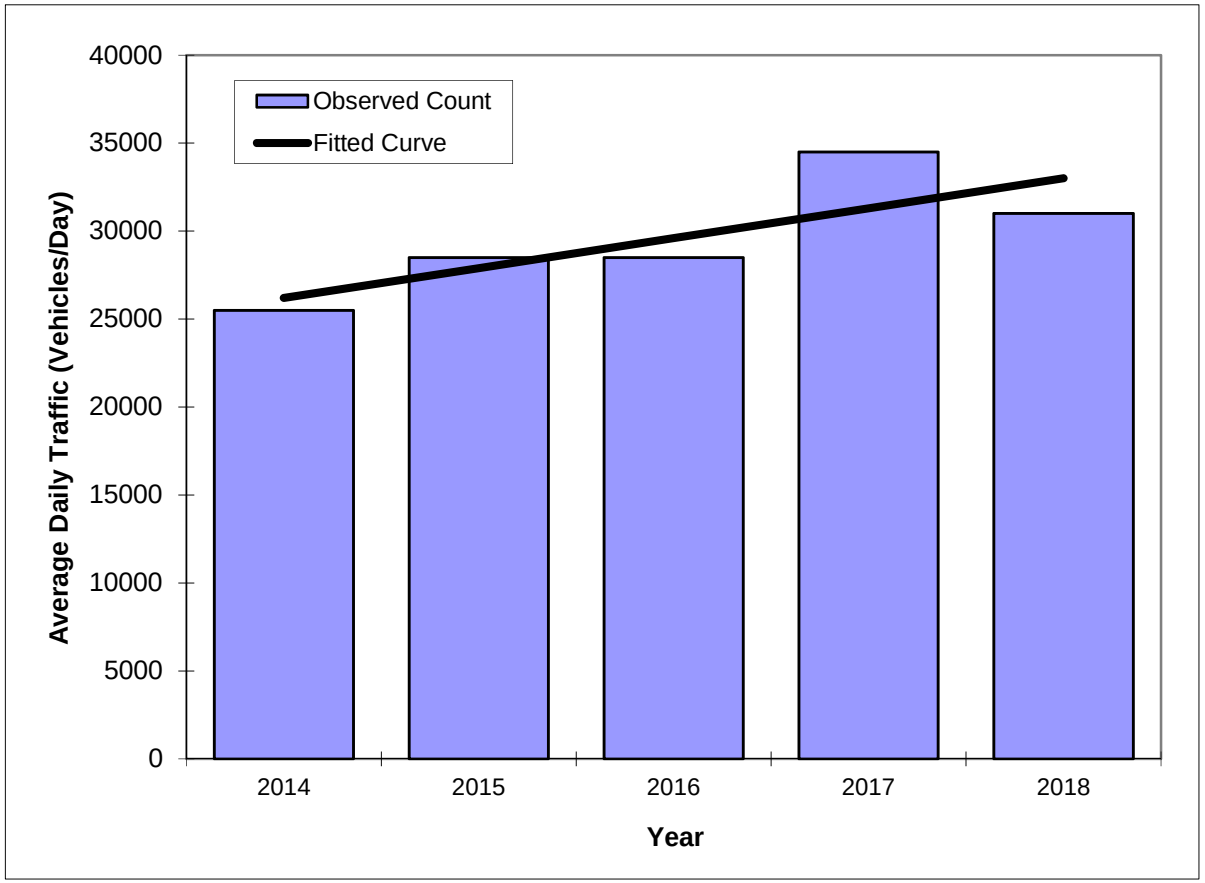
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00
2003	27500 C	E 14000	W 13500	10.20	59.60	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of I-95/W of Jenkins

County:	St Lucie
Station #:	940029
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	25500	26200
2015	28500	27900
2016	28500	29600
2017	34500	31300
2018	31000	33000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	31300
2023 Design Year Trend		
2023	N/A	41500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,700
Trend R-squared:	63.9%
Trend Annual Historic Growth Rate:	6.49%
Trend Growth Rate (2018 to Design Year):	3.92%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

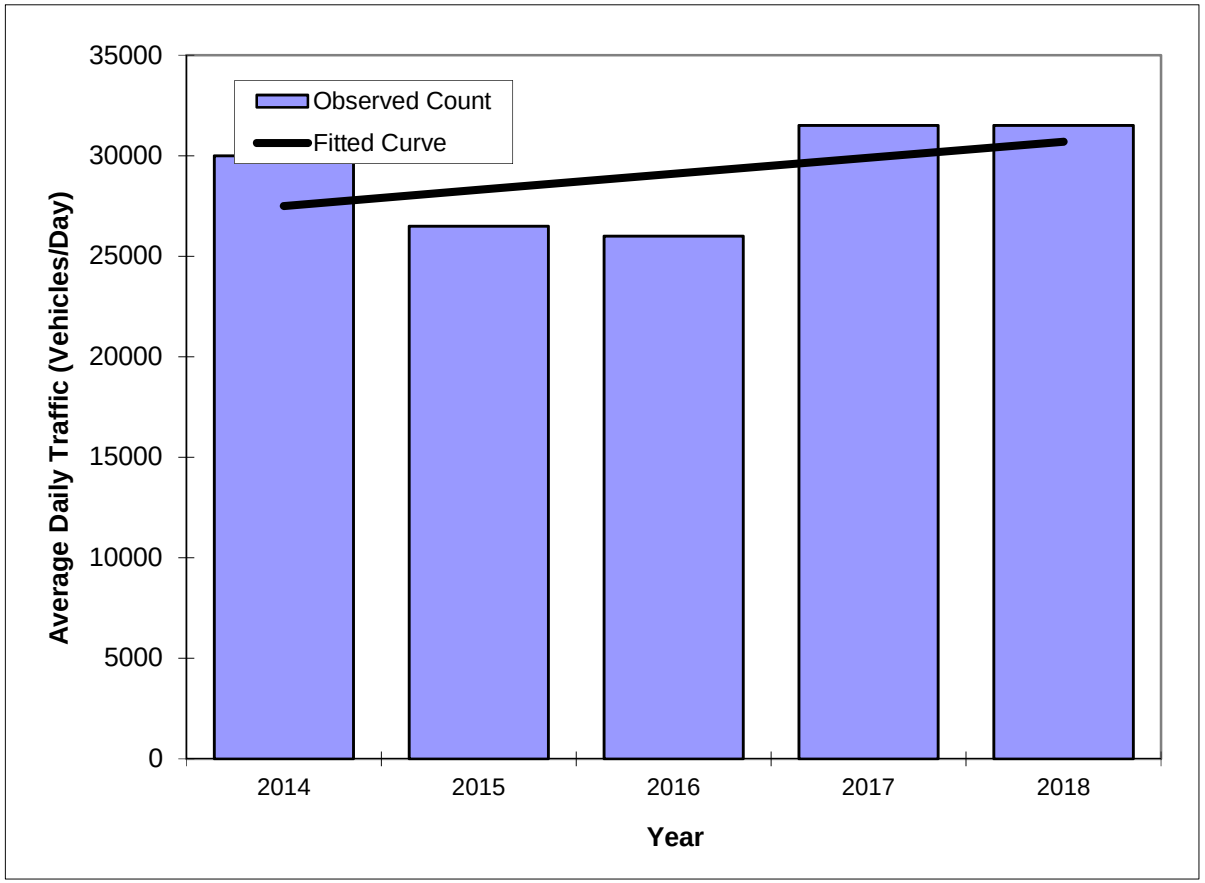
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70
2003	31500 C	E 16500	W 15000	10.20	59.60	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

County:	St Lucie
Station #:	940742
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	30000	27500
2015	26500	28300
2016	26000	29100
2017	31500	29900
2018	31500	30700
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	29900
2023 Design Year Trend		
2023	N/A	34700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	800
Trend R-squared:	22.3%
Trend Annual Historic Growth Rate:	2.91%
Trend Growth Rate (2018 to Design Year):	2.03%
Printed:	14-May-19

Straight Line Growth Option

Road Segment	5 Year Growth Rate	2018 Volume	Yearly Growth
Edwards Road	0.20%	10,100	20.2
Jenkins Road N of Okeechobee Rd	1.26%	10,000	126
Jenkins Road S of Okeechobee Rd	0.82%	7,500	61.5
McNeil Road	7.41%	3,500	259.35
Okeechobee Road E of I-95	6.49%	33,000	2141.7
Okeechobee Road E of McNeil Rd	2.91%	30,700	893.37
Sum		94,800	3502.12
Area Wide Growth Rate = $\frac{\text{Total 2018 Volumes}}{\text{Total Growth}}$		3.69%	

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

Mr. Brad Currie
EDC
469 NW Prima Vista Boulevard
Port St. Lucie, FL 34983

Prepared by:

O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

March 6, 2018
SR18021.0

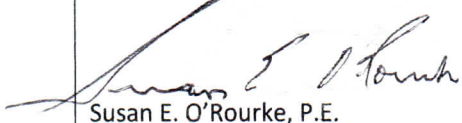
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Daily Net Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 28.75(X)	50%	50%	703	702	1405	703	702	1405
Automobile Care Center	942	15,035	SF	T = 16.28(X)	50%	50%	123	122	245	123	122	245
Recreational Vehicle Sales	842	17,750	SF	T = 5.00(X)	50%	50%	45	45	89	45	44	89
Total										**871**	**868**	**1739**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

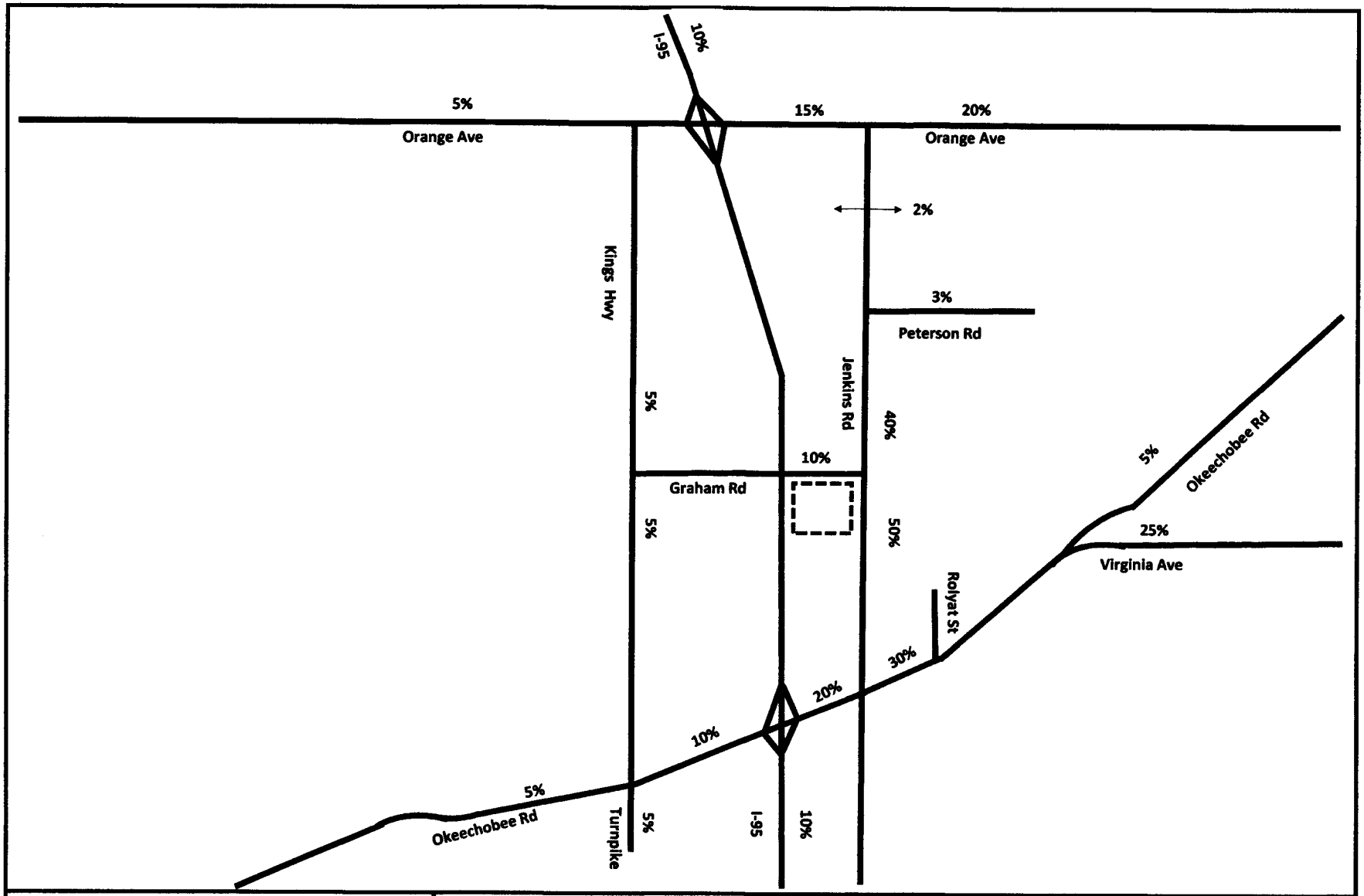
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational Vehicle Sales	842	17,750	SF	T = 0.46(X)	85%	15%	7	1	8	7	1	8
Total										**42**	**12**	**54**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	PM Trip Generation	Directional Split		Gross Trips			Net PM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 2.02(X)	48%	52%	48	51	99	48	51	99
Automobile Care Center	942	15,035	SF	T = 2.26(X)	40%	60%	14	20	34	14	20	34
Recreational Vehicle Sales	842	17,750	SF	T = 0.77(X)	31%	69%	4	10	14	4	10	14
Total										**66**	**81**	**147**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-135
January 22, 2004

Exhibit 3
Bent Creek
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Single Family	210	716 Dus	Ln (T) = 0.920Ln (X)+2.707	6,341
TOTALS				6,341

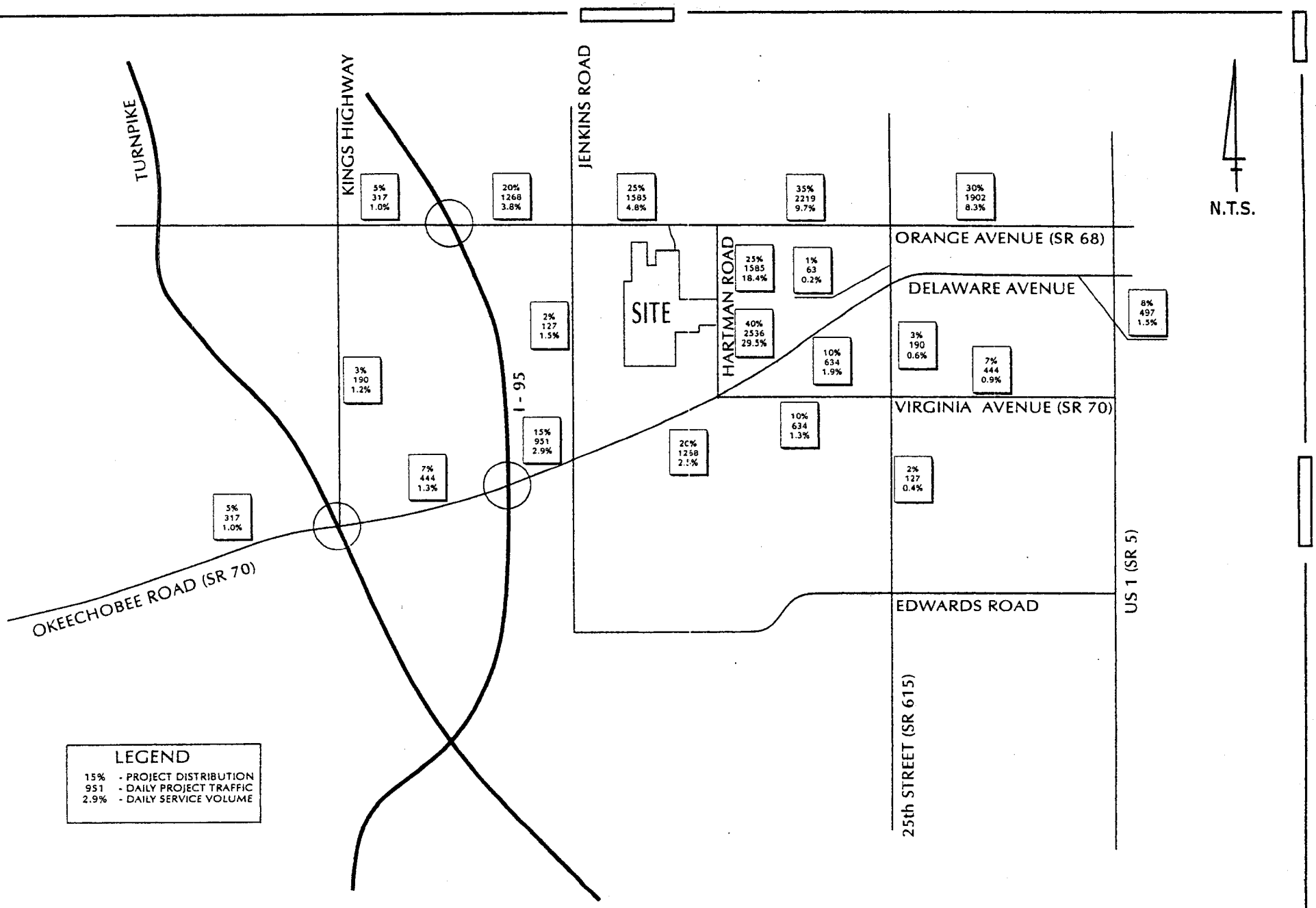
AM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	T=0.700(X)+9.477(25/75)	128	383	511
TOTALS				128	383	511

PM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	Ln (T) = 0.901Ln (X)+0.527(64/36)	405	228	633
TOTALS				405	228	633

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



01/21/04
03-135

BENT CREEK

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

LBFH Project No. 03-0014

PRELIMINARY TRAFFIC REPORT

FOR THE

TEN MILE ESTATES

Residential Subdivision Project

RECEIVED
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

Access to the site will be from Ralls Road. This road is currently a dead-end road connected to Selvitz Road south of Edwards Road and north of Glades Cutoff Road.

Trip Generation and Distribution

Based on the Institute of Transportation Engineer's Trip Generation Manual, 6th Edition and a Land Use Code of 210 for "Single Family Detached Housing", the estimated trips generated for the subject property are slightly over 2,000 trips per day.

When applied to the existing roadway network serving the site via the Metropolitan Planning Organizations (MPO) Spring 2003 counts for the St. Lucie Urban Area the level of service for the network is unchanged.

The roadway links considered in this analysis were:

- Glades Cutoff Road (west of Selvitz Road);
- Edwards Road (west of Selvitz Road)

Summary

In summary, there is no anticipated impacts to the roadway network serving the project as a result of the project. However, we are looking at the possible need for a turn lane on Selvitz Road into the project for safety and sight issues.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Commited Carriage Pointe Development								
Single Family Detached	200 DU	2000	148	37	111	198	125	73
Driveway Volumes		2000	148	37	111	198	125	73
Net New External Trips		2000	148	37	111	198	125	73

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)	Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)	0.0%

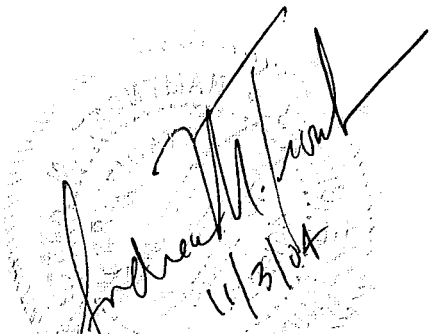
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-254
February 23, 2004
Revised October 22, 2004
Revised November 3, 2004

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	318 Dus	9.57 /DU	3,043
Residential-Townhomes	230	437 DUs	5.86 /DU	2,561
TOTALS		755 Dus		5,604

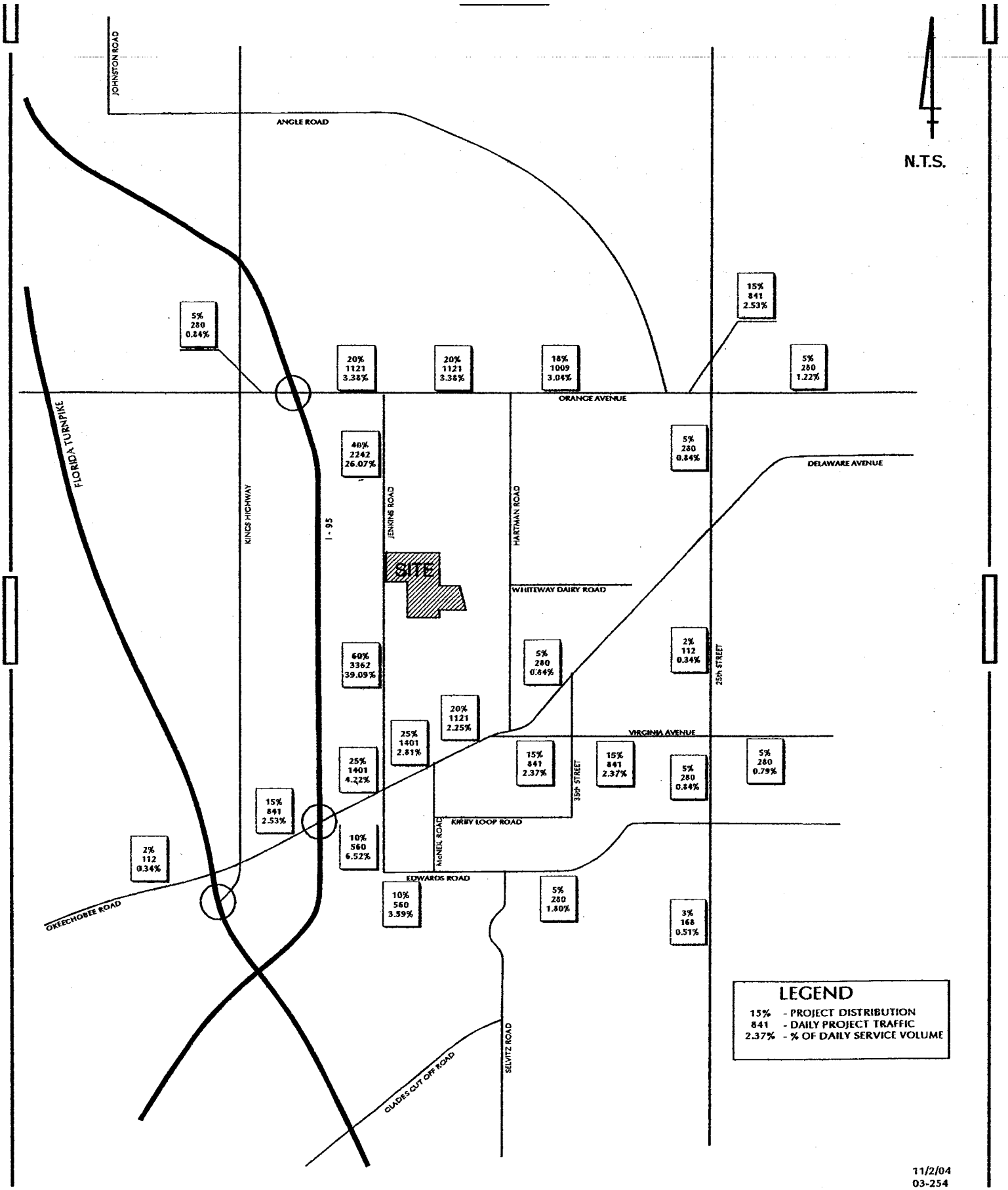
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	0.75 /DU (25/75)	60	179	239
Residential-Townhomes	230	437 DUs	0.44 /DU(17/83)	33	159	192
TOTALS		755 Dus		93	338	431

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	1.01 /DU (64/36)	205	116	321
Residential-Townhomes	230	437 DUs	0.54 /DU(67/33)	158	78	236
TOTALS		755 Dus		363	194	557

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

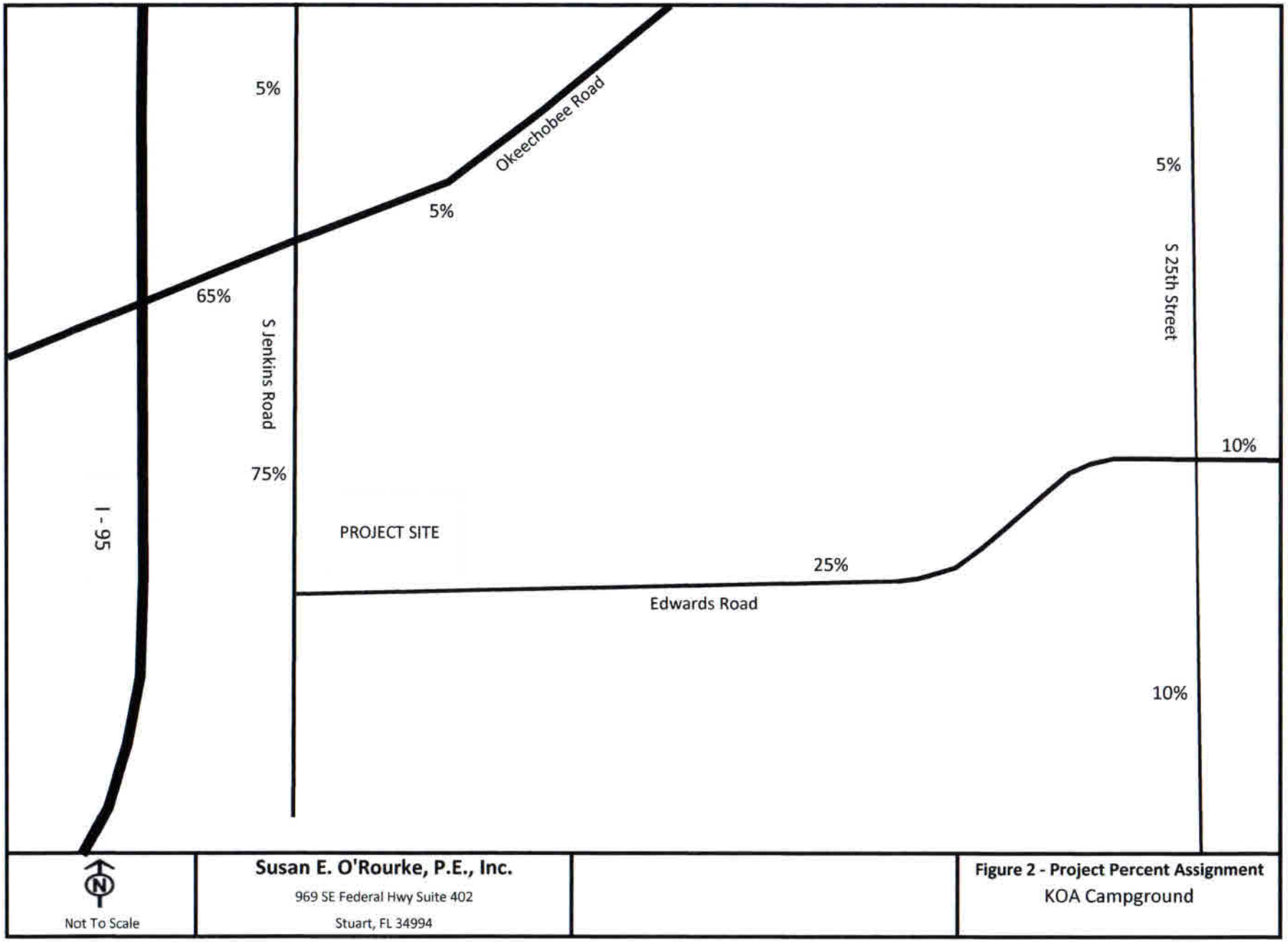
AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition


5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 SOUTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.13	1.13
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	234	0	254	0	879	176	0	615	456
Peak Season Volume	0	0	0	264	0	287	0	993	199	0	695	515
Traffic Volume Growth	0	0	0	41	0	45	0	155	31	0	108	80
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	0	0	0	0	0	27	0	0	36	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				7								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	7	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	7	0	0	0	42	0	0	92	0
1.0% Traffic Volume Growth	0	0	0	11	0	12	0	40	8	0	28	21
Committed + 1.0% Growth	0	0	0	18	0	12	0	82	8	0	120	21
Max (Committed + 1.0% or Historic Growth)	0	0	0	41	0	45	0	155	31	0	120	80
Background Traffic Volumes	0	0	0	305	0	332	0	1,148	230	0	815	595
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				10				1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	0	10	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	0	0	0	315	0	332	0	1,149	230	0	818	595
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	315	0	332	0	1,149	230	0	818	595

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	170	0	292	0	919	248	0	760	635
Peak Season Volume	0	0	0	192	0	330	0	1,038	280	0	859	718
Traffic Volume Growth	0	0	0	30	0	51	0	162	44	0	134	112
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	0	0	0	0	0	16	0	0	44	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				25								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	25	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	25	0	0	0	76	0	0	76	0
1.0% Traffic Volume Growth	0	0	0	8	0	13	0	42	11	0	35	29
Committed + 1.0% Growth	0	0	0	33	0	13	0	118	11	0	111	29
Max (Committed + 1.0% or Historic Growth)	0	0	0	33	0	51	0	162	44	0	134	112
Background Traffic Volumes	0	0	0	225	0	381	0	1,200	324	0	993	830
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				33				4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	0	33	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	0	0	0	258	0	381	0	1,204	324	0	995	830
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	258	0	381	0	1,204	324	0	995	830

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 NORTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	213	0	814	0	0	0	0	805	308	0	858	211
Peak Season Volume	232	0	887	0	0	0	0	877	336	0	935	230
Traffic Volume Growth	36	0	138	0	0	0	0	137	52	0	146	36
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			31					27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	31	0	0	0	0	27	0	0	36	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			4					4				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											1	
Project Traffic	0	0	4	0	0	0	0	4	0	0	1	0
Total Committed Projects	0	0	35	0	0	0	0	46	0	0	93	0
1.0% Traffic Volume Growth	9	0	36	0	0	0	0	36	14	0	38	9
Committed + 1.0% Growth	9	0	71	0	0	0	0	82	14	0	131	9
Max (Committed + 1.0% or Historic Growth)	36	0	138	0	0	0	0	137	52	0	146	36
Background Traffic Volumes	268	0	1,025	0	0	0	0	1,014	388	0	1,081	266
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			11					1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	11	0	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266
RTOR Reduction												
TOTAL TRAFFIC	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	186	0	548	0	0	0	0	759	330	0	1,209	266
Peak Season Volume	203	0	597	0	0	0	0	827	360	0	1,318	290
Traffic Volume Growth	32	0	93	0	0	0	0	129	56	0	206	45
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			18					16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	18	0	0	0	0	16	0	0	44	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			7					7				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											8	
Project Traffic	0	0	7	0	0	0	0	7	0	0	8	0
Total Committed Projects	0	0	25	0	0	0	0	83	0	0	84	0
1.0% Traffic Volume Growth	8	0	24	0	0	0	0	34	15	0	54	12
Committed + 1.0% Growth	8	0	49	0	0	0	0	117	15	0	138	12
Max (Committed + 1.0% or Historic Growth)	32	0	93	0	0	0	0	129	56	0	206	45
Background Traffic Volumes	235	0	690	0	0	0	0	956	416	0	1,524	335
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			37					4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	37	0	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	235	0	727	0	0	0	0	960	416	0	1,526	335
RTOR Reduction												
TOTAL TRAFFIC	235	0	727	0	0	0	0	960	416	0	1,526	335

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & JENKINS ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	212	101	13	122	139	32	114	1,028	175	24	652	27
Peak Season Volume	237	113	15	137	156	36	128	1,151	196	27	730	30
Traffic Volume Growth	47	22	3	27	31	7	25	229	39	5	145	6
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		10					26		26			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				93	37	93						
Project Traffic	0	10	0	93	37	93	26	0	26	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			11	8				57				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										15	77	10
Project Traffic	0	0	11	8	0	0	0	57	0	15	77	10
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							8					13
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				4		2						
Project Traffic	0	0	0	4	0	2	8	0	0	0	0	13
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					1			12			1	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	20	2	2									
Project Traffic	20	2	2	0	1	0	0	12	0	0	1	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									7			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	22											
Project Traffic	22	0	0	0	0	0	0	0	7	0	0	0
Total Committed Projects	42	12	13	105	38	95	34	69	33	15	78	23
1.0% Traffic Volume Growth	12	6	1	7	8	2	7	59	10	1	37	2
Committed + 1.0% Growth	54	18	14	112	46	97	41	128	43	16	115	25
Max (Committed + 1.0% or Historic Growth)	54	22	14	112	46	97	41	229	43	16	145	25
Background Traffic Volumes	291	135	29	249	202	133	169	1,380	239	43	875	55
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								3	19	3		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	57		8								8	
Project Traffic	57	0	8	0	0	0	0	3	19	3	8	0
Total Traffic w/o RTOR	348	135	37	249	202	133	169	1,383	258	46	883	55
RTOR Reduction												
TOTAL TRAFFIC	348	135	37	249	202	133	169	1,383	258	46	883	55

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	268	108	34	181	161	72	185	859	176	16	1,141	89
Peak Season Volume	300	121	38	203	180	81	207	962	197	18	1,278	100
Traffic Volume Growth	60	24	8	40	36	16	41	191	39	4	254	20
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		40					100		100			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				54	22	54						
Project Traffic	0	40	0	54	22	54	100	0	100	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			7	5				34				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										19	95	13
Project Traffic	0	0	7	5	0	0	0	34	0	19	95	13
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							13					20
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				24		16						
Project Traffic	0	0	0	24	0	16	13	0	0	0	0	20
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					4			46			4	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	25	2	2									
Project Traffic	25	2	2	0	4	0	0	46	0	0	4	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	40	42	9	83	26	70	113	80	125	19	99	33
1.0% Traffic Volume Growth	15	6	2	10	9	4	11	49	10	1	65	5
Committed + 1.0% Growth	55	48	11	93	35	74	124	129	135	20	164	38
Max (Committed + 1.0% or Historic Growth)	60	48	11	93	36	74	124	191	135	20	254	38
Background Traffic Volumes	360	169	49	296	216	155	331	1,153	332	38	1,532	138
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								9	65	9		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	38		5								5	
Project Traffic	38	0	5	0	0	0	0	9	65	9	5	0
Total Traffic w/o RTOR	398	169	54	296	216	155	331	1,162	397	47	1,537	138
RTOR Reduction												
TOTAL TRAFFIC	398	169	54	296	216	155	331	1,162	397	47	1,537	138

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & MCNEIL ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	45	34	65	163	50	62	47	1,231	42	29	709	80
Peak Season Volume	49	37	71	178	55	68	51	1,342	46	32	773	87
Traffic Volume Growth	8	6	11	28	9	11	8	209	7	5	121	14
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	5										21	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								74	19			
Project Traffic	5	0	0	0	0	0	0	74	19	0	21	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								77				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											102	
Project Traffic	0	0	0	0	0	0	0	77	0	0	102	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											13	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	13	0
Total Committed Projects	5	0	0	0	0	0	0	155	19	0	136	0
1.0% Traffic Volume Growth	2	2	3	7	2	3	2	54	2	1	31	4
Committed + 1.0% Growth	7	2	3	7	2	3	2	209	21	1	167	4
Max (Committed + 1.0% or Historic Growth)	8	6	11	28	9	11	8	209	21	5	167	14
Background Traffic Volumes	57	43	82	206	64	79	59	1,551	67	37	940	101
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									3	19	3	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	8		57					8				
Project Traffic	8	0	57	0	0	0	0	8	3	19	3	0
Total Traffic w/o RTOR	65	43	139	206	64	79	59	1,559	70	56	943	101
RTOR Reduction												
TOTAL TRAFFIC	65	43	139	206	64	79	59	1,559	70	56	943	101

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	96	76	38	265	74	79	109	967	53	50	1,105	192
Peak Season Volume	105	83	41	289	81	86	119	1,054	58	55	1,204	209
Traffic Volume Growth	16	13	6	45	13	13	19	164	9	9	188	33
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	20										80	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								43	11			
Project Traffic	20	0	0	0	0	0	0	43	11	0	80	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								46				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											127	
Project Traffic	0	0	0	0	0	0	0	46	0	0	127	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								24				
Project Traffic	0	0	0	0	0	0	0	24	0	0	20	0
Total Committed Projects	20	0	0	0	0	0	0	113	11	0	227	0
1.0% Traffic Volume Growth	4	3	2	12	3	3	5	43	2	2	49	8
Committed + 1.0% Growth	24	3	2	12	3	3	5	156	13	2	276	8
Max (Committed + 1.0% or Historic Growth)	24	13	6	45	13	13	19	164	13	9	276	33
Background Traffic Volumes	129	96	47	334	94	99	138	1,218	71	64	1,480	242
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									9	65	9	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	5		38					5				
Project Traffic	5	0	38	0	0	0	0	5	9	65	9	0
Total Traffic w/o RTOR	134	96	85	334	94	99	138	1,223	80	129	1,489	242
RTOR Reduction												
TOTAL TRAFFIC	134	96	85	334	94	99	138	1,223	80	129	1,489	242

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & KIRBY LOOP ROAD
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	46	91	0	2	1	0	8	0	24
Peak Season Volume	0	123	0	50	99	0	2	1	0	9	0	26
Traffic Volume Growth	0	19	0	8	15	0	0	0	0	1	0	4
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	5	0	2	4	0	0	0	0	0	0	1
Committed + 1.0% Growth	0	10	0	2	23	0	0	0	0	0	0	1
Max (Committed + 1.0% or Historic Growth)	0	19	0	8	23	0	0	0	0	1	0	4
Background Traffic Volumes	0	142	0	58	122	0	2	1	0	10	0	30
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		2										7
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				21	7							
Project Traffic	0	2	0	21	7	0	0	0	0	0	0	7
Total Traffic w/o RTOR	0	144	0	79	129	0	2	1	0	10	0	37
RTOR Reduction												
TOTAL TRAFFIC	0	144	0	79	129	0	2	1	0	10	0	37

PM Peak Hour

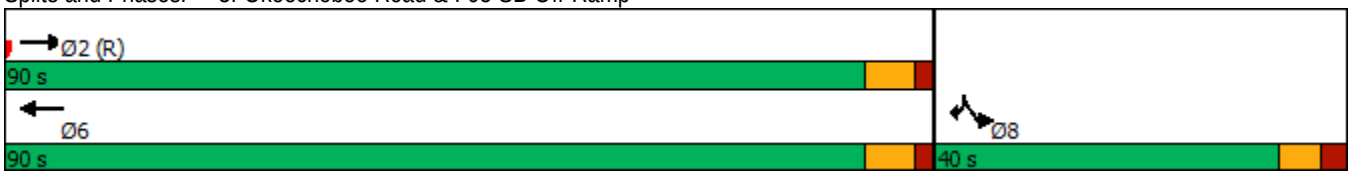
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	2	6	0	0	0	0	1	0	3
Committed + 1.0% Growth	0	26	0	2	17	0	0	0	0	1	0	3
Max (Committed + 1.0% or Historic Growth)	0	26	1	7	21	0	0	0	0	2	0	13
Background Traffic Volumes	1	179	9	53	157	0	0	0	0	18	1	95
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		7										24
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				14	4							
Project Traffic	0	7	0	14	4	0	0	0	0	0	0	24
Total Traffic w/o RTOR	1	186	9	67	161	0	0	0	0	18	1	119
RTOR Reduction												
TOTAL TRAFFIC	1	186	9	67	161	0	0	0	0	18	1	119

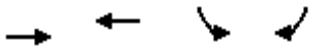
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1149	818	315	332
Future Volume (vph)	1149	818	315	332
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
LOS	B	A	D	A
Approach Delay	11.4	6.4	21.4	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay: 12.4	Intersection LOS: B
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

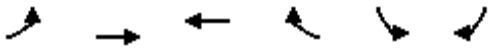
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1209	861	332	349
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
Queue Length 50th (ft)	164	42	79	0
Queue Length 95th (ft)	192	64	108	31
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1181
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.26	0.26	0.30

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1149	818	0	315	332
Future Volume (vph)	0	1149	818	0	315	332
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1209	861	0	332	349
RTOR Reduction (vph)	0	0	0	0	0	260
Lane Group Flow (vph)	0	1209	861	0	332	89
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.24	0.17		c0.07	0.02
v/s Ratio Perm						
v/c Ratio		0.37	0.26		0.26	0.10
Uniform Delay, d1		11.1	10.1		38.6	37.0
Progression Factor		1.00	0.61		1.00	1.00
Incremental Delay, d2		0.3	0.0		0.5	0.2
Delay (s)		11.4	6.3		39.1	37.2
Level of Service		B	A		D	D
Approach Delay (s)		11.4	6.3		38.1	
Approach LOS		B	A		D	

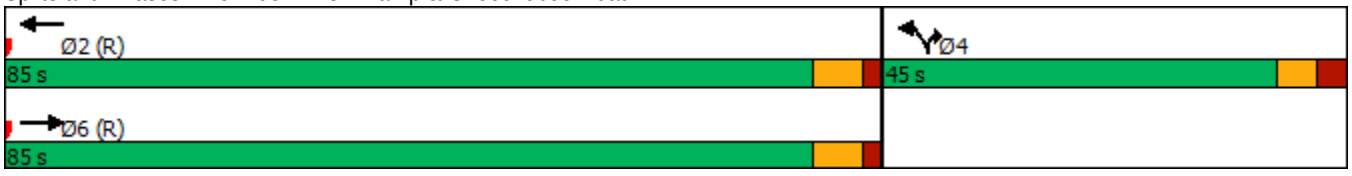
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	1015	1084	268	1036
Future Volume (vph)	1015	1084	268	1036
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	85.0	85.0	45.0	45.0
Total Split (%)	65.4%	65.4%	34.6%	34.6%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	79.5	79.5	36.7	36.7
Actuated g/C Ratio	0.61	0.61	0.28	0.28
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
LOS	B	B	D	D
Approach Delay	12.7	10.1	45.3	
Approach LOS	B	B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 24.4	Intersection LOS: C
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1068	1141	282	1091
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
Queue Length 50th (ft)	198	113	63	314
Queue Length 95th (ft)	243	143	87	#403
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3108	3108	1458	1222
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.37	0.19	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1015	0	0	1084	268	1036
Future Volume (vph)	1015	0	0	1084	268	1036
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1068	0	0	1141	282	1091
RTOR Reduction (vph)	0	0	0	0	0	170
Lane Group Flow (vph)	1068	0	0	1141	282	921
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	79.5			79.5	36.7	36.7
Effective Green, g (s)	79.5			79.5	36.7	36.7
Actuated g/C Ratio	0.61			0.61	0.28	0.28
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3109			3109	1408	1019
v/s Ratio Prot	0.21			c0.22	0.06	c0.26
v/s Ratio Perm						
v/c Ratio	0.34			0.37	0.20	0.90
Uniform Delay, d1	12.4			12.6	35.5	44.9
Progression Factor	0.98			0.76	1.00	1.00
Incremental Delay, d2	0.3			0.3	0.1	11.1
Delay (s)	12.5			9.9	35.6	56.0
Level of Service	B			A	D	E
Approach Delay (s)	12.5			9.9	51.8	
Approach LOS	B			A	D	

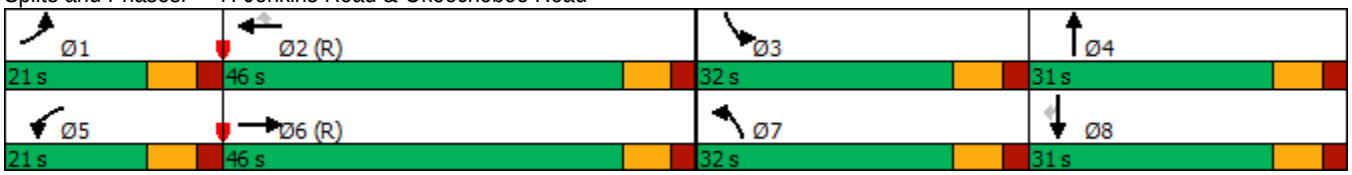
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	21.0	46.0		21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%		16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	11.7	46.1	130.0	8.9	40.7	40.7	19.1	33.2	15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.35	1.00	0.07	0.31	0.31	0.15	0.26	0.12	0.23	0.23
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
LOS	E	C	A	D	E	A	E	C	E	D	A
Approach Delay		26.2			54.0			52.5		43.1	
Approach LOS		C			D			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 12 (9%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 39.3	Intersection LOS: D
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

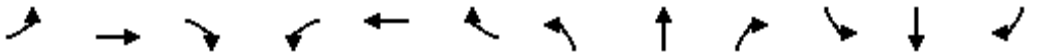




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Length 50th (ft)	69	274	0	40	224	6	154	54	110	78	0
Queue Length 95th (ft)	m92	357	m0	84	261	35	199	91	151	121	42
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	361	2270	1583	186	2006	604	652	892	652	798	480
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.64	0.17	0.26	0.46	0.10	0.56	0.20	0.40	0.27	0.29

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	178	1456	272	48	929	58	366	142	39	262	213	140
RTOR Reduction (vph)	0	0	0	0	0	40	0	18	0	0	0	108
Lane Group Flow (vph)	178	1456	272	48	929	18	366	163	0	262	213	32
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Effective Green, g (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.34	1.00	0.06	0.31	0.31	0.15	0.26		0.12	0.23	0.23
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	308	2198	1583	106	2006	495	504	874		401	797	356
v/s Ratio Prot	c0.05	c0.23		0.03	0.14		c0.11	0.05		0.08	c0.06	
v/s Ratio Perm			c0.17			0.01						0.02
v/c Ratio	0.58	0.66	0.17	0.45	0.46	0.04	0.73	0.19		0.65	0.27	0.09
Uniform Delay, d1	56.8	36.3	0.0	59.0	35.9	31.0	53.0	37.8		54.9	41.5	39.8
Progression Factor	0.97	0.71	1.00	0.78	1.55	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	2.1	1.2	0.2	2.9	0.7	0.1	5.2	0.5		3.8	0.8	0.5
Delay (s)	57.2	27.0	0.2	48.9	56.2	31.2	58.1	38.3		58.7	42.3	40.3
Level of Service	E	C	A	D	E	C	E	D		E	D	D
Approach Delay (s)		26.0			54.5			51.6			48.8	
Approach LOS		C			D			D			D	

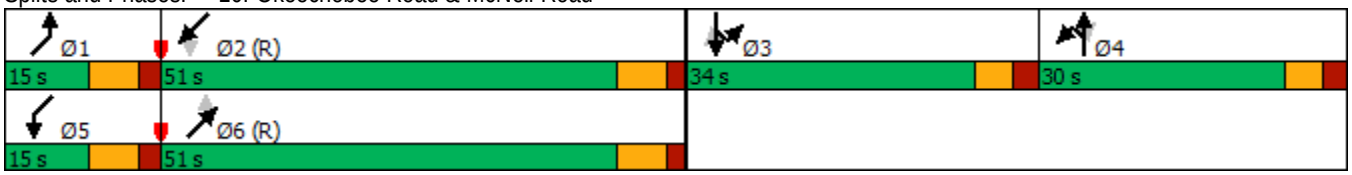
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	30.0	30.0	30.0	34.0	34.0	34.0	15.0	51.0		15.0	51.0
Total Split (%)	23.1%	23.1%	23.1%	26.2%	26.2%	26.2%	11.5%	39.2%		11.5%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	10.5	10.5	10.5	16.4	16.4	16.4	78.6	72.4	130.0	78.4	72.3
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.60	0.56	1.00	0.60	0.56
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
LOS	E	E	B	E	E	A	C	D	A	B	B
Approach Delay		37.7			53.5			44.3			18.3
Approach LOS		D			D			D			B

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 18 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 36.3	Intersection LOS: D
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	68	45	146	141	143	83	62	1641	74	59	1099
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Length 50th (ft)	56	36	0	121	123	0	44	539	0	17	189
Queue Length 95th (ft)	102	74	64	186	187	4	m74	591	m0	43	278
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	324	341	409	359	368	449	328	2832	1583	210	2796
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.13	0.36	0.39	0.39	0.18	0.19	0.58	0.05	0.28	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1724	1583	1770	5085	1583	1770	5012	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.21	1.00	1.00	0.09	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1724	1583	394	5085	1583	177	5012	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	68	45	146	217	67	83	62	1641	74	59	993	106
RTOR Reduction (vph)	0	0	134	0	0	73	0	0	0	0	7	0
Lane Group Flow (vph)	68	45	12	141	143	10	62	1641	74	59	1092	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Effective Green, g (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.59	0.55	1.00	0.59	0.55	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	142	150	127	212	217	199	299	2777	1583	179	2733	
v/s Ratio Prot	c0.04	0.02		c0.08	0.08		0.01	c0.32		c0.02	0.22	
v/s Ratio Perm			0.01			0.01	0.11		c0.05	0.18		
v/c Ratio	0.48	0.30	0.09	0.67	0.66	0.05	0.21	0.59	0.05	0.33	0.40	
Uniform Delay, d1	57.1	56.3	55.3	54.2	54.1	50.0	11.6	19.8	0.0	13.7	17.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	2.04	2.20	1.00	1.00	1.00	
Incremental Delay, d2	2.5	1.1	0.3	7.6	7.0	0.1	0.3	0.8	0.0	1.1	0.4	
Delay (s)	59.7	57.4	55.7	61.8	61.2	50.1	23.9	44.2	0.0	14.8	17.6	
Level of Service	E	E	E	E	E	D	C	D	A	B	B	
Approach Delay (s)		57.0			58.9			41.7			17.5	
Approach LOS		E			E			D			B	

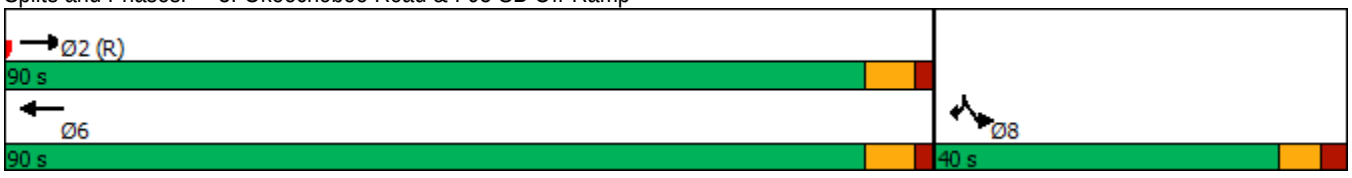
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

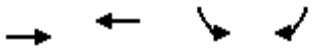
c Critical Lane Group

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1204	995	258	381
Future Volume (vph)	1204	995	258	381
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
LOS	B	A	D	B
Approach Delay	11.6	5.3	22.8	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.39	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

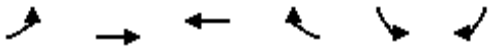
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1267	1047	272	401
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
Queue Length 50th (ft)	175	40	64	32
Queue Length 95th (ft)	204	167	90	67
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1135
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.39	0.32	0.21	0.35

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1204	995	0	258	381
Future Volume (vph)	0	1204	995	0	258	381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1267	1047	0	272	401
RTOR Reduction (vph)	0	0	0	0	0	214
Lane Group Flow (vph)	0	1267	1047	0	272	187
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.25	0.21		c0.05	0.05
v/s Ratio Perm						
v/c Ratio		0.39	0.32		0.21	0.20
Uniform Delay, d1		11.2	10.6		38.1	38.0
Progression Factor		1.00	0.47		1.00	1.00
Incremental Delay, d2		0.4	0.1		0.4	0.5
Delay (s)		11.6	5.0		38.5	38.5
Level of Service		B	A		D	D
Approach Delay (s)		11.6	5.0		38.5	
Approach LOS		B	A		D	

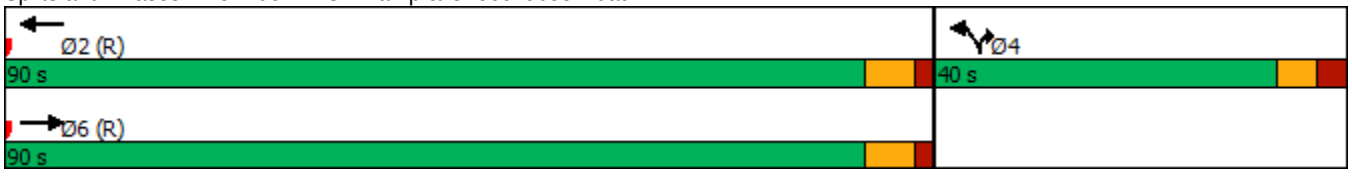
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	960	1526	235	727
Future Volume (vph)	960	1526	235	727
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	91.6	91.6	24.6	24.6
Actuated g/C Ratio	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
LOS	A	A	D	D
Approach Delay	3.8	8.8	38.7	
Approach LOS	A	A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 15.8	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1011	1606	247	765
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
Queue Length 50th (ft)	14	164	63	167
Queue Length 95th (ft)	195	198	83	213
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3581	3581	1266	1147
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.20	0.67

Intersection Summary

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	960	0	0	1526	235	727
Future Volume (vph)	960	0	0	1526	235	727
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1011	0	0	1606	247	765
RTOR Reduction (vph)	0	0	0	0	0	251
Lane Group Flow (vph)	1011	0	0	1606	247	514
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	91.6			91.6	24.6	24.6
Effective Green, g (s)	91.6			91.6	24.6	24.6
Actuated g/C Ratio	0.70			0.70	0.19	0.19
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3582			3582	944	683
v/s Ratio Prot	0.20			c0.32	0.05	c0.14
v/s Ratio Perm						
v/c Ratio	0.28			0.45	0.26	0.75
Uniform Delay, d1	7.1			8.3	45.0	49.8
Progression Factor	0.48			0.96	1.00	1.00
Incremental Delay, d2	0.2			0.3	0.1	4.7
Delay (s)	3.6			8.2	45.1	54.5
Level of Service	A			A	D	D
Approach Delay (s)	3.6			8.2	52.2	
Approach LOS	A			A	D	

Intersection Summary			
HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	25.0	62.0		15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%		11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	16.7	57.7	130.0	7.3	45.7	45.7	19.4	21.5	16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.44	1.00	0.06	0.35	0.35	0.15	0.17	0.13	0.15	0.15
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
LOS	E	B	A	F	B	A	E	D	E	D	A
Approach Delay		23.9			17.1			59.5		46.4	
Approach LOS		C			B			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

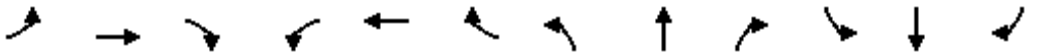




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Length 50th (ft)	138	190	0	44	84	1	176	83	131	94	0
Queue Length 95th (ft)	192	207	0	m54	124	m2	235	130	176	137	20
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	467	2845	1583	104	2254	699	546	587	546	516	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.43	0.26	0.47	0.72	0.21	0.77	0.40	0.57	0.44	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	348	1223	418	49	1618	145	419	178	57	312	227	163
RTOR Reduction (vph)	0	0	0	0	0	94	0	23	0	0	0	139
Lane Group Flow (vph)	348	1223	418	49	1618	51	419	212	0	312	227	24
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Effective Green, g (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.43	1.00	0.05	0.35	0.35	0.15	0.17		0.13	0.15	0.15
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	441	2775	1583	83	2252	556	512	563		446	517	231
v/s Ratio Prot	c0.10	0.19		0.03	c0.25		c0.12	0.06		0.09	c0.06	
v/s Ratio Perm			c0.26			0.03						0.02
v/c Ratio	0.79	0.44	0.26	0.59	0.72	0.09	0.82	0.38		0.70	0.44	0.10
Uniform Delay, d1	54.9	25.8	0.0	60.7	36.6	28.2	53.6	48.3		54.1	50.6	48.1
Progression Factor	0.99	0.75	1.00	1.24	0.42	1.93	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	8.5	0.5	0.4	6.3	1.2	0.2	9.8	1.9		4.8	2.7	0.9
Delay (s)	62.8	19.9	0.4	81.9	16.4	54.7	63.4	50.2		58.9	53.3	49.0
Level of Service	E	B	A	F	B	D	E	D		E	D	D
Approach Delay (s)		23.3			21.2			58.7			54.8	
Approach LOS		C			C			E			D	

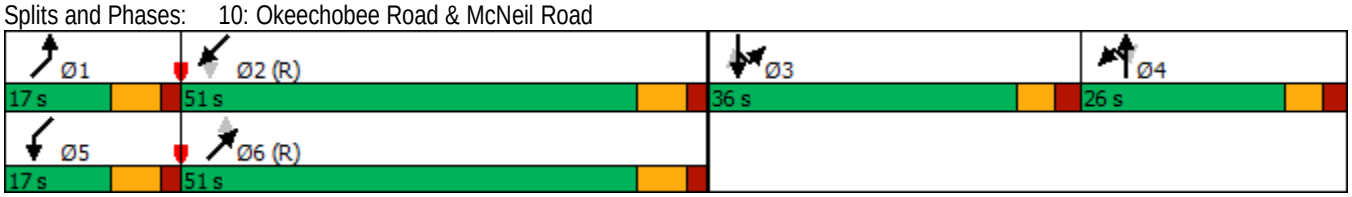
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	26.0	26.0	26.0	36.0	36.0	36.0	17.0	51.0		17.0	51.0
Total Split (%)	20.0%	20.0%	20.0%	27.7%	27.7%	27.7%	13.1%	39.2%		13.1%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
LOS	E	E	A	E	E	A	E	C	A	C	D
Approach Delay		49.3			54.4			29.3			39.1
Approach LOS		D			D			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 109 (84%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 38.4	Intersection LOS: D
Intersection Capacity Utilization 76.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	141	101	89	222	229	104	145	1287	84	136	1822
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Length 50th (ft)	115	80	0	188	194	0	69	382	0	53	512
Queue Length 95th (ft)	182	134	10	267	274	21	#177	460	0	106	#713
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	269	283	360	385	394	471	213	2178	1583	254	2116
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.36	0.25	0.58	0.58	0.22	0.68	0.59	0.05	0.54	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1721	1583	1770	5085	1583	1770	4979	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.07	1.00	1.00	0.13	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1721	1583	134	5085	1583	249	4979	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	141	101	89	352	99	104	145	1287	84	136	1567	255
RTOR Reduction (vph)	0	0	79	0	0	86	0	0	0	0	15	0
Lane Group Flow (vph)	141	101	10	222	229	18	145	1287	84	136	1807	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Effective Green, g (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	208	219	186	296	303	278	205	2178	1583	242	2102	
v/s Ratio Prot	c0.08	0.05		0.13	c0.13		c0.06	0.25		0.04	c0.36	
v/s Ratio Perm			0.01			0.01	0.30		c0.05	0.24		
v/c Ratio	0.68	0.46	0.06	0.75	0.76	0.07	0.71	0.59	0.05	0.56	0.86	
Uniform Delay, d1	55.0	53.5	50.9	50.8	50.9	44.6	27.6	28.4	0.0	19.7	34.1	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.57	0.88	1.00	1.00	1.00	
Incremental Delay, d2	8.5	1.5	0.1	10.2	10.3	0.1	9.7	1.1	0.1	3.0	4.9	
Delay (s)	63.5	55.0	51.1	61.0	61.1	44.7	53.0	26.2	0.1	22.7	38.9	
Level of Service	E	E	D	E	E	D	D	C	A	C	D	
Approach Delay (s)		57.6			58.0			27.3			37.8	
Approach LOS		E			E			C			D	

Intersection Summary			
HCM 2000 Control Delay	38.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	76.7%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

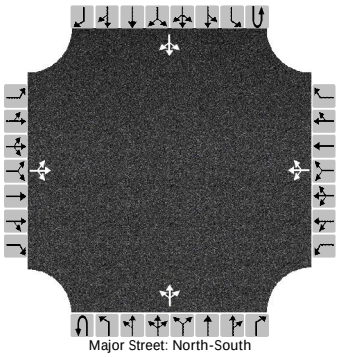
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total AM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2.00	1.00	0.00		10.00	0.00	37.00		0.00	144.00	0.00		79.00	129.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3.16				49.47			0.00				83.16		
Capacity, c (veh/h)			489.05				776.98			1451.00				1431.87		
v/c Ratio			0.01				0.06			0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.02				0.20			0.00				0.18		
Control Delay (s/veh)			12.41				9.95			7.48		0.00		7.67		0.00
Level of Service (LOS)			B				A			A		A		A		A
Approach Delay (s/veh)	12.41				9.95				0.00				2.91			
Approach LOS	B				A											

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HCS7 Two-Way Stop-Control Report

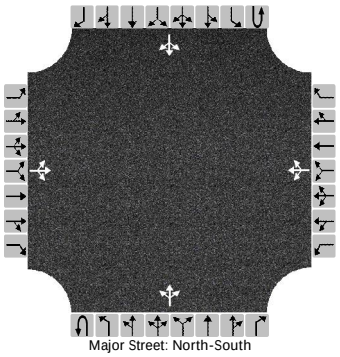
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total PM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0.00	0.00	0.00		18.00	1.00	119.00		1.00	186.00	9.00		67.00	161.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0.00				145.26			1.05				70.53		
Capacity, c (veh/h)							762.00			1410.47				1368.58		
v/c Ratio							0.19			0.00				0.05		
95% Queue Length, Q_{95} (veh)							0.70			0.00				0.16		
Control Delay (s/veh)							10.83			7.55		0.00		7.77		0.00
Level of Service (LOS)							B			A		A		A		A
Approach Delay (s/veh)						10.83				0.04				2.29		
Approach LOS						B										

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APPENDIX G: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: JENKINS ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
JENKINS ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	326	0	0	338	0	0	0	0	0	0	0
Peak Season Volume	0	365	0	0	379	0	0	0	0	0	0	0
Traffic Volume Growth	0	72	0	0	75	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		10										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					37							
Project Traffic	0	10	0	0	37	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		22										
Project Traffic	0	22	0	0	7	0	0	0	0	0	0	0
Total Committed Projects	0	32	0	0	44	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	19	0	0	19	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	51	0	0	63	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	72	0	0	75	0	0	0	0	0	0	0
Background Traffic Volumes	0	437	0	0	454	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			2	22								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										5		66
Project Traffic	0	0	2	22	0	0	0	0	0	5	0	66
Total Traffic w/o RTOR	0	437	2	22	454	0	0	0	0	5	0	66
RTOR Reduction												
TOTAL TRAFFIC	0	437	2	22	454	0	0	0	0	5	0	66

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	410	0	0	353	0	0	0	0	0	0	0
Peak Season Volume	0	459	0	0	395	0	0	0	0	0	0	0
Traffic Volume Growth	0	91	0	0	78	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		40										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					22							
Project Traffic	0	40	0	0	22	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		15										
Project Traffic	0	15	0	0	25	0	0	0	0	0	0	0
Total Committed Projects	0	55	0	0	47	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	23	0	0	20	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	78	0	0	67	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	91	0	0	78	0	0	0	0	0	0	0
Background Traffic Volumes	0	550	0	0	473	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			6	74								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										3		44
Project Traffic	0	0	6	74	0	0	0	0	0	3	0	44
Total Traffic w/o RTOR	0	550	6	74	473	0	0	0	0	3	0	44
RTOR Reduction												
TOTAL TRAFFIC	0	550	6	74	473	0	0	0	0	3	0	44

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: Jenkins Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	45		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	74	2.0%	75
	Through	-	473	2.0%	478
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	550	2.0%	556
	Right	Yes	6	2.0%	7

Advancing Volume:	553
Opposing Volume:	563
Left Turn Volume:	75
% Left Turns in Advancing Volume:	13.56%

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings

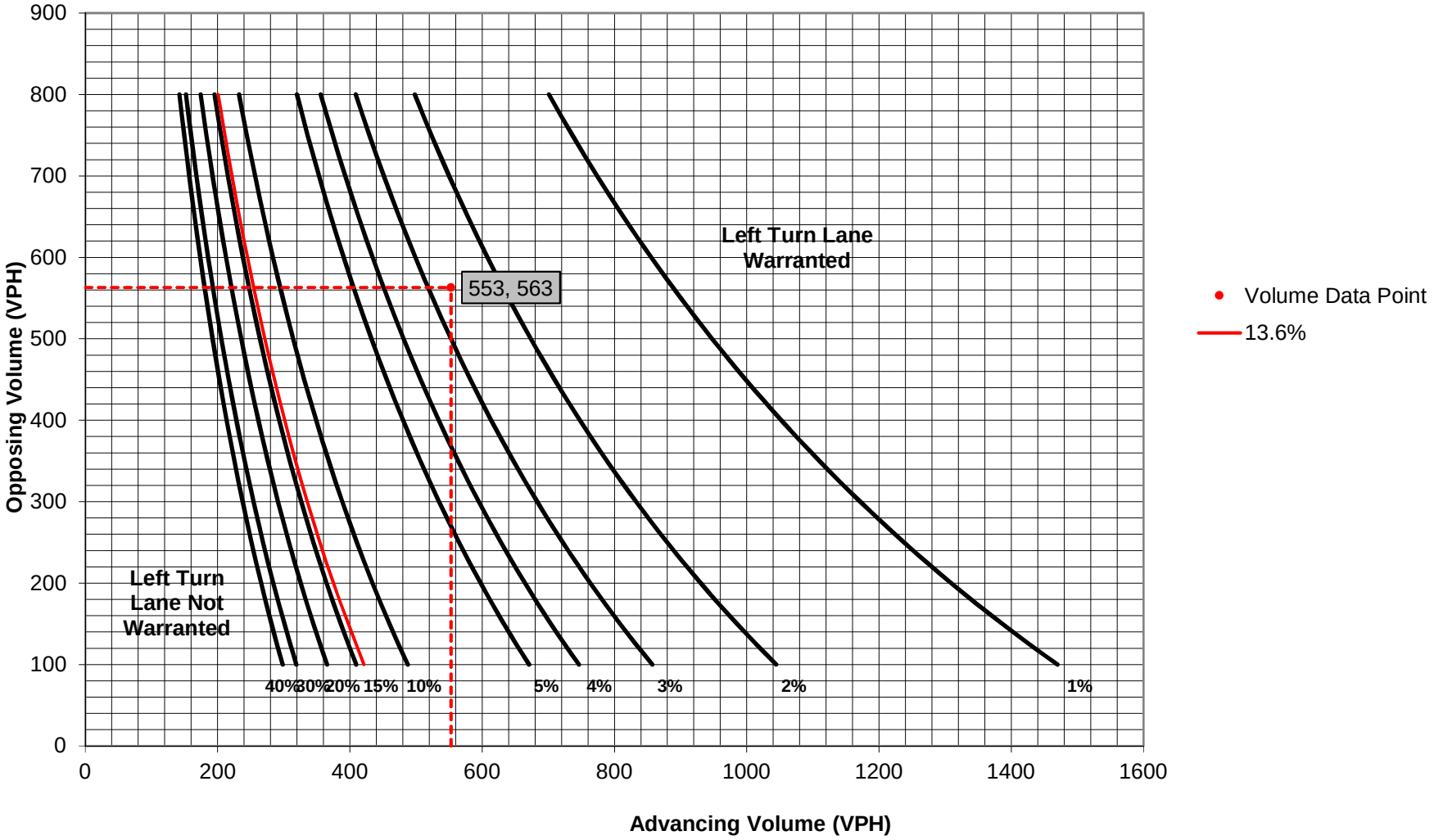
Applicable Warrant Figure: Figure 3

Warrant Met?: Yes

Additional Comments / Justifications:

Figure 3. Warrant for left turn lanes on two-lane highways (45 mph speed, unsignalized and signalized intersections)

(L = % Left Turns in Advancing Volume)



APPENDIX H: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: MCNEIL ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	0	91	0	0	0	0	0	0	0
Peak Season Volume	0	123	0	0	99	0	0	0	0	0	0	0
Traffic Volume Growth	0	24	0	0	20	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	0	5	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	11	0	0	24	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	0	0	24	0	0	0	0	0	0	0
Background Traffic Volumes	0	147	0	0	123	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	9					22						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							66		28			
Project Traffic	9	0	0	0	0	22	66	0	28	0	0	0
Total Traffic w/o RTOR	9	147	0	0	123	22	66	0	28	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	9	147	0	0	123	22	66	0	28	0	0	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	140	0	0	125	0	0	0	0	0	0	0
Peak Season Volume	0	153	0	0	136	0	0	0	0	0	0	0
Traffic Volume Growth	0	30	0	0	27	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	8	0	0	7	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	28	0	0	18	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	30	0	0	27	0	0	0	0	0	0	0
Background Traffic Volumes	0	183	0	0	163	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	31					74						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							44		19			
Project Traffic	31	0	0	0	0	74	44	0	19	0	0	0
Total Traffic w/o RTOR	31	183	0	0	163	74	44	0	19	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	31	183	0	0	163	74	44	0	19	0	0	0

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: McNeil Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	30		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	31	2.0%	32
	Through	-	183	2.0%	185
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	163	2.0%	165
	Right	Yes	74	2.0%	75

Advancing Volume:	217
Opposing Volume:	240
Left Turn Volume:	32
% Left Turns in Advancing Volume:	14.75%

TURN LANE WARRANT FINDINGS

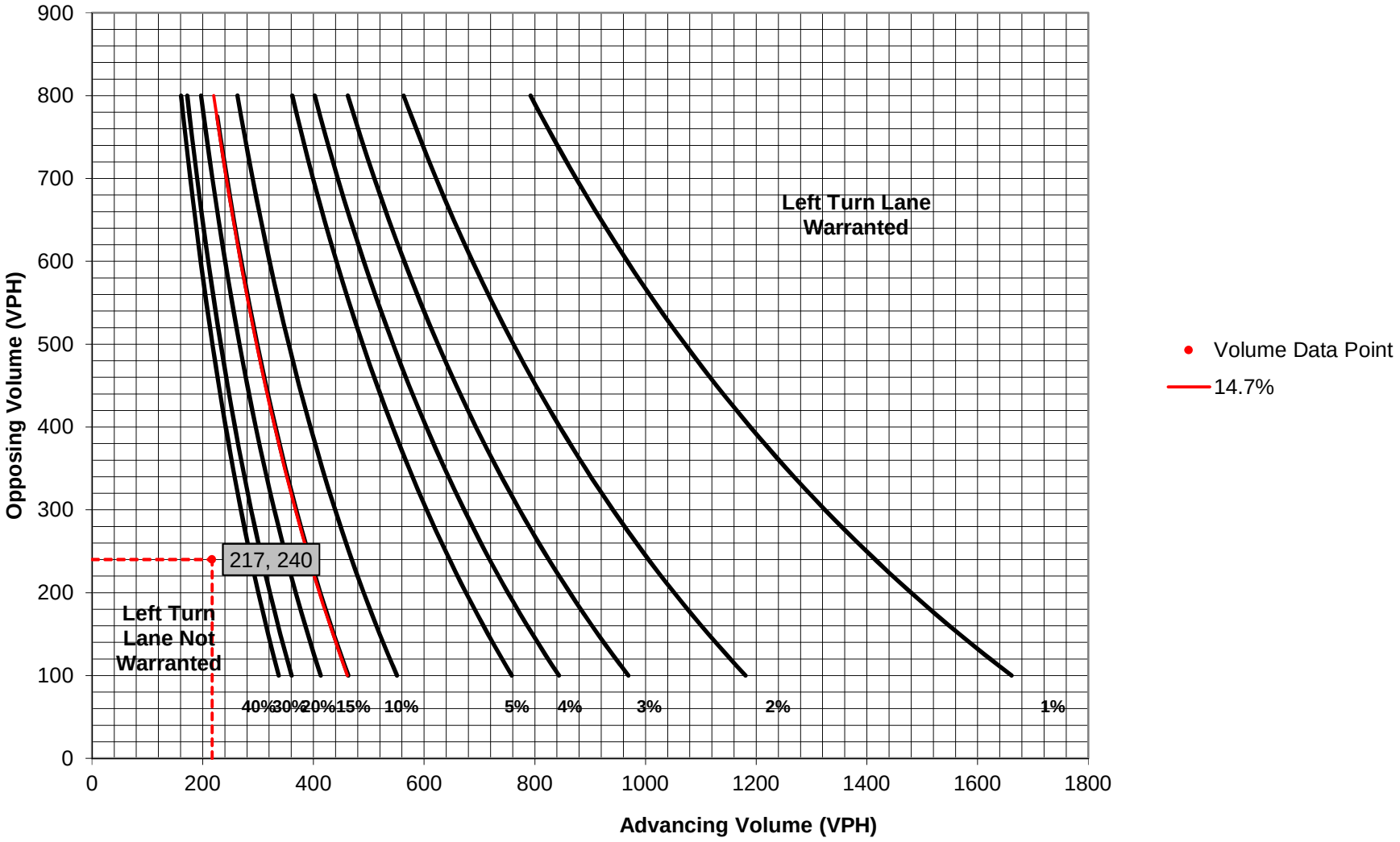
Left Turn Lane Warrant Findings

Applicable Warrant Figure: Figure 1

Warrant Met?: No

Additional Comments / Justifications:

Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



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JENKINS ROAD
POSTED SPEED = 45 MPH
DESIGN SPEED = 55 MPH

JENKINS ROAD
(STATE ROAD S-611)
(164' R/W)
ST. LUCIE COUNTY MAINTAINED

W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

N00°00'18"E 666.22'

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

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772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES
SCALE: AS SHOWN
DATE: 04JAN19

REVISION COMMENTS

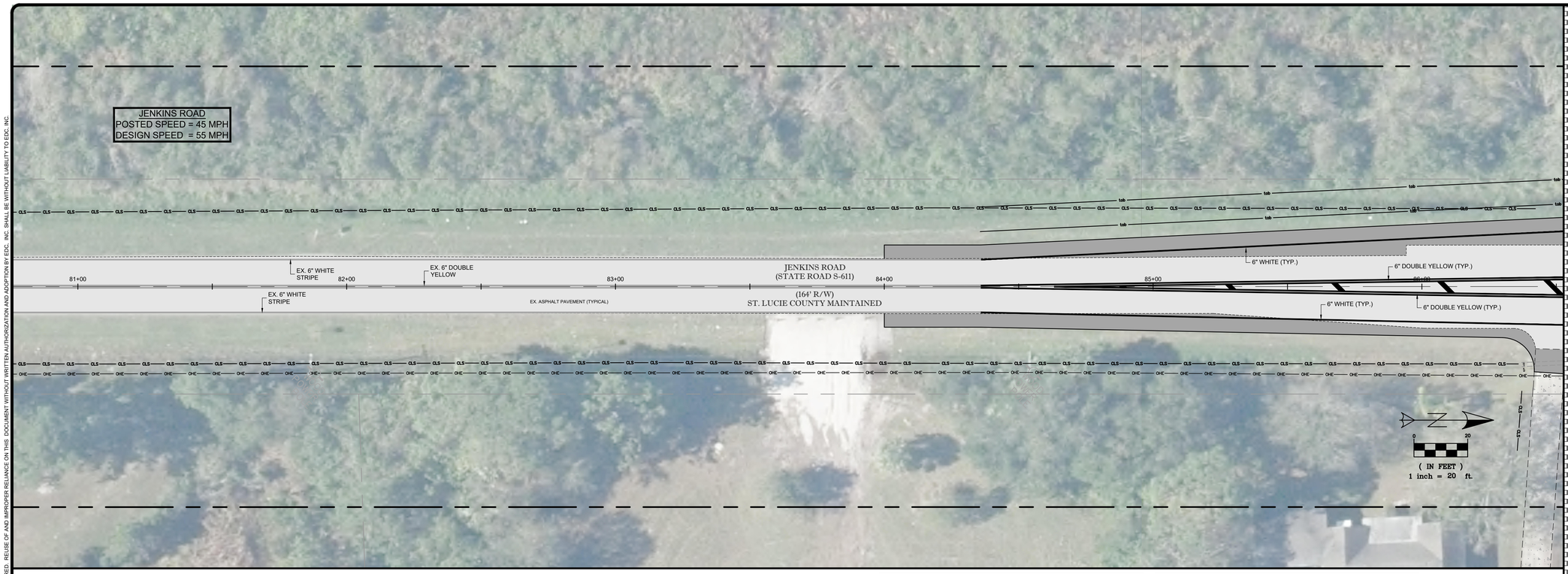
DATE

NEILL FARMS
PRELIMINARY TURN LANE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

1 OF 3



RIGHT - OF - WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS-BUILT DRAWINGS FOR JENKINS ROAD (FINANCIAL PROJECT ID: 428984-1-52-01).
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
3. PROPOSED RIGHT-OF-WAY DEDICATION IS BASED ON ULTIMATE WIDTH FOR JENKINS ROAD AS SHOWN ON MOST RECENT FDOT AS-BUILT DRAWINGS (FINANCIAL PROJECT ID: 428984-1-52-01).
4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
5. ANY PORTION OF EXISTING BERMS OR FILL THAT LIE WITHIN THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION SHALL BE REMOVED AND/OR RELOCATED WITHIN THE PROPERTY BOUNDARY.
6. EXISTING RIGHT-OF-WAY DRAINAGE CONVEYANCE AND STORAGE SHALL BE MAINTAINED UPON COMPLETION OF THE PROPSOED IMPROVEMENTS. A MODIFICATION TO THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ERP PERMIT SHALL BE REQUIRED.
7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AND FDOT AS NEEDED.

CONTRACTOR NOTE:

1. FOR ALL SIGNAGE AND PAVEMENT MARKINGS REFER TO FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
2. ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
3. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
4. ALL EX. PAVEMENT MARKINGS TO BE REMOVED BY GRINDING.
5. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED PER FDOT INDEX #706-001.
6. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
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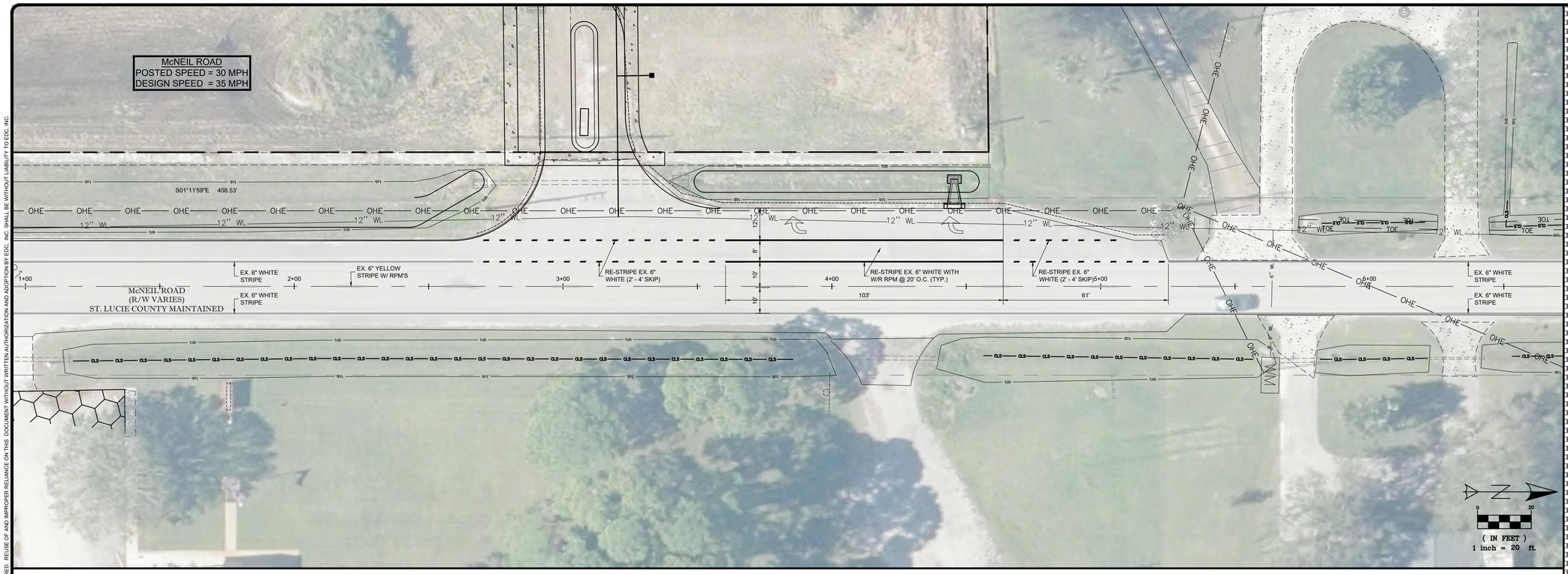

RIGHT-OF-WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED TO EDC, INC. BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND PREVIOUSLY APPROVED CONSTRUCTION PLANS FOR NEILL FARMS FROM EDC, INC.
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
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4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
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LEGEND

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Brian J. Nolan, Jr., AICP, ASLA
Senior Project Manager
Lucido & Associate
701 SE Ocean Blvd.
Stuart, FL 34994
bnolan@lucidodesign.com

Education

5-year Bachelor of Landscape Architecture
University of Florida 2000-2005
Associate in Arts Degree
Indian River State College 1998-2000

Professional Experience

Senior Project Manager – Lucido & Associates, Stuart, FL	2011-Present
Project Manager – Lucido & Associates, Fort Pierce, FL	2008-2011
Sr. Project Designer – Lucido Associates, Fort Pierce, FL	2006-2008
Project Designer – Lucido & Associates Fort Pierce, FL	2005-2006

Professional Affiliations

American Society of Landscape Architects – National and Florida Chapters
American Planning Association – National and Florida Chapters
American Institute of Certified Planners #29251
United States Green Building Council

Civic Participation

St. Lucie County Chamber of Commerce Development Review Taskforce – 2018 to Present
St. Lucie County Economic Development Council – 2017 to Present
Visiting Nurse Association Foundation – 2017 to Present

Professional Experience

While in professional practice for almost 15 years, Brian has worked on a wide array of land planning projects, ranging from feasibility studies and preliminary planning efforts, to large-scale community planning in the form of Planned Developments and Developments of Regional Impact. Brian has participated in several community planning charrettes, assisted local governments in updated and rewriting land development codes and comprehensive plans, and assisting in streamlining the development review processes for several local jurisdictions. Aside from residential development, Brian has provided professional land planning services for numerous small and large-scale commercial projects ranging from a few thousand square-feet, to projects of upwards of several million square-

feet in commercial use allocations. Brian has also provided professional land planning services for the energy sector, including solar-based energy facilities, co-generation facilities and the region's only bio-diesel generation plant.

In addition to Land Planning, Brian has extensive experience in the field of Landscape Architecture. Being a member of the American Society of Landscape Architects, Brian has worked on numerous local roadway construction and beautification projects for both local governments and the Florida Department of Transportation, public parks and open spaces, and private-sector projects ranging commercial, residential and golf courses.

With the except of attending the University of Florida, Brian has spent his entire life on the Treasure Coast, and currently resides in Jensen Beach with his wife and children.

Representative Projects

Victoria Oaks PUD – St. Lucie County, FL
Planned Unit Development comprised of 813 dwelling units consisting of Single-family, Multiple-family and Townhome units. Project also consisted of planning and designing both passive and active recreation parks internal to the project, designing the internal road network, participation in the rewriting of a St. Lucie County-sponsored Jenkins Road Overlay Zoning Ordinance as well as designating and designing open space tracts and preserves areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Harbour Isle PUD – City of Fort Pierce, FL
Planned Unit Development consisting of 912 condominium units situated on approximately 109 acres of land on South Hutchinson Island in Fort Pierce, FL. Project program elements consist of 912 condominium dwelling units, , two club houses with pools and tennis facilities along with a 30,000 sf. on-site indoor storage building;
a 63-slip marina with marina related services such as restaurant, retail and fuel service along with commercial out parcels for additional future commercial development. Scope of work included coordinating the entitlement process including PUD rezoning, development plan approval and project representation along with production of required development plan graphics including, site plan, landscape plan and ancillary planning exhibits for submittal to the City of Fort Pierce. Additionally, upon local government approval, produced landscape and hardscape plans for bidding and installation purposes.

Miller's Plantation PUD – St. Lucie County, FL
Planned Unit Development consisting of 310 single-family lots and 96 multi-family units on approximately 202 acres of land. Proposed development consisted of internal roadways, connections to the surrounding transportation network, provision of open space and preservation of existing native upland habitat, along with passive and active recreation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Village at Midway PUD – City of Fort Pierce, FL
Planned Unit Development and Comprehensive Plan Text Amendment on approximately 516 ac. of land consisting of a mix of uses, including: 1.5 mm sf. of Warehouse uses; 160,000 sf. of Shopping Center uses; 1.2 mm sf. of General Light Industrial uses; 5,000 sf. of Convenience Store uses; 10,000 sf. of Fast Food Restaurant uses; 25,000 sf. of High-Turnover Restaurant uses, and; 650 multi-family units. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Jenkins Road KOA PUD – City of Fort Pierce, FL
Planned Unit Development and Large-scale Comprehensive Plan Amendment on approximately 56 ac. of land, consisting of 323 campground sites, on-site recreation, open spaces and tree preservation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Quail Creek Planation – Okeechobee County, FL
Provided preliminary land planning and site assessment services on over 5,000 ac. of land for the owners of Quail Creek Planation. Services included preliminary site plan and feasibility study exhibits and review of pertinent Okeechobee County Land Development Code and Comprehensive Plan goals, policies and objectives in Owner's desires to potential develop portions of their land holdings.

The Reserve Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past redevelopment of golf-related amenities and other community improvements, current development of Mainstreet Village, and review of DRI compliance and status as it relates to current and future development projects within the DRI.

Harbour Ridge Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past and current redevelopment of recreational amenities and other community improvements and review of DRI compliance and status as it relates to current and future development projects within the DRI.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Resume



David C. Baggett, P.E.
Project Engineer

10250 SW Village Parkway,
Suite 201
Port St. Lucie, Florida
Ph: 772-462-2455
davidbaggett@edc-inc.com

Professional Record

Mr. Baggett has over 9 years of experience in civil design, permitting, and construction ranging across Central, North, and South Florida. He has design experience with numerous commercial, industrial, and residential projects. He is a Project Engineer for the civil engineering firm of Engineering Design & Construction, Inc. (EDC) located and established in St. Lucie County, Florida. He resides in Malabar, Florida. Prior to joining EDC he worked for the Florida Department of Environmental Protection as a lead permitting engineer and inspector in Submerged Lands and Environmental Resource Program. In addition to civil engineering design, Mr. Baggett has extensive experience as an environmental specialist in wetland and surface water delineation, soils, and ecology.

Education

Univ. of Central Florida. Orlando, FL. – Masters of Science, Environ. Engineering
Univ. of Central Florida. Orlando, FL. – Bachelors of Science, Environ. Engineering

Registrations

Professional Engineer, State of Florida, PE # 81375
Stormwater Management Inspector, Certification # 29612

Notable Projects

Western Grove – Approximately 1733-acre development entailing all facets of drainage, mass grading design, basin maps, and earthwork calculations for a master planned community, including lots, lakes, and golf.
ref: Nelson Bennett, WCI Communities, LLC, 561-691-3563

Tradition – 2,500-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Southern Grove – 3,175-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Oculina Bank – 37,000-sf bank site and associated infrastructure in Fort Pierce.
ref: Chris Russell, Oculina Bank, 772-563-2212

Mariner Sands – 220,000-sf tennis and pool complex at a country club in Martin County.
ref: Bill Ward, Mariner Sands Country Club, LLC, 772-283-1114

Sunshine Farms Treasure Coast – 3000-acre farm including drainage, above ground impoundment, and irrigation.
ref: Patrick B. Cheney, Colvin & Co. LLP, 651-285-6387

The Hammocks – Martin County roadway, utility, and drainage construction serving a single family residential neighborhood.
ref: Paul Quinn, D.R. Horton, Inc., 954-949-3000

409/411 Osceola – 3-story mixed use development on the St. Lucie River in Stuart, FL.
ref: Joe Slater, Four Eleven, LLC, 772-486-0719

Clarity Pointe – 60,000 SF memory care facility with interior courtyard and outparcel in Stuart, FL.
ref: Rick Olson, Olson Land Partners, LLC, 850-650-4353

FDOT/CFX (FKA OOCEA) Wekiva Parkway (multiple sections) – $1.6 billion expressway construction project spanning three counties in Central Florida.
ref: Casey Lyons, FDOT, 386-943-5479
Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000

CFX (FKA OOCEA) SR-417 & Boggy Creek Road Interchange – Expressway interchange and bridge construction project and culverted creek crossing of a major drainage conveyance and floodplain.
ref: Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000
Don Bernhoft, SEMA Construction, 321-251-0558

Port Canaveral – Deep water cruise, cargo, and naval port in Brevard County, Florida.
ref: Carol Noble, P.E., Canaveral Port Authority, 321-783-7831

OUC Stanton Energy Center – 930 MW coal fired power plant and solar energy facility.
ref: Charlie Doud, P.E., Orlando Utilities Commission (OUC), 407-423-9100

Brevard County Central Disposal Facility – 975-acre Class I Landfill site.
ref: Euripides Rodriguez, Brevard County Solid Waste, 321-633-2043

Ocean Place Condominium – 20,000-sf condominium site in Brevard County, Florida.
ref: Clayton Bennett, P.E., Bennett Engineering and Consulting, 321-622-4462

P&S Paving Expansion – 15.3-acre expansion to an existing asphalt plant.
ref: Tim Phillips, P&S Paving, 386-258-7911

Adena Beef – 30-acre beef harvesting and processing facility in Marion County, Florida.
ref: John Grady, Adena Meat Products, 352-246-3004

Black Gold North – 100-acre composting and bagging facility in Sumter County, Florida.
ref: Robert Michael Lange, Black Gold Compost Company, 352-748-4125

Waterford Condominium – 42,000-sf condominium site in Volusia County, Florida.
ref: Ken Eckelcamp, New Smyrna Condominium Development, LLC, 727-580-4157

Marion County Newton Recycling Center – 36-acre public recycling center.
ref: Andy Race, Marion County Board of County Commissioners, 352-671-8750

Rutowski Single Family Home – Single family residence constructed in wetlands and floodplain.
ref: Robert Robb, P.E., Robb & Taylor Engineering Solutions, 321-302-2313

Neill Farms PUD and Preliminary Plat

Public Hearing Outline

- Opening Statement
  - Thank staff and the Board for their time and attention to the pending applications
  - Introduce project team and ownership

- Statements
  - We concurrence with staff's recommendation and the TRC's review and approval of the subject plans, documents, etc.
  - Staff Report and supporting documentation speak for themselves, relative to the basis for the Board's decision on the pending requests.
  - Relative to two items that were discussed at Planning Board
    - Bus Stop: We've come to an agreement with the School Board on their ability to utilize the project's internal round-a-bout as a pick-up and drop-off location and the appropriate and agreed upon language will be added to the Final Plat – a COA stating as such is agreeable.
    - Project Name: the project will be known as "Avalon Crossing".

- Request the reservation of rebuttal
  - Request the Board to grant the Applicant the right to rebut or otherwise address the testimony given by any intervening party or parties, and that of staff and/or the Board.

lucido&associates

June 19, 2019

Mr. Marvin Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
582 NW University Blvd., Ste 500
Port Saint Lucie, FL 34986

Re: Neill Farms Subdivision – Proposed Plat Language
Our Reference Number: 18-896

Dear Mr. Sanders,

With regard to discussions had at the Planning Board meeting on the evening of June 11, 2019, regarding the School District's ability to utilize the project's internal round-a-bout as a school bus pick-up and drop-off location, we offer the following language to be added as a note in the Dedications section on the cover sheet of the Preliminary and Final subdivision Plat of Neill Farms:

> *"For the purposes of picking up and/or dropping off school children residing within this subdivision, school buses, whether servicing public or private educational institutions, may utilize "Placeholder Street 'A'" up to and including the round-a-bout at the intersection of said street and "Placeholder Street 'D'" for such purposes. All school buses shall utilize the subdivision's South Jenkins Road entrance as the primary point of ingress and egress of this subdivision."*

It should be understood that the proposed language, above, is proposed as an accommodation to the School District's request for such language to be added to the Preliminary and Final Plat of the Neill Farms subdivision. Additionally, it should also be understood that inclusion of such language on the Preliminary and Final Plat of the Neill Farms subdivision in no way constitutes an interpretation of Florida law by this office, nor of its employees, nor of the current subject property owner, it's successors or assigns.

We appreciate your efforts in this regard and we look forward to working with you further. Please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

Cc: Rebecca Guerra – City of Fort Pierce
Brandon Creagan – City of Fort Pierce
Joe Paladin – Owner Representative

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Rezoning-Neill Farms

Staff Name: Brandon C. Creagan

Staff Signature: B C ...

Date Mailed: 9-5-19

Number of Mailed Letters: 71

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 5, 2019

Dear Property Owner(s):

The property owner, **Neill Farms FP, LLC**, & applicant/representative, **Lucido & Associates** are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone 8 properties from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Properties) to PD, Planned Development in Fort Pierce, Florida. The Parcel IDs are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

Legal Description: 19 35 40 N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR 3747-1961-(9.434 AC - 410,945 SF)

35 40 S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR 3747-1961- (9.513 AC - 414,386 SF)

19 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS E 33 FT FOR RD AND LESS S300 FT OF N 450 FT- AND NE 1/4 OF SW 1/4 OF SW 1/4 AND NW 1/4 OF SE 1/4 OF SW 1/4 AND W 60 FT OF SW 1/4 OF SE 1/4 OF SW 1/4-LESS S 42.5 FT FOR CANAL AND LESS N 150 FT OF W 581 FT OF E 614 FT OF S 1/2 OF NE 1/4 OF SW 1/4- (26.78 AC)

19 35 40 S 300 FT OF N 450 FT OF S 1/2 OF NE 1/4 OF SW 1/4-LESS E 614 FT- (4.98 AC) (OR 2891-2915)

19 35 40 N 150 FT OF S 1/2 NE 1/4 SW 1/4-LESS E 614 FT- (2.38 AC)

19 35 40 E 614 FT OF N 450 FT OF S 1/2 OF NE 1/4 OF SW 1/4 LESS E 333 FT OF N 200 FT OF S 1/2 OF NE 1/4 OF SW 1/4 LESS E 33 FT FOR RD R/W- (4.62 AC)

19 35 40 S 7.88 AC OF N 1/2 OF NE 1/4 OF SW 1/4-LESS E 223 FT- (59) (5.78 AC)

AMENDED PLAT OF IDEAL S/D 19 35 40 ALL SUBDIVISION-LESS E 350.96FT OF N 137 FT- (8.99 AC)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, September 16, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it, so it is received by **5 p.m**. on **Monday, September 16, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Fort Pierce Aggregate Facility No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

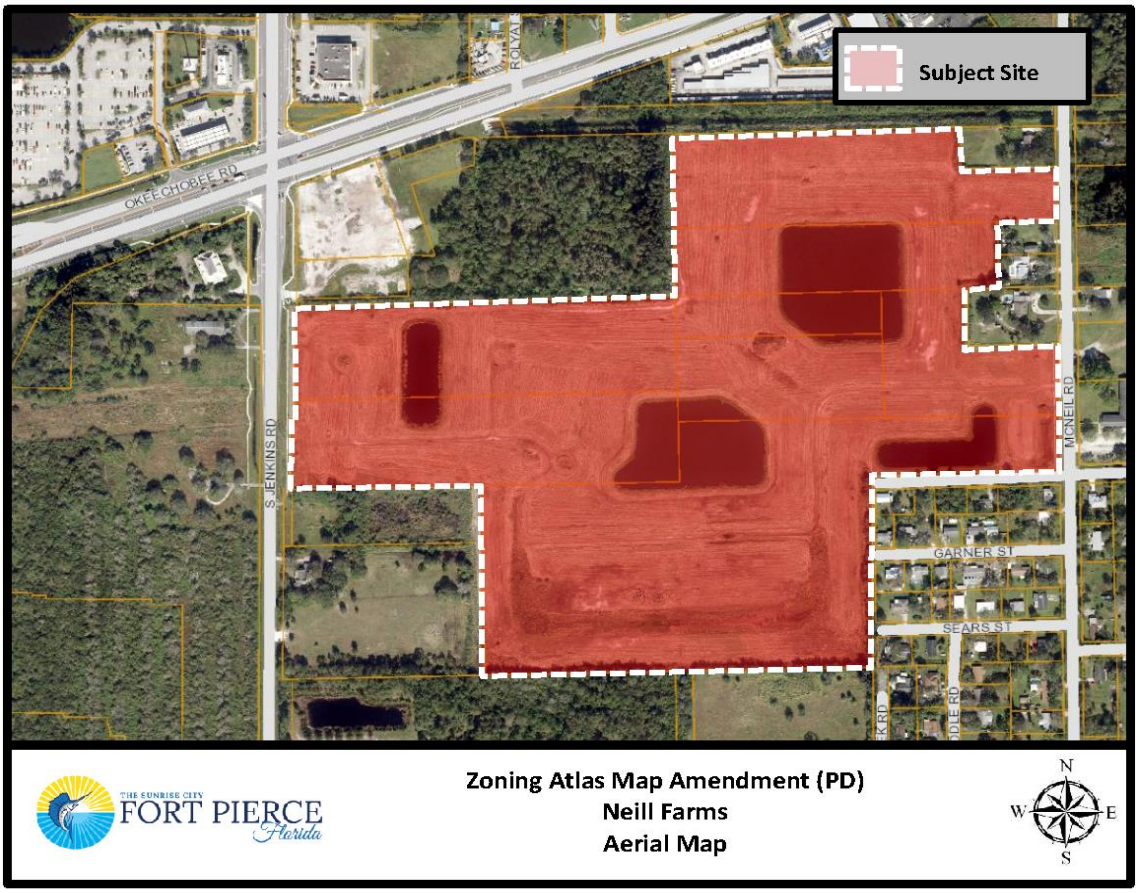
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@cityoffortpierce.com

Aerial Map

2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0



NSLRWCD 1
14666 Orange Avenue
Fort Pierce, FL 34945-4511

S And S Enterprises B LLC 2
400 High Point DR, Unit 500
Cocoa, FL 32926-6661

Centerstate Bank of Florida NA 3
42745 Highway 27
Davenport, FL 33837-6879

Twin Oil Company Inc 4
15300 NW 7th Avenue
Miami, FL 33169-6287

Rex Investors LLC 5
33 SW Flagler Avenue
Stuart, FL 34994-2140

Public Storage Inc, Dept Pt Fl 20216 6
PO Box 25025
Glendale, CA 91221-5025

Sarah E Fender 7
3 E Harbour Isle Drive, Unit PH 2
Fort Pierce, FL 34949-2755

Rebekah Dubel 8
2675 McNeil Road
Fort Pierce, FL 34981-5318

Richard H Gosser 9
2699 McNeil Road
Fort Pierce, FL 34981-5318

Neill Farms FP LLC 10
601 Congress Avenue, Unit # 201
Delray Beach, FL 33445

Bart Cox 11
2709 McNeil Road
Fort Pierce, FL 34981-5318

S and S Rentals B LLC 12
400 High Point Drive, Unit #500
Cocoa, FL 32926-6630

Acencion Covarrubias Santoyo 13
2201 Barbara Avenue
Fort Pierce, FL 34982-6443

Kronos LLC 14
1708 Coconut Drive
Fort Pierce, FL 34949-3439

St Peter Evangelical Luthern 15
2900 S Jenkins Road
Fort Pierce, FL 34981

Paul Fausnight (TR) 16
225 N Hibiscus Drive
Miami Beach, FL 33139-5121

Meghan A Young 17
3311 Hatcher Street
Fort Pierce, FL 34981-5253

Edna M Atkinson 18
3507 S 10th Street
New Castle, IN 47362-1535

Jose L Campos 19
2503 Rolyat Street
Fort Pierce, FL 34947-5323

Rockey E Blount 20
5081 Kirby Loop Road
Fort Pierce, FL 34981-5347

Kenneth Parks 21
5090 Garner Street
Fort Pierce, FL 34981

Gary L McClain 22
5020 Garner Street
Fort Pierce, FL 34981-5305

Scottie D Bennett 23
5000 Garner Street
Fort Pierce, FL 34981

Antonio Chavez 24
2719 Placid Avenue
Fort Pierce, FL 34982-5621

Larry M Taft 25
4955 Garner Street
Fort Pierce, FL 34981-5306

Rickie C Parsons 26
4937 Garner Street
Fort Pierce, FL 34981-5306

Elizabeth C Parsons (EST) 27
5005 Garner Street
Fort Pierce, FL 34981-5346

Winona L Mustaine 28
5045 Garner Street
Fort Pierce, FL 34981-5346

Mark S Lee 29
5075 Garner Street
Fort Pierce, FL 34981-5346

Edith Burney 30
5055 Garner Street
Fort Pierce, FL 34981-5346

Pennie B Lee 31
5058 Sears Street
Fort Pierce, FL 34981-5327

Robert L Moody 32
2810 Sunrise Blvd
Fort Pierce, FL 34982

Jerry R Smith 33
4980 Sears Street
Fort Pierce, FL 34981-5325

Julien R Gudger 34
4960 Sears Street
Fort Pierce, FL 34981-5325

Min Chen 35
1288 SW Moonlite Cove
Port St Lucie, FL 34986

Leland W Spells Sr 36
5061 Sears Street
Fort Pierce, FL 34981-5328

Christiana Trust (TR) 37
2901 Middle Road
Fort Pierce, FL 34982

Armando Cano Jr 38
4941 Sears Street
Fort Pierce, FL 34981-5326

Johnny J Cano 39
2917 McNeil Road
Fort Pierce, FL 34981-5322

Celina Arana 40
2920 Middle Road
Fort Pierce, FL 34981-5331

Cresencio Avellaneda 41
2913 Middle Road
Fort Pierce, FL 34981-5332

Linda Minor 42
4999 Sears Street
Fort Pierce, FL 34981-5326

Keith R Proske 43
2916 Peek Road
Fort Pierce, FL 34981-5333

Treasure Coast Land Development LLC 44
2125 SW Cape Cod Drive
Port St Lucie, FL 34953-4567

Bethel Baptist Church of Fort Pierce Fla Inc 45
2750 McNeil Road
Fort Pierce, FL 34981-5317

Raymond L Smith 46
4786 Kirby Loop Road
Fort Pierce, FL 34981-5344

Joseph C Carter 47
2712 McNeil Road
Fort Pierce, FL 34981

Juan R Lopez 48
2603 McNeil Road
Fort Pierce, FL 34981-5318

Julian Reid 49
4220 70th Avenue
Vero Beach, FL 32967-8802

Thomas L Bourn Jr 50
1301 Zephyr Avenue
Fort Pierce, FL 34982-3654

James M Lotz IV 51
4801 Kirby Loop Road
Fort Pierce, FL 34981-5345

Joanne Tavano 52
167 Lindsey Avenue
Buchanan, NY 10511-1611

Melissa R Biggles 53
4850 Sears Street
Fort Pierce, FL 34981

William W Armstrong Jr 54
2896 McNeil Road
Fort Pierce, FL 34981-5319

WestCity FP Shops LLC 55
PO Box 15697
Fort Lauderdale, FL 33318

Cornerstone Fort Pierce Dev 56
560 Epsilon Drive
Pittsburgh, PA 15238

Glenn A Barker 57
5126 Happiness Street
Fort Pierce, FL 34981

Bobby J Johnson 58
4767 Selvitz Road
Fort Pierce, FL 34981

Lorinda W Hinkle 59
5191 Happiness Street
Fort Pierce, FL 34981

Clyde M Barker 60
3303 Sunrise Blvd
Fort Pierce, FL 34982

Susan K Devereux 61
5151 Happiness Street
Fort Pierce, FL 34981

Susan W Black 62
5111 Happiness Street
Fort Pierce, FL 34981

Christina Fortunato 63
1731 Seaway Drive, Apt A
Fort Pierce, FL 34949

Elizabeth Brown 64
6100 Buchanan Drive
Fort Pierce, FL 34982

Gary D Davis 65
1535 N Messick Road
New Castle, IN 47362-8816

Carlson Family LLC 66
2103 Sunrise Blvd
Fort Pierce, FL 34950

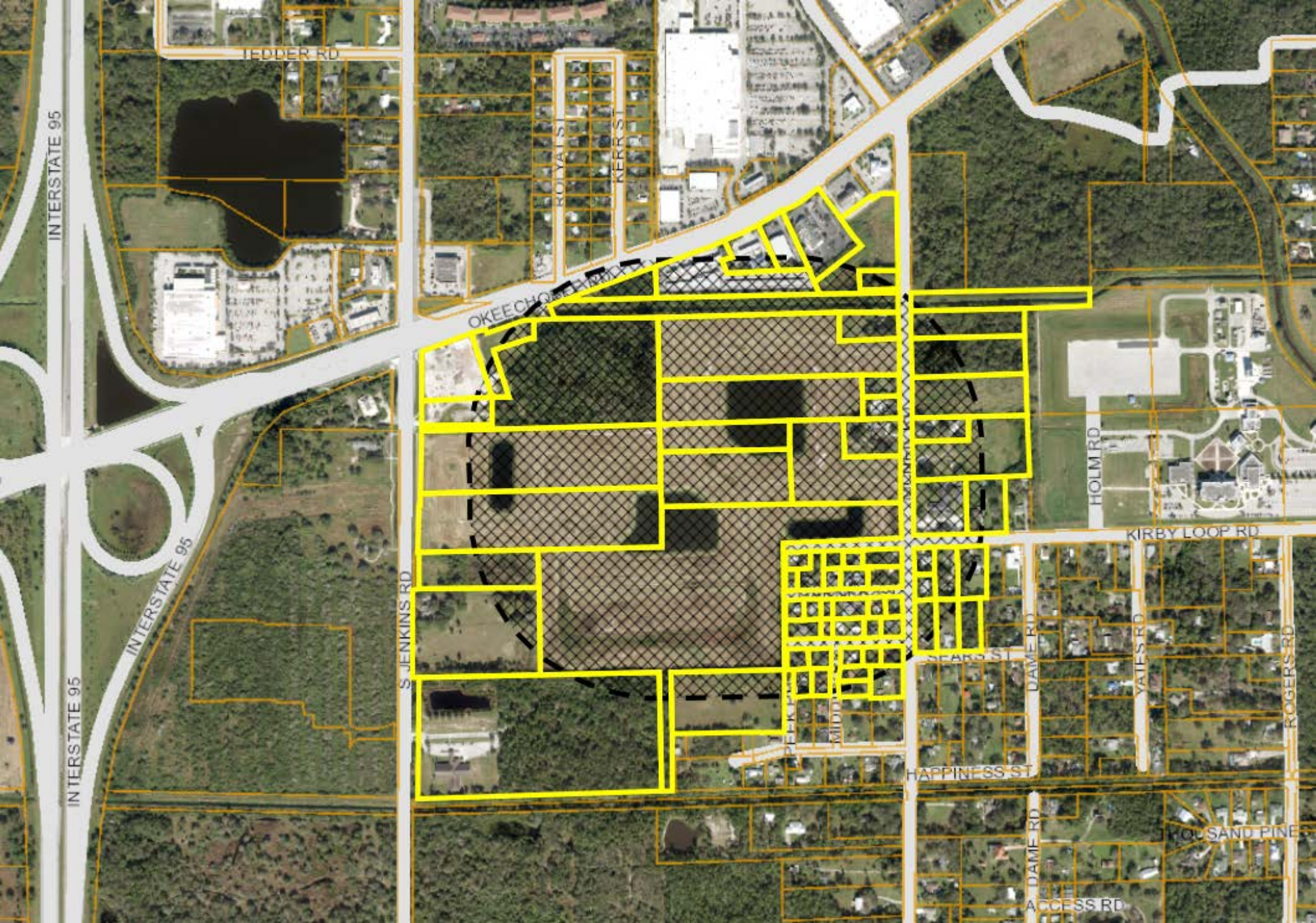
Deena E Ross 67
2940 Peek Road
Fort Pierce, FL 34981

Richard R Marinko 68
2935 Middle Road
Fort Pierce, FL 34981

Geneva Milotte 69
2930 Middle Road
Fort Pierce, FL 34981

Mary L Childs 70
4990 Happiness Street
Fort Pierce, FL 34982

William D Dykstra 71
2528 Lucy Lane
Fort Pierce, FL 34981


TEDDER RD
INTERSTATE 95
INTERSTATE 95
INTERSTATE 95
ROYAL ST
KERR ST
OKEECHOBEE BLVD
S JENKINS RD
HOLM RD
KIRBY LOOP RD
SEARS ST
DAME RD
YATES RD
ROGERS RD
HAPPINESS ST
DAME RD
THOUSAND PINES
ACCESS RD

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - Neill Farms

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: 9-5-2019

NOTICE BY SIGNS: 9-6-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 9/6/2019

City Commission Regular Meeting **12. j.**

Meeting Date: 09/16/2019

Re: Preliminary Plat - Neill Farms

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Preliminary Plat), submitted by property owner, Neill Farms FP, LLC and the applicant/representative, Brian Nolan, of Lucido & Associates, to subdivide 74.19 acres of land (eight parcels) into one parcel at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The properties are zoned General Commercial(C-3) (two parcels) and Medium Density Residential (R-4) (six parcels). Parcel ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

SUMMARY:

- In conjunction with the rezoning application, the applicant is also requesting review and approval of a Preliminary Plat for 74.19 acres of land pursuant Chapter 18 of the City Code.
- The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.
- The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Preliminary Plat as presented.

RECOMMENDATION:

Approve with Condition

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

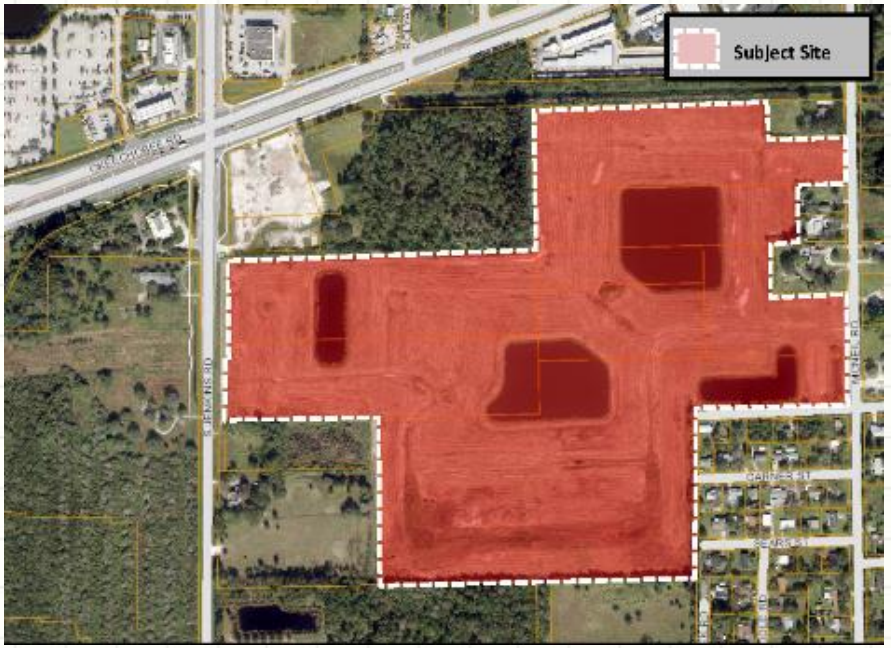
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Packet Submitted to City
Expert Witness Submittal
Affidavit of Notification & Mailing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:38 AM

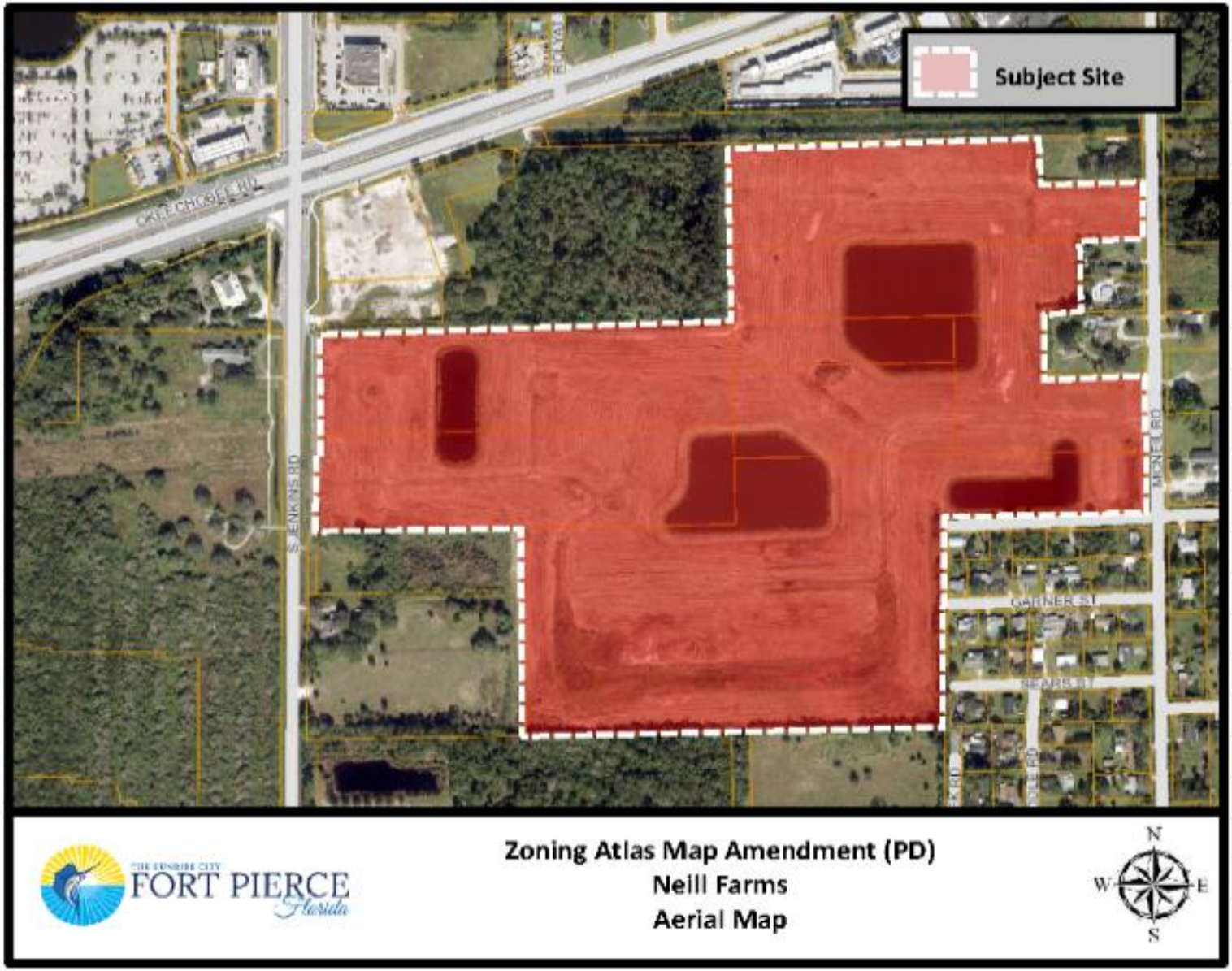
Form Started By: Brandon Creagan
Started On: 09/06/2019 12:16 PM
Final Approval Date: 09/10/2019

Zoning Atlas Map Amendment
&
Preliminary Plat

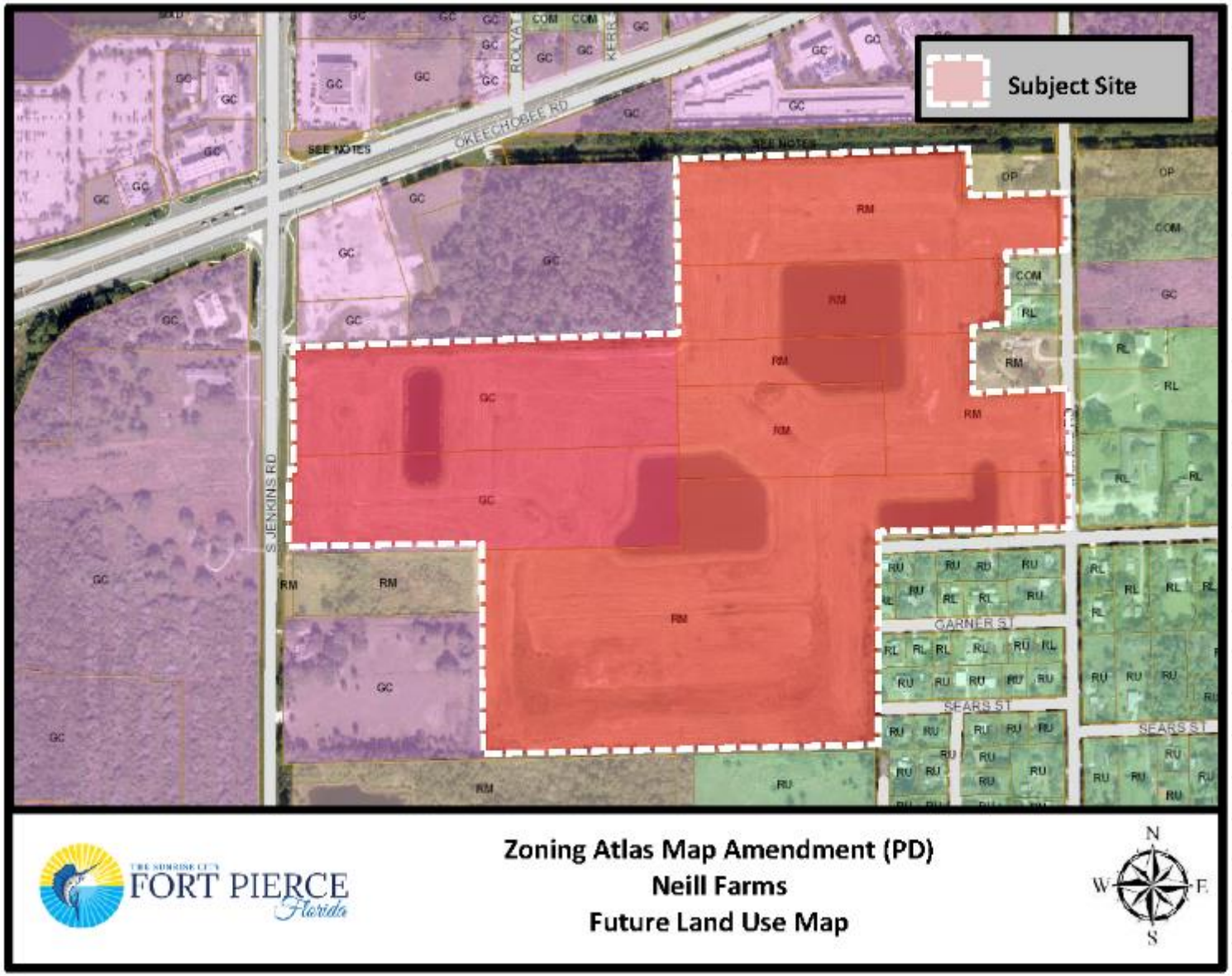


East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

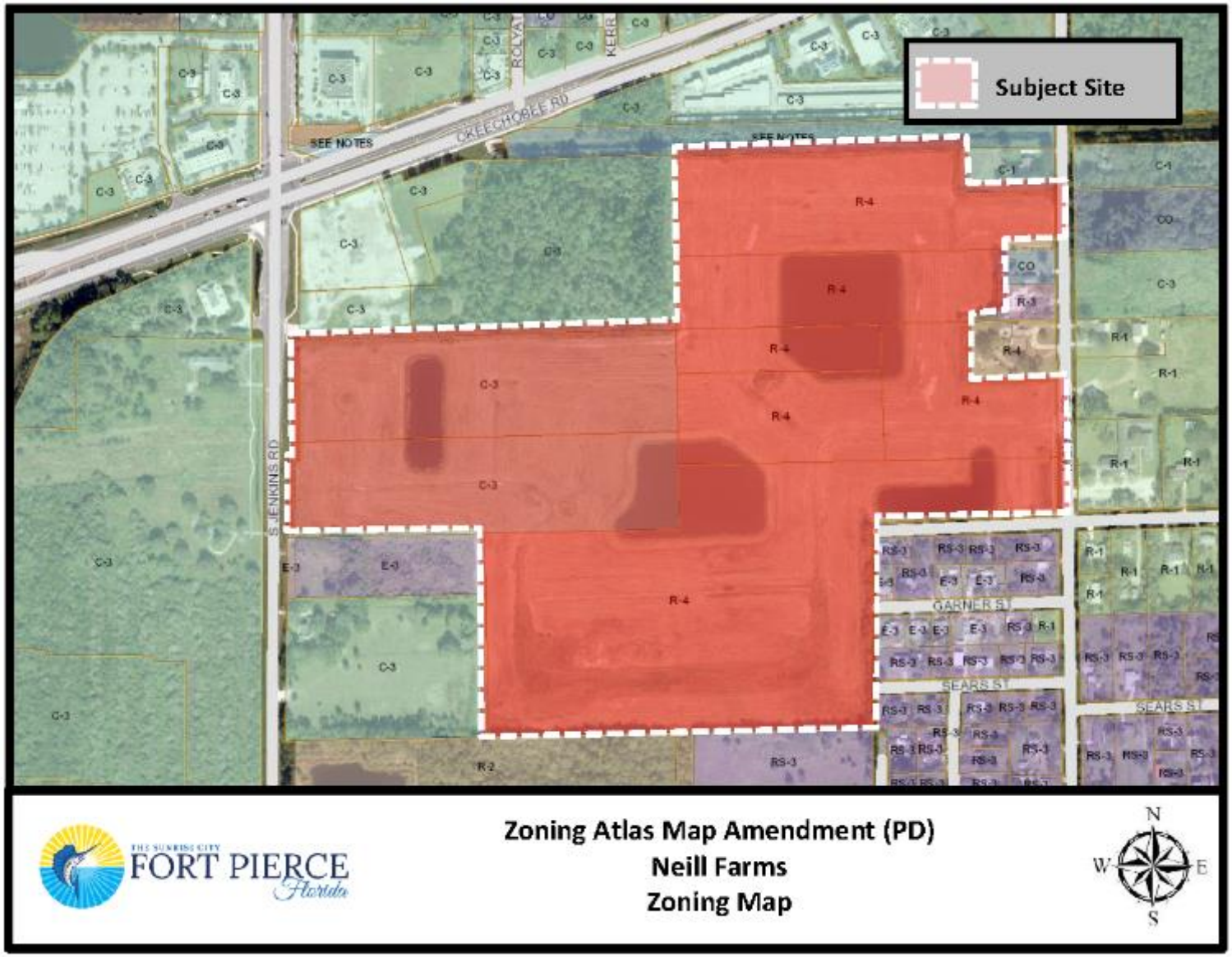
Aerial Map


Subject Site
CREECHCOBEE RD
S JENKINS RD
MCNEIL RD
GARNER ST
BEARS ST
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map

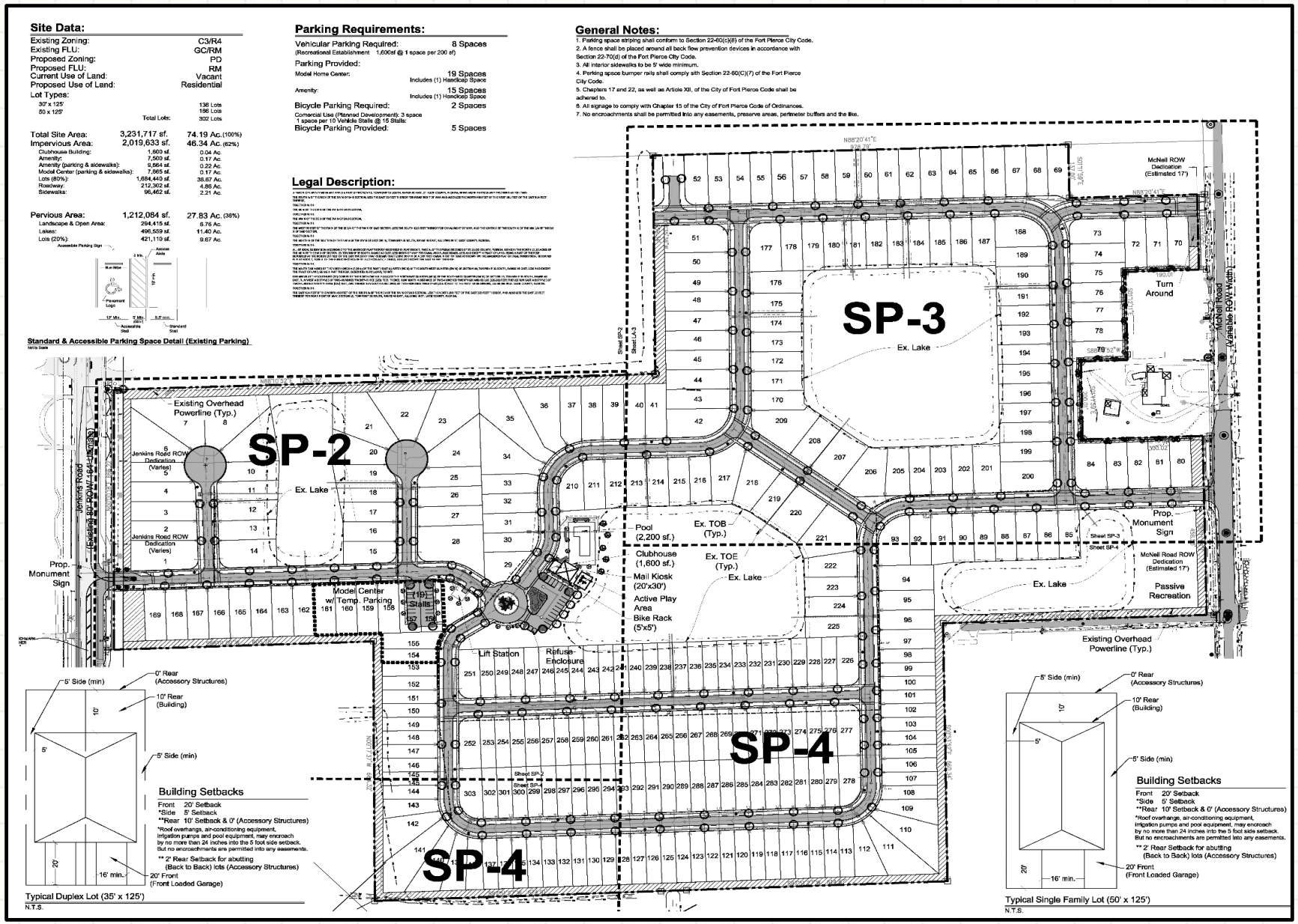

Subject Site
SEE NOTES
CREECHOBEE RD
S JENKINS RD
GARNER ST
SEARS ST
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map
N
W
E
S

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan.

- Staff recommends **Approval** of the request
  - ❑ Planning Board voted to recommend approval of the request by a vote of 6-0.
  - ❑ Consistent with Section 22-40 & 22-131 of City Code & the Comprehensive Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

CC Recommendations (Zoning Atlas Amendment)

Possible actions of the City Commission:

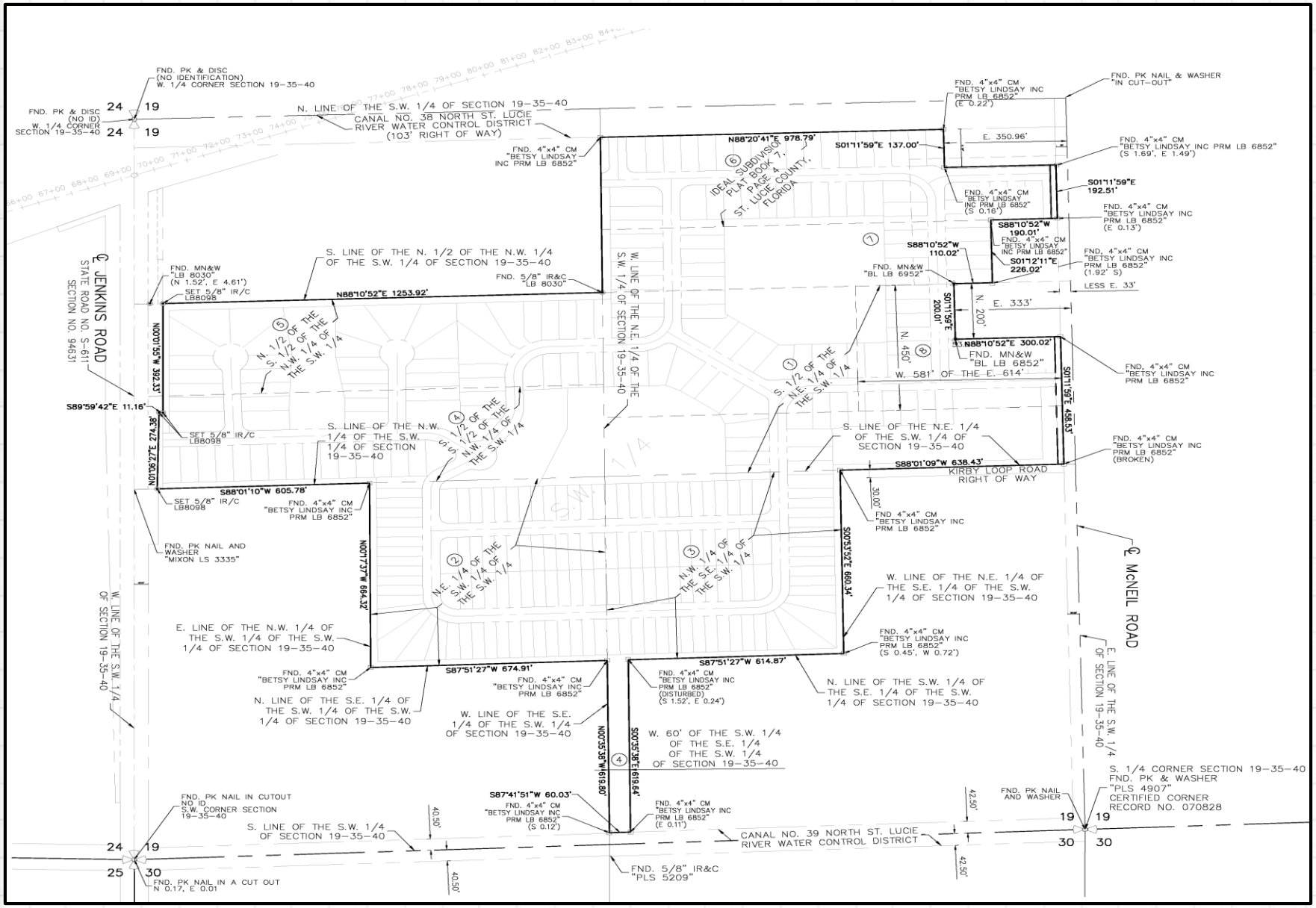
- **APPROVE** the proposed Zoning Atlas Amendment with no changes
    - Planning Board recommends approval by a vote of 6-0.
    - Staff recommends approval of the request with one condition.
- **APPROVE** the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVE** the proposed Zoning Atlas Amendment

Preliminary Plat

Preliminary Plat for a Subdivision titled “Neill Farms.”

- Staff recommends **Approval** of the request.
  - ❑ Preliminary Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

Plat



FND. PK & DISC (NO IDENTIFICATION) W. 1/4 CORNER SECTION 19-35-40
FND. PK & DISC (NO ID) W. 1/4 CORNER SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 38 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
N88°20'41"E 978.79'
S01°11'59"E 137.00'
E. 350.96'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.22')
FND. PK NAIL & WASHER "IN CUT-OUT"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 1.69', E 1.49')
S01°11'59"E 192.51'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.16')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.13')
S88°10'52"W 190.01'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S88°10'52"W 110.02'
S01°12'11"E 226.02'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (1.92' S)
LESS E. 33'
FND. MN&W "BL LB 6952"
S01°11'59"E 200.01'
N. 200'
E. 333'
N88°10'52"E 300.02'
FND. MN&W "BL LB 6852"
W. 581' OF THE E. 614'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S01°11'59"E 458.53'
IDEAL SUBDIVISION PLAT BOOK 7, PAGE 4 ST. LUCIE COUNTY, FLORIDA
S. LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 5/8" IR&C "LB 8030"
FND. MN&W "LB 8030" (N 1.52', E 4.61')
SET 5/8" IR/C LB8098
N88°10'52"E 1253.92'
W. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
S. 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4
N. 450'
S. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
N00°01'55"W 392.33'
S89°59'42"E 11.16'
SET 5/8" IR/C LB8098
N01°06'27"E 274.38'
S. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (BROKEN)
S88°01'09"W 638.43'
KIRBY LOOP ROAD RIGHT OF WAY
S88°01'10"W 605.78'
SET 5/8" IR/C LB8098
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
FND. PK NAIL AND WASHER "MIXON LS 3335"
N00°17'37"W 664.32'
N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4
N.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4
S00°53'52"E 660.34'
W. LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.45', W 0.72')
E. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S87°51'27"W 674.91'
S87°51'27"W 614.87'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (DISTURBED) (S 1.52', E 0.24')
N. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. 60' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N00°35'38"W 619.80'
S00°35'38"E 619.64'
S87°41'51"W 60.03'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.12')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.11')
S. 1/4 CORNER SECTION 19-35-40 FND. PK & WASHER "PLS 4907" CERTIFIED CORNER RECORD NO. 070828
FND. PK NAIL AND WASHER
FND. PK NAIL IN CUTOUT NO ID S.W. CORNER SECTION 19-35-40
S. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
FND. 5/8" IR&C "PLS 5209"
FND. PK NAIL IN A CUT OUT N 0.17, E 0.01
JENKINS ROAD STATE ROAD NO. S-611 SECTION NO. 94631
McNEIL ROAD
W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
E. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

Staff Recommendation Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission, subject to one (1) Condition of Approval:

1. Prior to the submittal of the Final Plat, the applicant address all of the Engineering Comments on the Plat document.

CC Recommendations (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVE** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Preliminary Plat with changes
- **DISAPPROVE** of the proposed Preliminary Plat.

Zoning Atlas Map Amendment
&
Preliminary Plat



East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	September 16, 2019

STAFF REPORT

Property Owner	Neill Farms FP, LLC 601 North Congress Avenue Delray Beach, Florida 33445
Applicant/Representative:	Brian Nolan, AICP, ASLA (Lucido & Associates) 701 Southeast Ocean Boulevard Stuart, Florida 34994
Requested Action:	Approval to rezone the subject property from General Commercial (C-3), (2 parcels) and Medium Density Residential (R-4), (six parcels) to Planned Development (PD) with an associated Development Plan. Approval of a Preliminary Plat for a Subdivision to be known as Neill Farms.
Site Location:	East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.
Parcel IDs:	2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-0001, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0
Existing Use:	Vacant
Parcel Size:	74.19 Acres
Current Zoning:	General Commercial (C-3)/Medium Density Residential (R-4)
Current Future Land Use	General Commercial (GC)/Medium Density Residential (RM)
Proposed Zoning:	Planned Development (PD)

Proposed Future Land-Use Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4),to Planned Development (PD). In conjunction with the rezoning application, the applicant is also requesting review and approval of a Preliminary Plat for 74.19 acres of land pursuant Chapter 18 of the City Code. The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.

Background

The subject site was originally planned for development in 2005 for a 214-lot residential subdivision also known as Neill Farms. At that time, the developer, KB Homes, received approval for Zoning and Future Land Use amendments for six parcels of the development to change to R-4 and RM, respectively, under ordinances K-387 and K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(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.
b. Meet transportation demands and provide community facilities and services.

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for Zoning and Future Land Use changes will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant is now requesting the zoning be changed to a PD, rather than R-4, as was previously approved on the property. There are other residential developments either existing or under construction around this site. The services that are provided for those developments would be the same or similar for this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request brought before the City Commission in 2005. At that time, the City Commission was charged with determining whether the project met

the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD and the Future Land Use on two of the parcels will be changed to RM. The RM designation will provide consistency with the other six parcels within the proposed subdivision that also have a RM Future Land Use designation.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Preliminary Plat as presented.

Public Notification:

Seventy-one letters were sent out to property owners within 500 feet of the subject property. No letters have been returned and an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

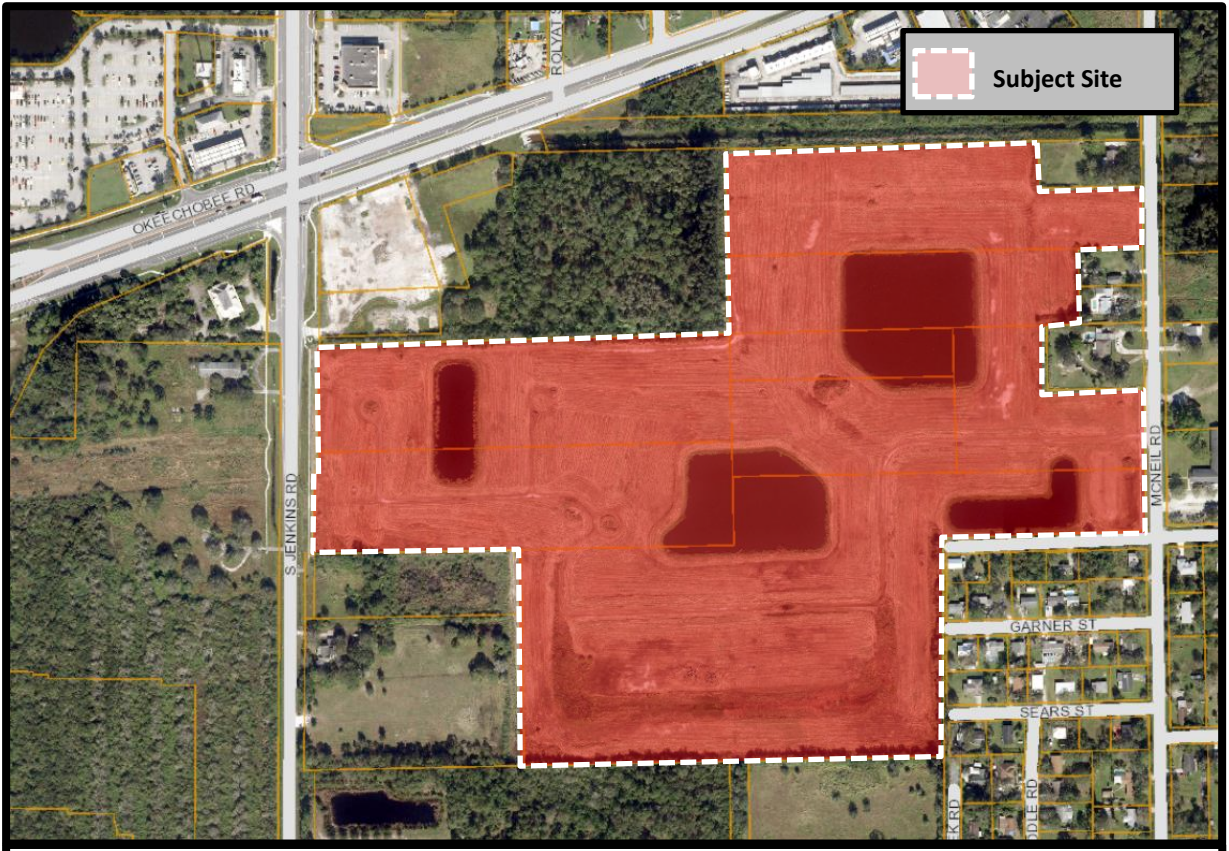
The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in Section 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

Staff Recommendation Preliminary Plat:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 18 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition.

1. Prior to the submittal of the Final Plat address all the Engineering Comments on the Plat document.



THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Neill Farms
Aerial Map

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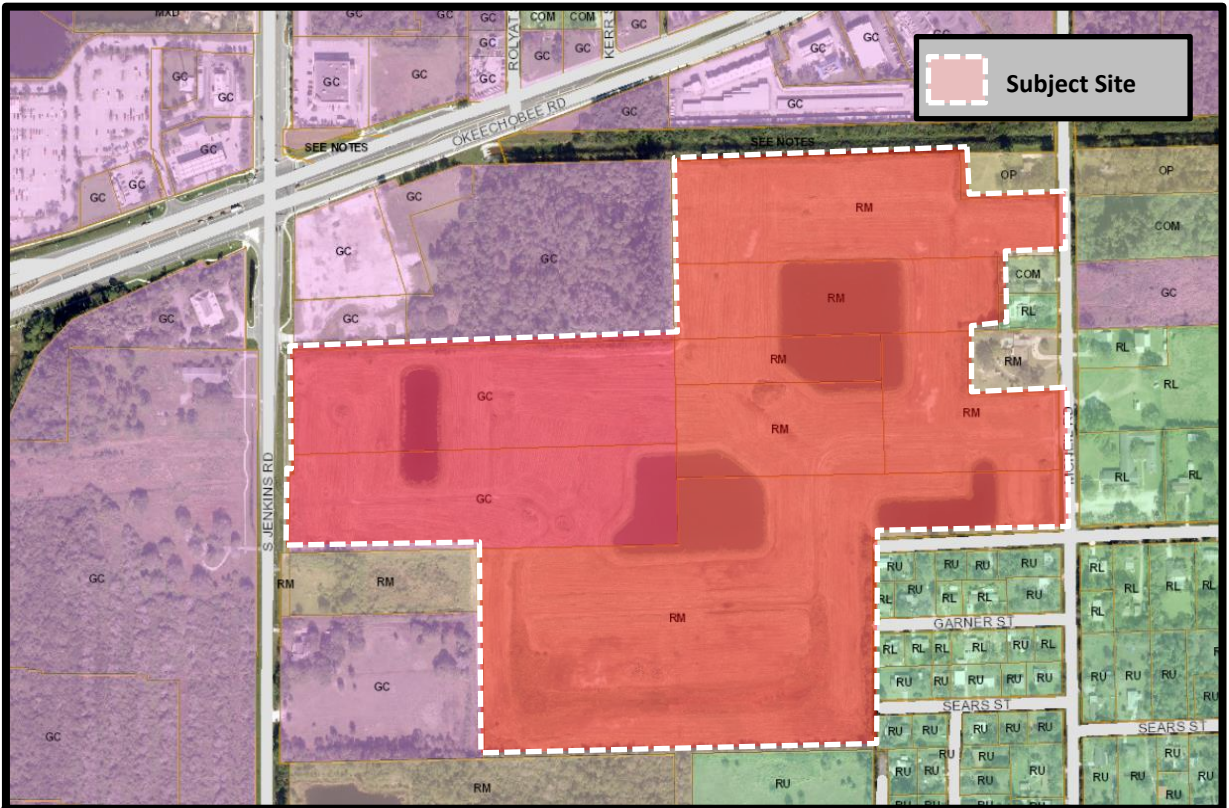

THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Neill Farms
Future Land Use Map

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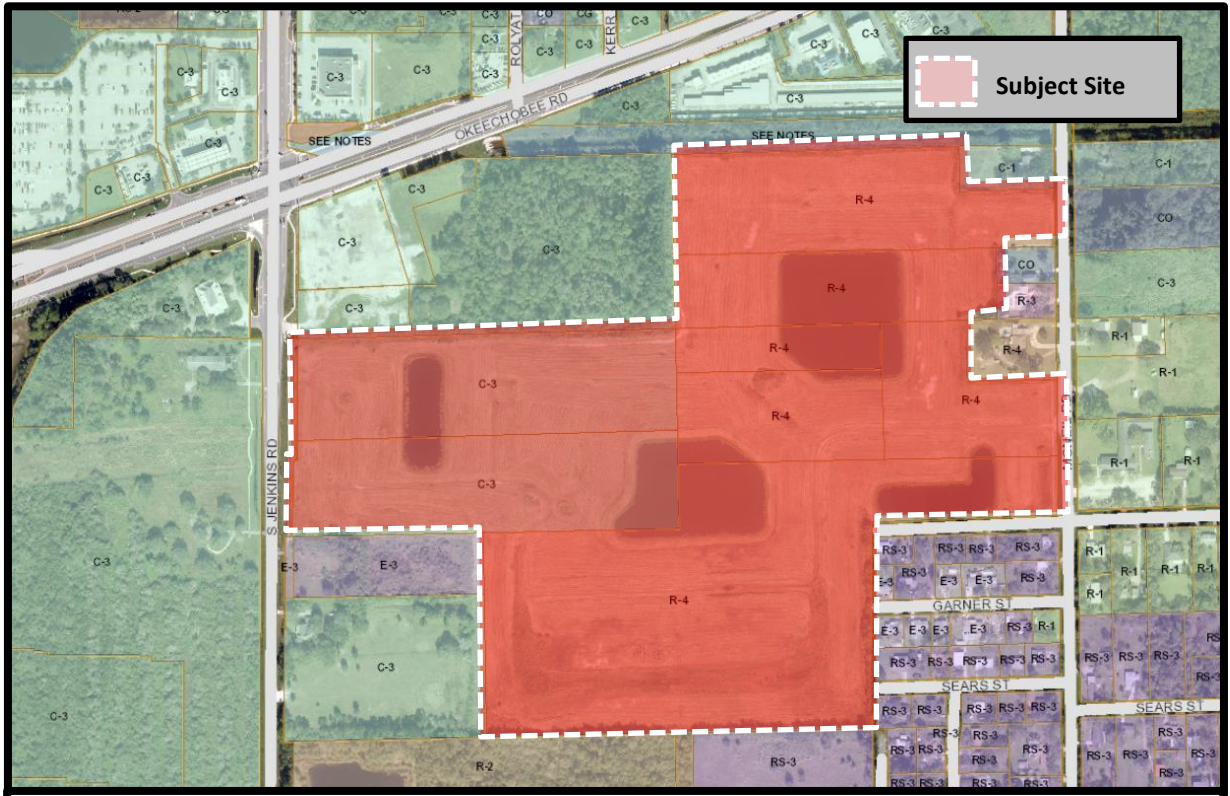

THE SUNRISE CITY FORT PIERCE Florida

Preliminary Plat
Neill Farms
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. All previous comments from Planning Staff have been satisfied.

2. The plat document for the Planning Department signature line needs to read as follows:

   Planning & Zoning Approval

   IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIRMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE

   THIS ___ DAY OF _____, 2019

   BY _____
   REBECA GUERRA, AICP
   INTERIM DIRECTOR OF PLANNING
   CITY OF FORT PIERCE, FLORIDA

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April 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
PLANNING DEPARTMENT Florida

February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March 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
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] 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\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Preliminary Plat – Jenkins Road
TRC No. 19-09000001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- [x] Preliminary Plat Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for conditions of approval

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 1- 020819\Preliminary Plat Approval - 022119.docx

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
    e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
    f. Add the subdivision street names to the plat.
    g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
    h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : April 12, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Preliminary PUD Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 2 - 041119\PD Comments - 041219.docx

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment *"The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements..."* was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] 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\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Neill Farms Planned Development & FLUA – Jenkins Road
TRC Nos. 19-43900001 & 19-99900001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- [x] PD and FLUA Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of PUD & FLUA
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Future Land Use Map Amd. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/20/19

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 21 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Rezoning. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

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- ☐ 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: 4/20/17

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

Comments:

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

Comments:

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

April 16, 2019

Project: **Neil Farms**
Subject: **Resubmittal Comments**
To: Brandon Creagan
From: Grant Chambers

1. The traffic report provided previously by the applicant states "The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway." The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.

February 20, 2019

Project: **Neil Farms**
Subject: **Plat and Planned Development**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 20, 2019

Mr. Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Rezoning & Development Review
Neill Farms Planned Development, Jenkins Road and SR 70
Fort Pierce, Florida

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

Traffic Impact Analysis

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,



Yi Ding
Transportation Systems Manager

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	February 21, 2019
SUBJECT:	**Application for Rezoning (PD) & Development Review – Neill Farms Planned Development** Technical Review Project: # 19-43900001

The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

Background

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001- 000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Review Comments

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

General Note(s):

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s) 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 3445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Joanna Verderame

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Joanna Verderame who is personally known to me or has produced N/A as identification.

Signature of Notary

Notary Public State of Florida
Lawrence Townley
My Commission GG 109541
Expires 05/30/2021

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

☑ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☑ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

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:

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

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 2419323000100 01;2419323000200 08;2419313000100 00;2419313000200 07;2419314000200 00;2419313000101 03;2419311000200 01;2419701000100 01
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: FLUMA, Prelim/Final Plat

8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac. = 66.34 ac.	67.51	+1.17 ac,

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

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	Zero (0)	Zero (0)
Proposed Zoning	2,769 Trips	~~2,769 Trips~~ 211 AM / 282 PM
Change in Demand	Trips 2,769	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is Currently Available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

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

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.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 1-3-19 Date

601 N Congress Ave, Ste. 302, Delray Beach, FL. 33445
Address State Zip

561-330-2340 mru213@aol.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature 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.

ANTHONY VERDERAME
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19
Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as iden

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description: Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 33445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 20 19, by ANTHONY VERKRAMP who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

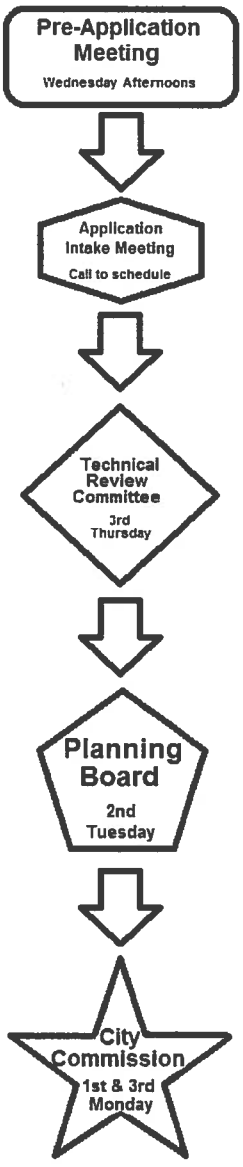
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 302

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

North	South	East	West
vacant	vacant/ sf res	SF res	vacant

Application Outlook



Site Plan submittal requirements:

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

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ 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

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

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

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: Planned Development, Plrelim/Final Plat
8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac = 66.34 ac.	67.51 ac.	+1.17 ac.

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

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

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	Zero (0)	Zero (0)
Proposed Zoning	2769 Trips	211 AM / 282 PM
Change in Demand	Trips 2769 Trips	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is currently available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

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

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.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 Date

Address State FL 33445 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(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

ANTHONY VERDERAME

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19 Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

Date: January 22, 2019

From: Neill Farms FP, LLC
601 N. Congress Ave
Delray Beach, FL 33445

To: Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: NEILL FARMS – OWNER'S AUTHORIZATION
(LA Ref. #18-896)
Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED

Dear Ms. Grohal:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian Nolan,** of **Lucido & Associates,** to represent **Neill Farms FP, LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), Large Scale Future Land Use Map Amendment, Planned Development rezoning, development plan review, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

_____
Anthony Verderame, Manager

STATE OF _____
COUNTY OF _____
The foregoing was acknowledged before me this ____ day of _____, 2019, by _____, of _____. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

_____

(Notarial Seal)

(Print Name) _____
NOTARY PUBLIC

My Commission Expires:

lucido&associates

January 28, 2018

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

Re: **Neill Farms FLUMA and Planned Development –** Project Narrative
Our Reference Number: 18-896
Parcel Identification Numbers: 241932300010001; 241932300020008; 241931300010000; 241931300020007; 241931400020000; 241931300010103; 241931100020001; 241970100010001

Dear Mr. Creagan:

On behalf of Neill Farms FP, LLC, Lucido & Associates is pleased to present to you the proposed subdivision known as Neill Farms. Neill Farms, as proposed, would consist of 302 platted lots, consisting of single and two-family dwelling units, two on-site recreation areas, along with perimeter buffering, central utilities and on-site stormwater facilities.

The subject site consists of eight (8) parcels of land totaling approximately 74.19 ac. and is located within the city limits of the City of Fort Pierce, Florida. The subject is situated approximately 450 feet south of SR 70 (Okeechobee Road), immediately east of County Road 611 (South Jenkins Road) and immediately west of McNeil Road. Currently, the subject is vacant with evidence of previous construction activity associated with the early stages of site development (excavated stormwater retention ponds, rough site grading and the beginning stages of roadway construction). Surrounding the subject are existing commercial and residential uses with institutional uses further to the east. Commercial uses are generally located adjacent to SR 70, north of the subject, and include, among others, Home Depot, Walmart, Walgreens, Sunoco and Race Track gas stations along with other retail sales and restaurant uses.

Currently, the subject has split Zoning and Future Land Use designations: R4 (Medium Density Residential) and C3 (General Commercial), and; RM (Residential Medium) and GC (General Commercial), respectively. As the proposed use is a platted residential development, a Large-scale Future Land Use Map Amendment to RM and a Rezoning to Planned Development is being requested for all eight (8) parcels of land under the control of Neill Farms FP, LLC; additionally, both a preliminary and final plat request will be sought for the subject.

The subject has existing vehicular access directly to/from Jenkins and McNeil roads with the SR 70/I-95 interchange lying approximately 1,500 feet west and the SR-70/Florida Turnpike interchange lying approximately 1 mile west of the subject. As per the attached Traffic Impact Report, while turn lanes on both S. Jenkins Road and McNeill Road are warranted, all transportation facilities are expected to operate within the adopted Level of Service (LOS) standards, post-development.

The subject lies within the Fort Pierce Utility Authority (FPUA) Service Area. During previous construction efforts, a water main was installed internal to the project site, extending from S. Jenkins Road, east to McNeill Road – said water main will be extended as necessary to service all proposed lots within the development. Additionally, Waste Water service was extended into the subject site from S. Jenkins Road and will be extended as necessary to provide waste water service to all proposed lots within the development.

We look forward to gaining feedback from the Site Plan Review Committee and look forward to working with you further as we seek the necessary entitlements for the proposed use. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4505692 OR BOOK 4207 PAGE 1354, Recorded 11/29/2018 12:07:44 PM Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 – Parcel 1
2419-323-0002-0008 – Parcel 2
2419-323-0001-0001 – Parcel 3
2419-313-0001-0000 – Parcel 4
2419-313-0001-0103 – Parcel 5
2419-701-0001-0001 – Parcel 6
2419-311-0002-0001 – Parcel 7
2419-314-0002-0000 – Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company,** whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors **and Neill Farms FP LLC, a Florida Limited Liability Company,** whose post office address is 1601 S Congress Ave #201, Delray Beach, FL 33445, herein 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

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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, except taxes accruing subsequent to December 31, 2017.

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:

CGV Investments, LLC, a Florida Limited Liability Company

By: _____
Anthony Verderame

_____
Witness #1 Signature

Lawrence W. Townley
Witness #1 Printed Name

_____
Witness #2 Signature

Jonathan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public State of Florida
Monica Butler-White
My Commission GG 034961
Expires 10/02/2020

Monica Butler-White
Notary Public

_____

Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4,of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

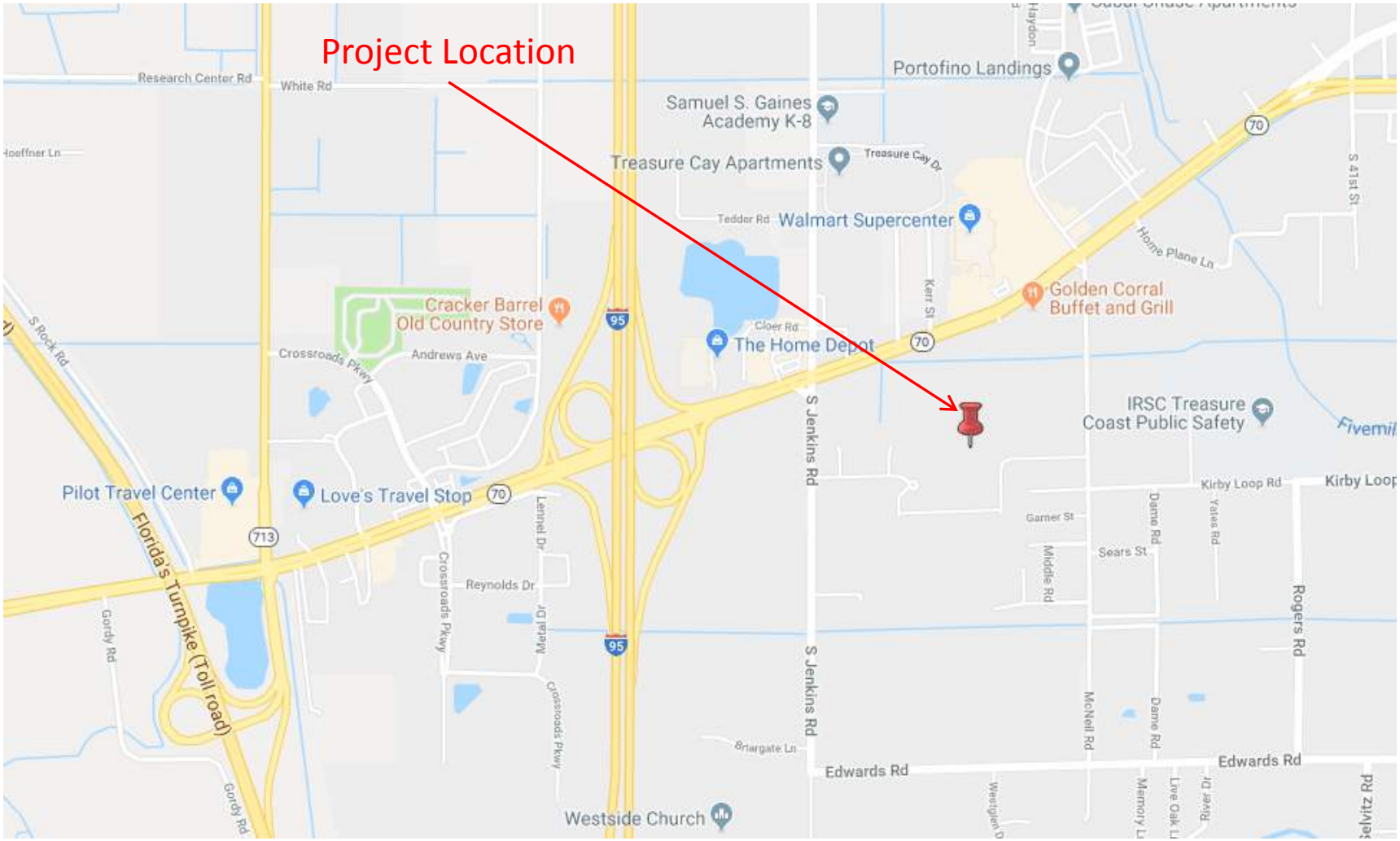
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

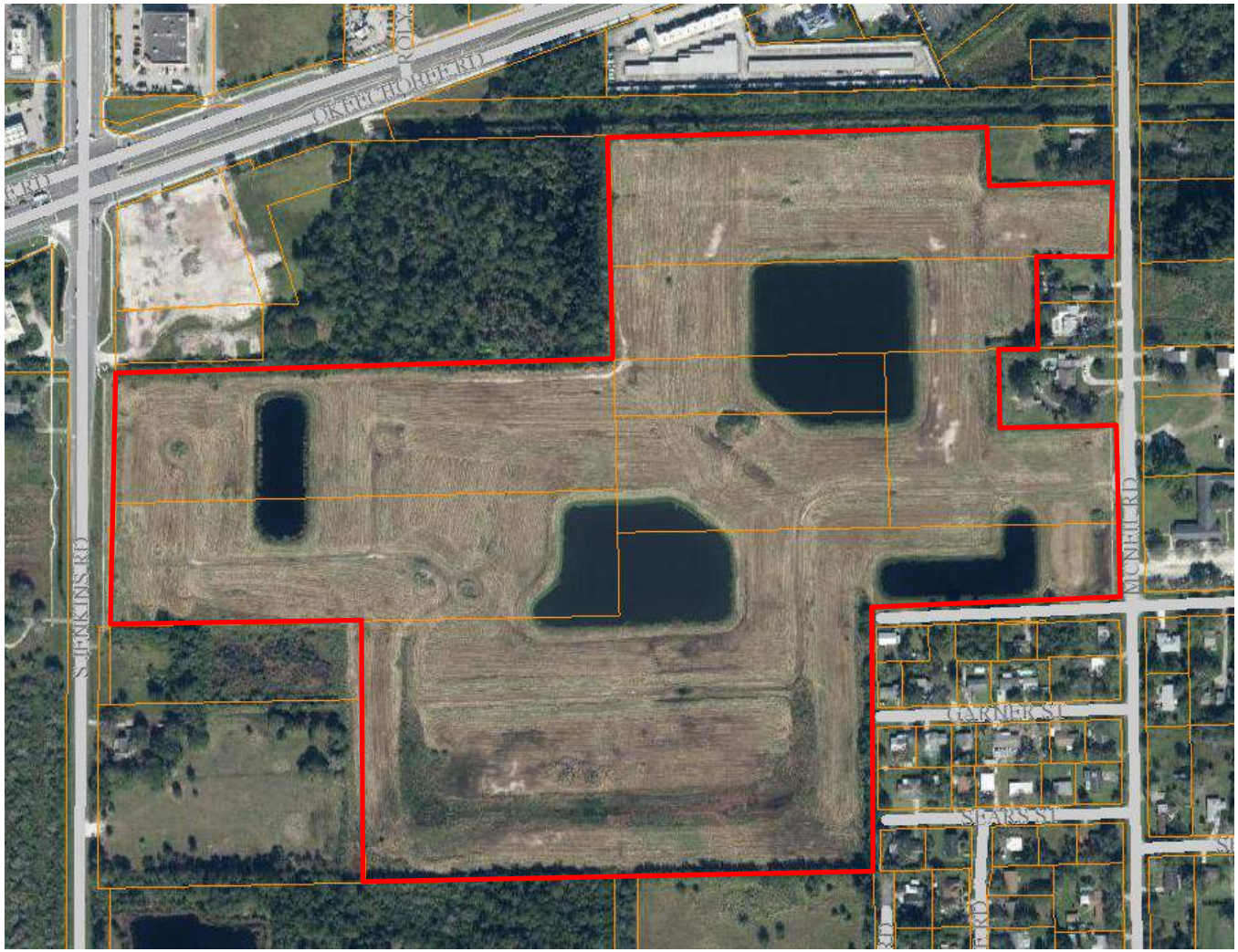
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

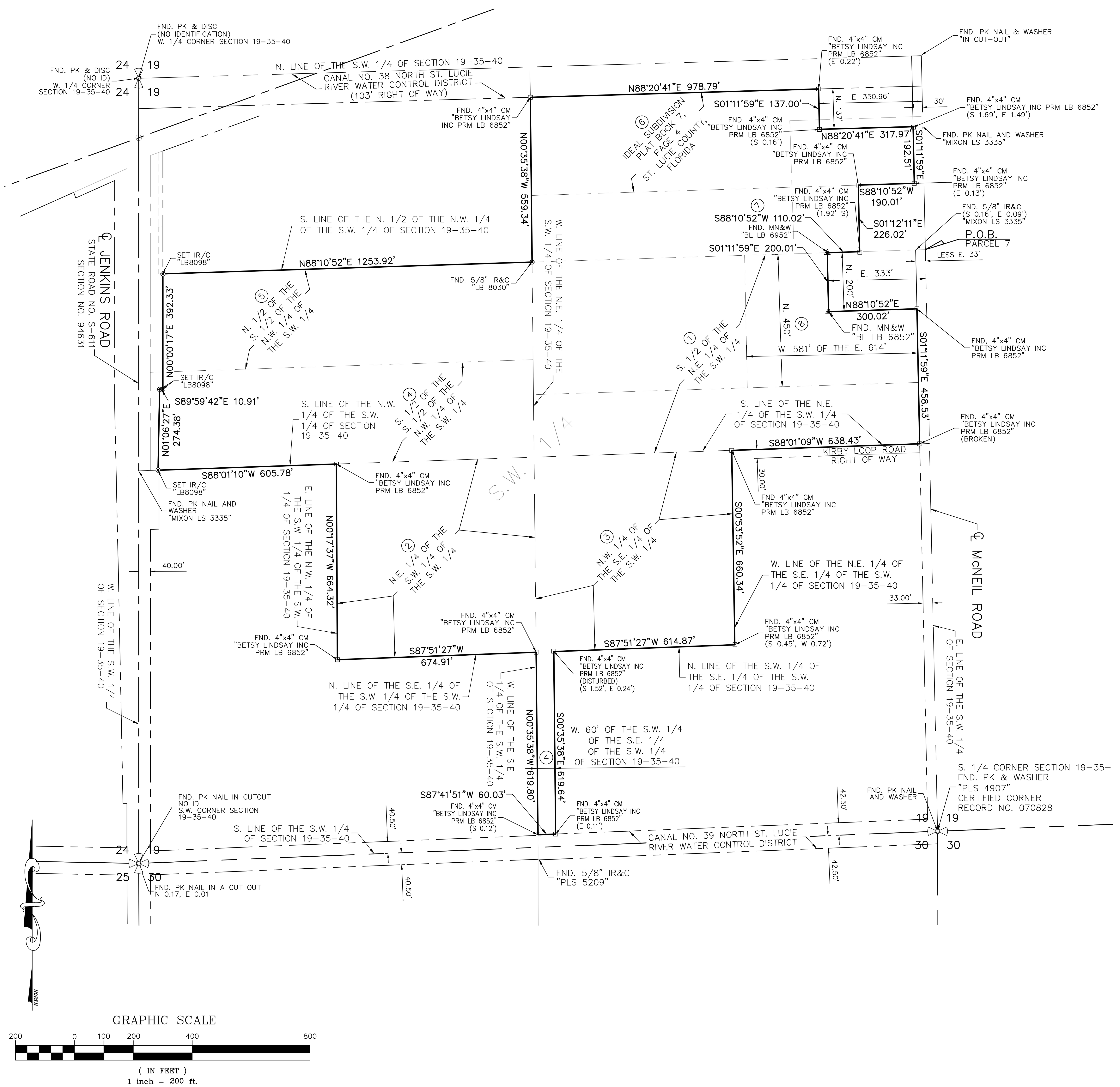
St. Lucie County, Florida (FL111)

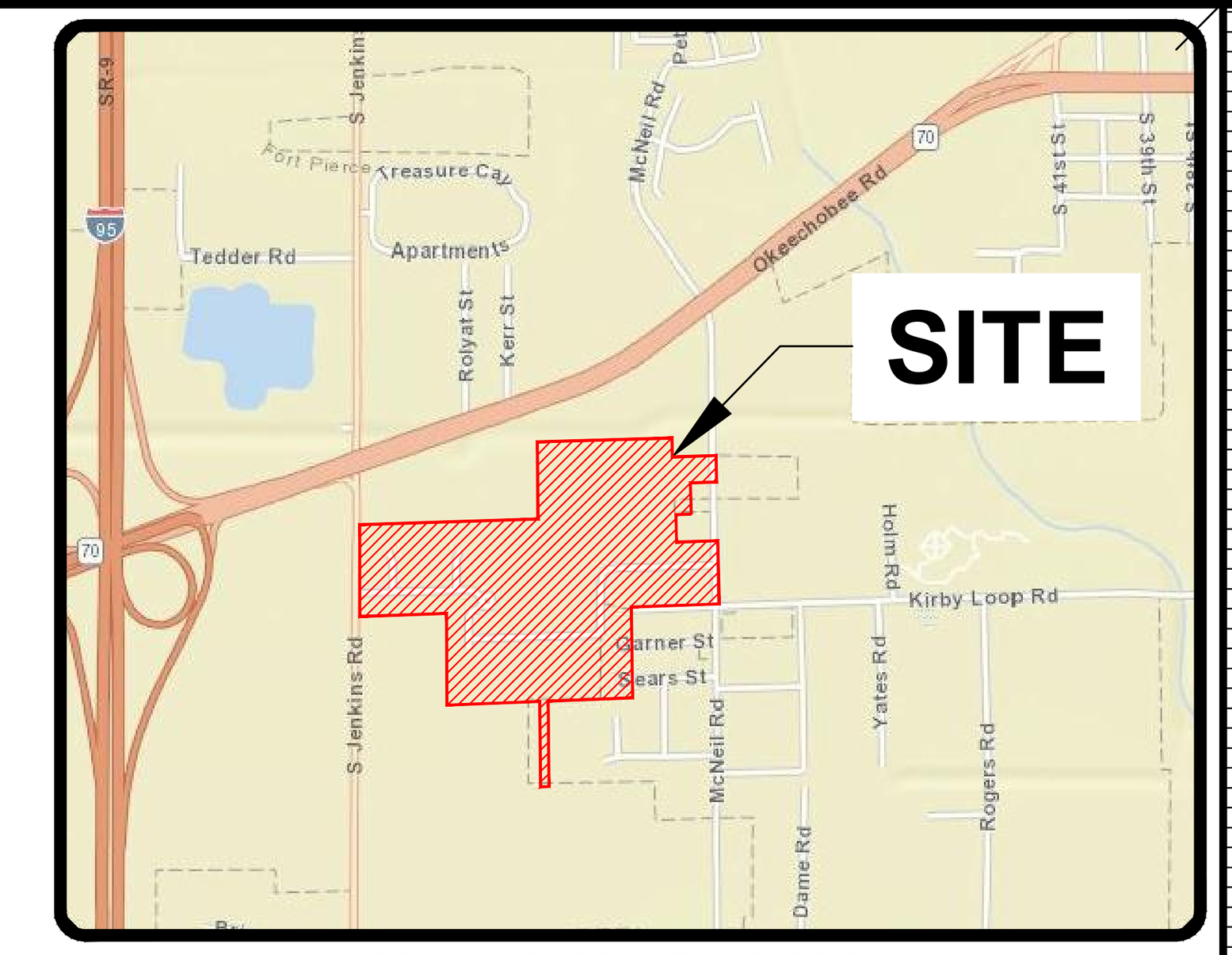
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**



BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. 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 FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. 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.
3. PARCEL CONTAINS 98003.8745 SQUARE FEET (2.25 ACRES) MORE OR LESS.
4. THE LAST DATE OF FIELD WORK WAS APRIL 26, 2018.
5. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
6. BEARINGS, IF SHOWN HERON, ARE BASED UPON THE RECORDED PLAT OF SOUTHERN GROVE PLAT NO. 18 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.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND ARE BASED ON PORT ST. LUCIE BENCHMARK NO. 13, HAVING A PUBLISHED ELEVATION OF 26.07 FEET.
8. 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.
9. 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.
10. 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.
11. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON (UNPRINTED) FLOOD INSURANCE RATE MAP NO.12111C0275J, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

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

SPT	DRAWN BY
MTO	CHECKED BY
18-430 BNDY_rev1.dwg	FILENAME
SHEET 1	LAYOUT
AS SHOWN	SCALE
March 26, 2019	DATE

DATE	REVISION COMMENTS
03/21/19	REVISED JENKINS ROAD RIGHT-OF-WAY LINE - SPT

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

18-430

1 OF 1

Z:\EDC-2018\18-430 - Neill Farms\SURVEY\Dwg\Survey\18-430 BNDY_rev1.dwg, 3/27/2019 5:05 PM
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.

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

OWNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF NEILL FARMS ARE HEREBY DECLARED TO BE THE PROPERTY OF *POA* FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY *POA*.
2. THE RECREATION TRACT SHOWN ON THIS PLAT OF NEILL FARMS IS HEREBY DEDICATED TO *POA* AND IS HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
2. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 9 INCLUSIVE, ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO *POA* AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
3. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO *POA*, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.
4. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
5. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER, AND CABLE TV, FOR UTILITY PURPOSES.
5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO *POA*, IT'S SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.
7. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
8. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

DEDICATION CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED *POA*, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20___.

POA

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS

_____

_____
PRINTED NAME

WITNESS

_____

_____
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED _____, _____ OF *POA*, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
TYPED, PRINTED, OR STAMPED NAME OF
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

BANK, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN [MORTGAGE AND SECURITY AGREEMENT DATED _____ AND RECORDED _____ AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA], DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

BANK

BY: _____
BANK SIGNER
BANK SIGNER POSITION

[CORPORATE SEAL]

WITNESS (IF APPLICABLE)

_____

_____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, *ATTORNEY*, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY *TITLE COMPANY*, DATED _____, *YEAR*, AND DESIGNATED AS *FILE NUMBER* (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: *OWNER*, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

(USE OR DELETE LANGUAGE BELOW)

THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF *BANK*, RECORDED *DATE*, AT OFFICIAL RECORDS BOOK *#*, PAGE *#*, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE _____ DAY OF _____, 2019.

BY: _____
ATTORNEY
FIRM
FLORIDA BAR NO.

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY _____
REBECA GUERRA, AICP
INTERIM DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

BY: _____

PRINT NAME: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2019.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2019.

_____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

SEAL
POA

SEAL
BANK

SEAL
CLERK OF
CIRCUIT COURT



SITE MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF *PLAT NAME* IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2019.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
3. PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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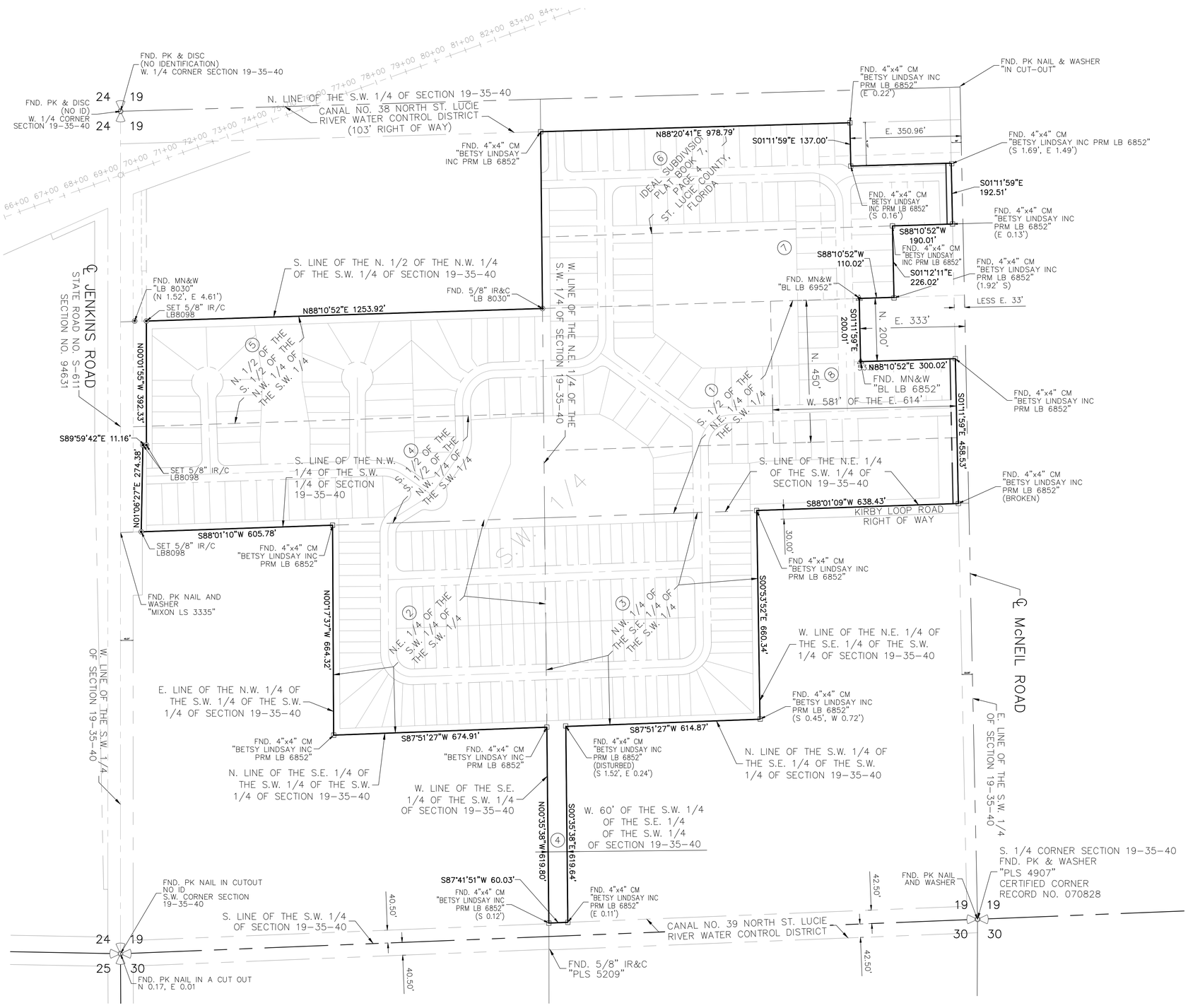
772-340-4990
www.edc-inc.com

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

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
		P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
		P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
		LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
		LB.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
		FD	FOUND	TWP.	TOWNSHIP
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
		CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
		IR	IRON ROD	S.F.	SQUARE FEET
		O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
		P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
		PG.	PAGE	R	RADIUS
		B.E.	BUFFER EASEMENT	L	CURVE LENGTH
		U.E.	UTILITY EASEMENT	CB	CHORD BEARING
		I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
		REC.	RECREATION TRACT		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

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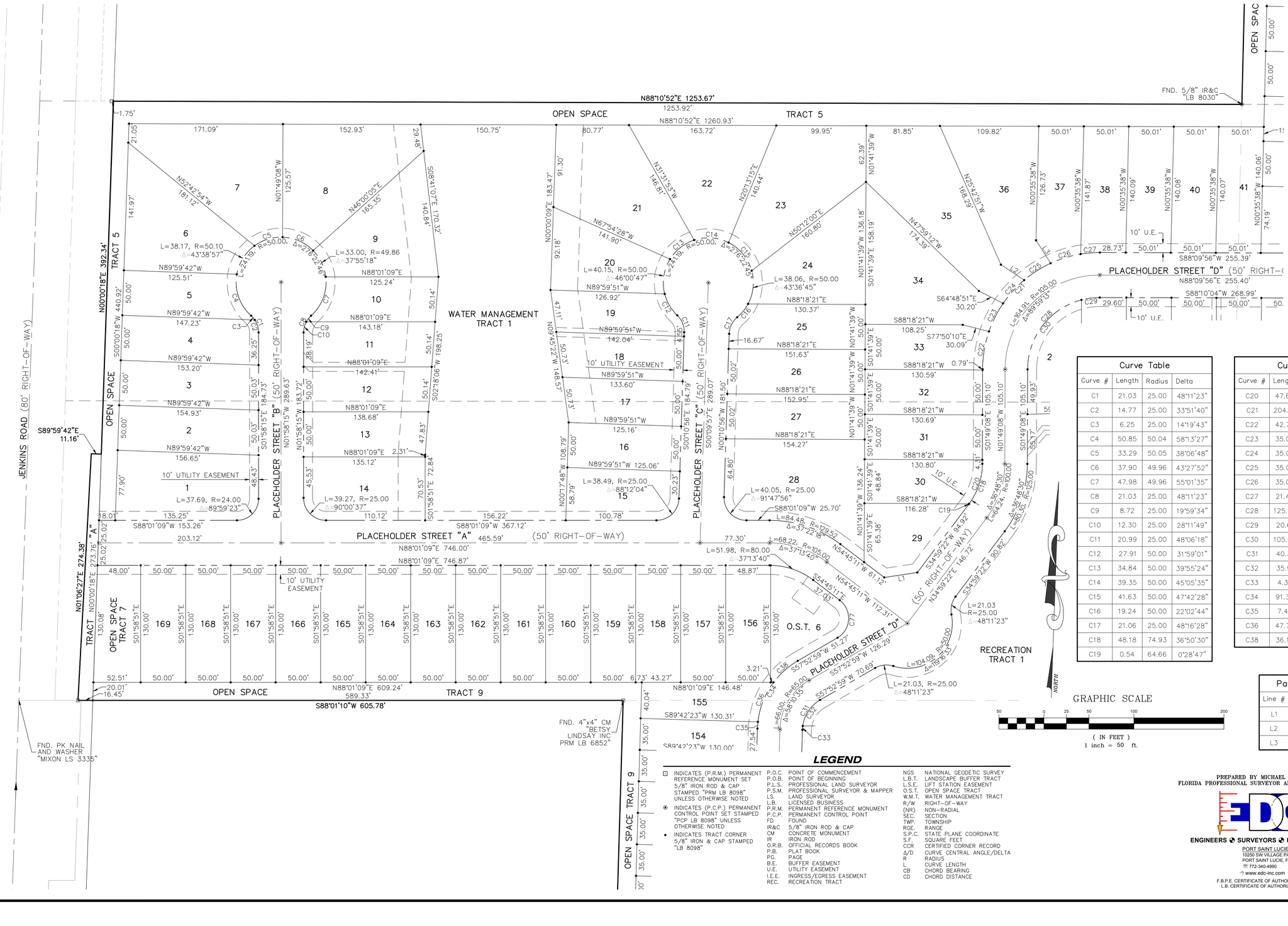
NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



Curve Table			
Curve #	Length	Radius	Delta
C1	21.03	25.00	48°11'23"
C2	14.77	25.00	33°51'40"
C3	6.25	25.00	14°19'43"
C4	50.85	50.04	58°13'27"
C5	33.29	50.05	38°06'48"
C6	37.90	49.96	43°27'52"
C7	47.98	49.96	55°01'35"
C8	21.03	25.00	48°11'23"
C9	8.72	25.00	19°59'34"
C10	12.30	25.00	28°11'49"
C11	20.99	25.00	48°06'18"
C12	27.91	50.00	31°59'01"
C13	34.84	50.00	39°55'24"
C14	39.35	50.00	45°05'35"
C15	41.63	50.00	47°42'28"
C16	19.24	50.00	22°02'44"
C17	21.06	25.00	48°16'28"
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"

Curve Table			
Curve #	Length	Radius	Delta
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

LEGEND

- □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"

P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
FD	FOUND	TWP.	TOWNSHIP
IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
IR	IRON ROD	S.F.	SQUARE FEET
O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
PG.	PAGE	R	RADIUS
B.E.	BUFFER EASEMENT	L	CURVE LENGTH
U.E.	UTILITY EASEMENT	CB	CHORD BEARING
I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
REC.	RECREATION TRACT		

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NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



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I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
REC.	RECREATION TRACT		

Parcel Line Table		
Line #	Length	Direction
L4	11.85	N62°43'05"W
L5	0.20	N88°20'46"E

Curve Table			
Curve #	Length	Radius	Delta
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C41	39.31	24.91	90°24'18"
C42	39.27	25.00	89°59'55"
C43	12.63	25.00	28°56'09"
C44	12.63	25.00	28°56'14"
C45	11.67	25.00	26°44'24"
C46	0.96	25.00	2°11'50"
C47	157.87	100.00	90°27'07"

Curve Table			
Curve #	Length	Radius	Delta
C48	92.75	100.00	53°08'29"
C49	65.12	100.00	37°18'38"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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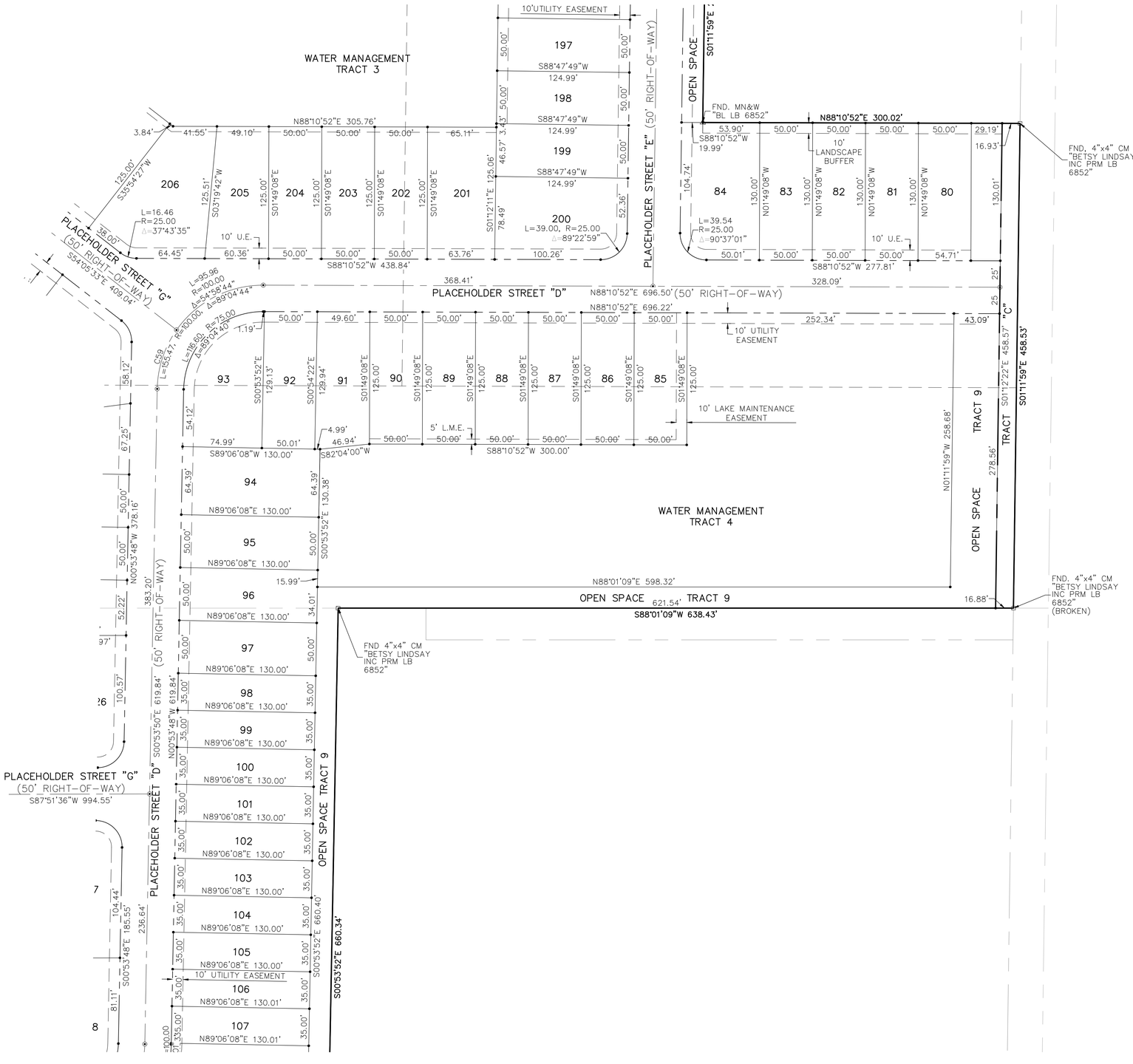

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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LEGEND

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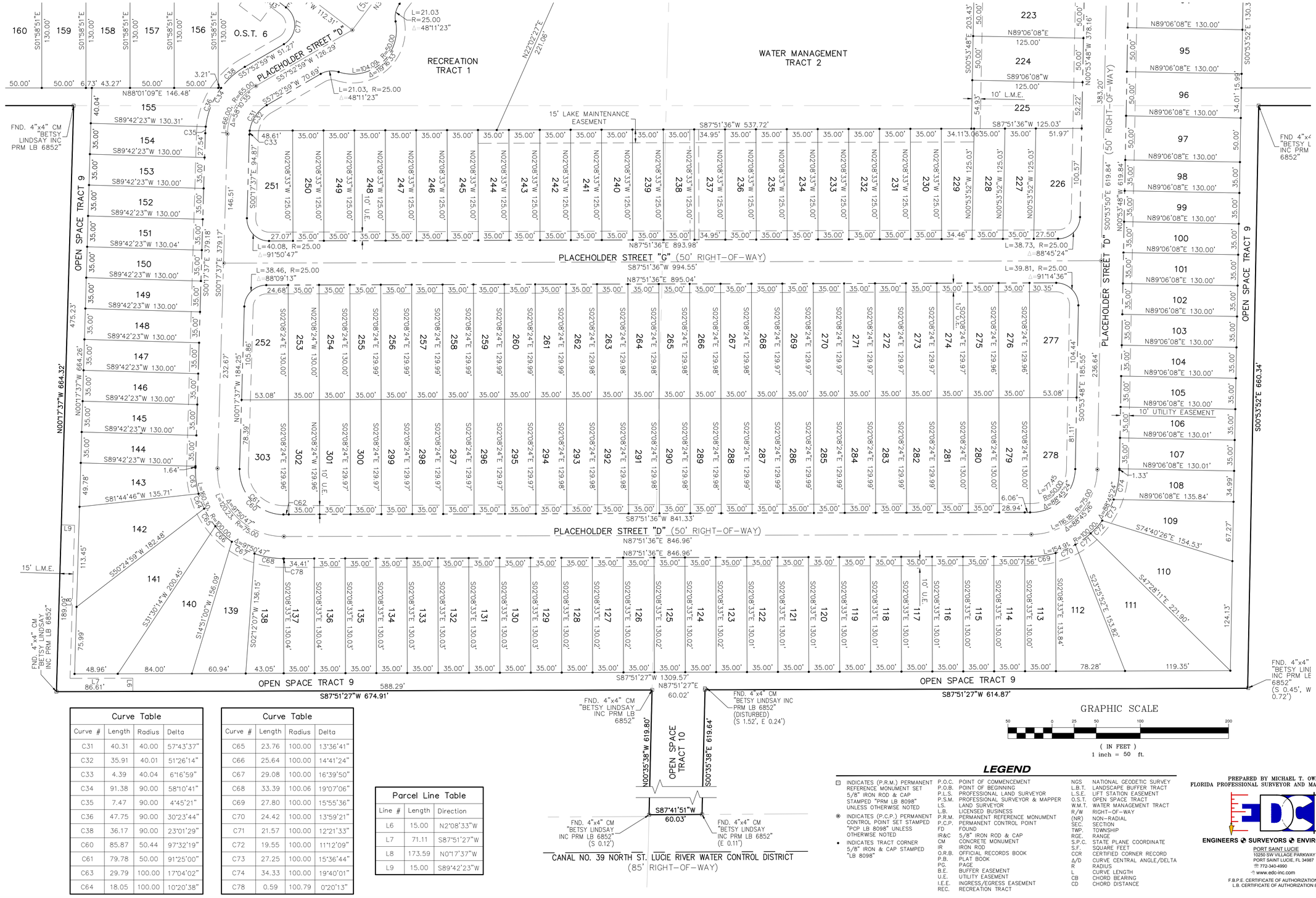

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64	18.05	100.00	10°20'38"

Curve Table			
Curve #	Length	Radius	Delta
C65	23.76	100.00	13°36'41"
C66	25.64	100.00	14°41'24"
C67	29.08	100.00	16°39'50"
C68	33.39	100.06	19°07'06"
C69	27.80	100.00	15°55'36"
C70	24.42	100.00	13°59'21"
C71	21.57	100.00	12°21'33"
C72	19.55	100.00	11°12'09"
C73	27.25	100.00	15°36'44"
C74	34.33	100.00	19°40'01"
C78	0.59	100.79	0°20'13"

Parcel Line Table		
Line #	Length	Direction
L6	15.00	N2°08'33"W
L7	71.11	S87°51'27"W
L8	173.59	N0°17'37"W
L9	15.00	S89°42'23"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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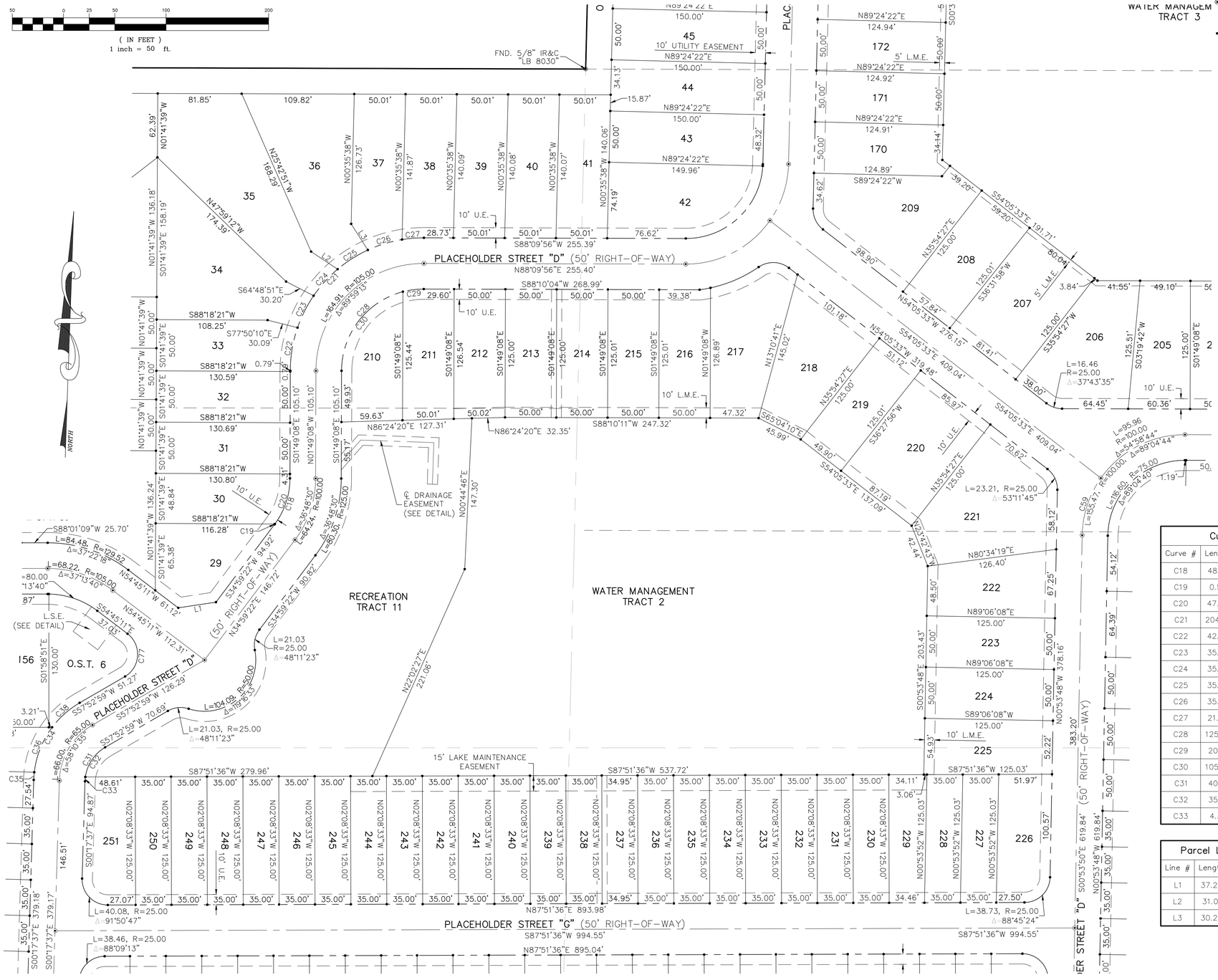

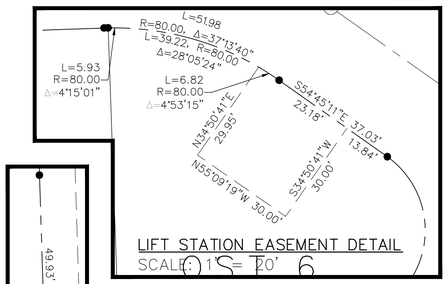

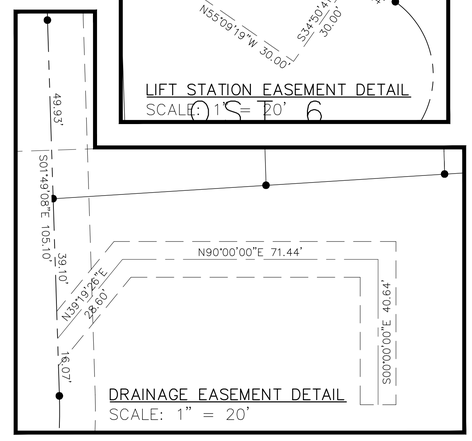

Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"

Curve Table			
Curve #	Length	Radius	Delta
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"
C59	59.52	100.00	34°06'00"
C77	49.13	25.28	111°21'24"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

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Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

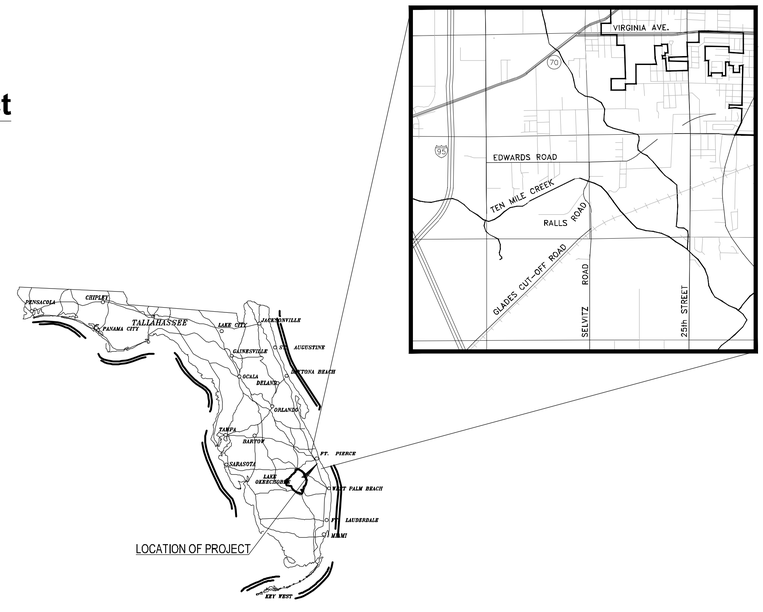
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987

Surveyor
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987



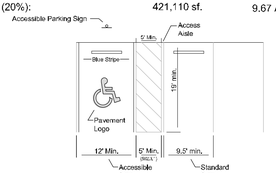
Sheet Index

Cover Sheet	
Overall Site & Landscape Plan	SP-1
50 Scale Site Plans	SP-2 - SP-4
Phasing Plan	SP-5
Plant Schedule & Typical Buffer Section	SP-6
Landscape Details	SP-7
Landscape Specifications	SP-8

lucido&associates

Site Data:

Existing Zoning:		C3/R4
Existing FLU:		GC/RM
Proposed Zoning:		PD
Proposed FLU:		RM
Current Use of Land:		Vacant
Proposed Use of Land:		Residential
Lot Types:		
30' x 125'		136 Lots
50 x 125'		167 Lots
	Total Lots:	303 Lots
Total Site Area:	3,231,717 sf.	74.19 Ac.(100%)
Impervious Area:	2,019,633 sf.	46.34 Ac. (62%)
Clubhouse Building:	1,600 sf.	0.04 Ac.
Amenity:	7,500 sf.	0.17 Ac.
Amenity (parking & sidewalks):	9,664 sf.	0.22 Ac.
Model Center (parking & sidewalks):	7,665 sf.	0.17 Ac.
Lots (80%):	1,684,440 sf.	38.67 Ac.
Roadway:	212,302 sf.	4.86 Ac.
Sidewalks:	96,462 sf.	2.21 Ac.
Pervious Area:	1,212,084 sf.	27.83 Ac. (38%)
Landscape & Open Area:	294,415 sf.	6.76 Ac.
Lakes:	496,559 sf.	11.40 Ac.
Lots (20%):	421,110 sf.	9.67 Ac.



Typical Parking Stall Detail

N.T.S.

Parking Requirements:

Vehicular Parking Required: 8 Spaces
(Recreational Establishment 1.600sf @ 1 space per 200 sf)

Parking Provided:

Model Home Center: 19 Spaces
Includes (1) Handicap Space

Amenity: 15 Spaces
Includes (1) Handicap Space

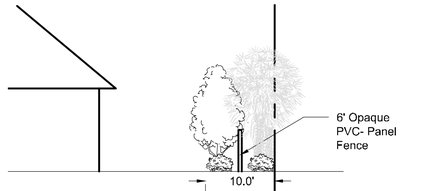
Bicycle Parking Required: 2 Spaces

Comercial Use (Planned Development): 3 space
1 space per 10 Vehicle Stalls @ 15 Stalls:

Bicycle Parking Provided: 5 Spaces

General Notes:

1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
7. No encroachments shall be permitted into any easements, preserve areas, perimeter buffers and the like.



10' Rear Landscape Buffer (Lots 70-72; 75 - 84)

N.T.S.

Legal Description:

EXHIBIT A
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 561 FEET OF THE EAST 614 FEET THEREOF.
TOGETHER WITH:
THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 425 FEET THEREOF AND LESS THE NORTH 450 FEET OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 167 FEET OF THE EAST 660.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 100 FOOT CANAL RIGHT-OF-WAY, AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.
TOGETHER WITH:
THE SOUTH 726 ACRES OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO HUNDRED TWENTY-EIGHT AND 9/10 (228.0) FEET; THENCE, RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
THE EAST 614 FEET OF THE NORTH 150 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 20' FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

Building Setbacks

Front: 20'
*Side: 5'
Rear (Primary Structure): 10'
**Rear (Accessory Structure): 5' / 10'

No structure encroachments are permitted into any easements.

*Roof overhangs, air-conditioning equipment, irrigation pumps and pool equipment, may encroach into the 5 foot side setback.

**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

20' Front (Front Loaded Garage)

Typical Duplex Lot (35' x 125')

N.T.S.

5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

Building Setbacks

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*Side: 5'
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20' Front (Front Loaded Garage)

Typical Single Family Lot (50' x 125')

N.T.S.

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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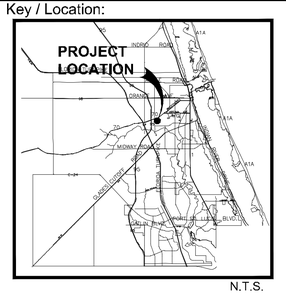

N.T.S.

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Overall Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet
SP-1

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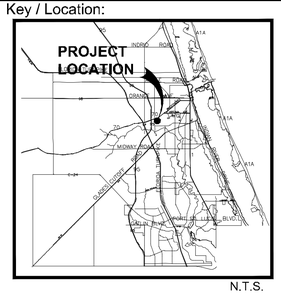

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Neill Farms
Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-2**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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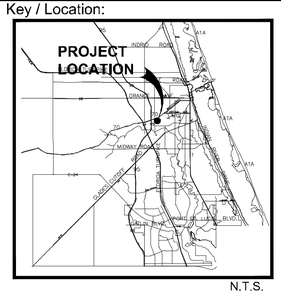

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet **SP-3**

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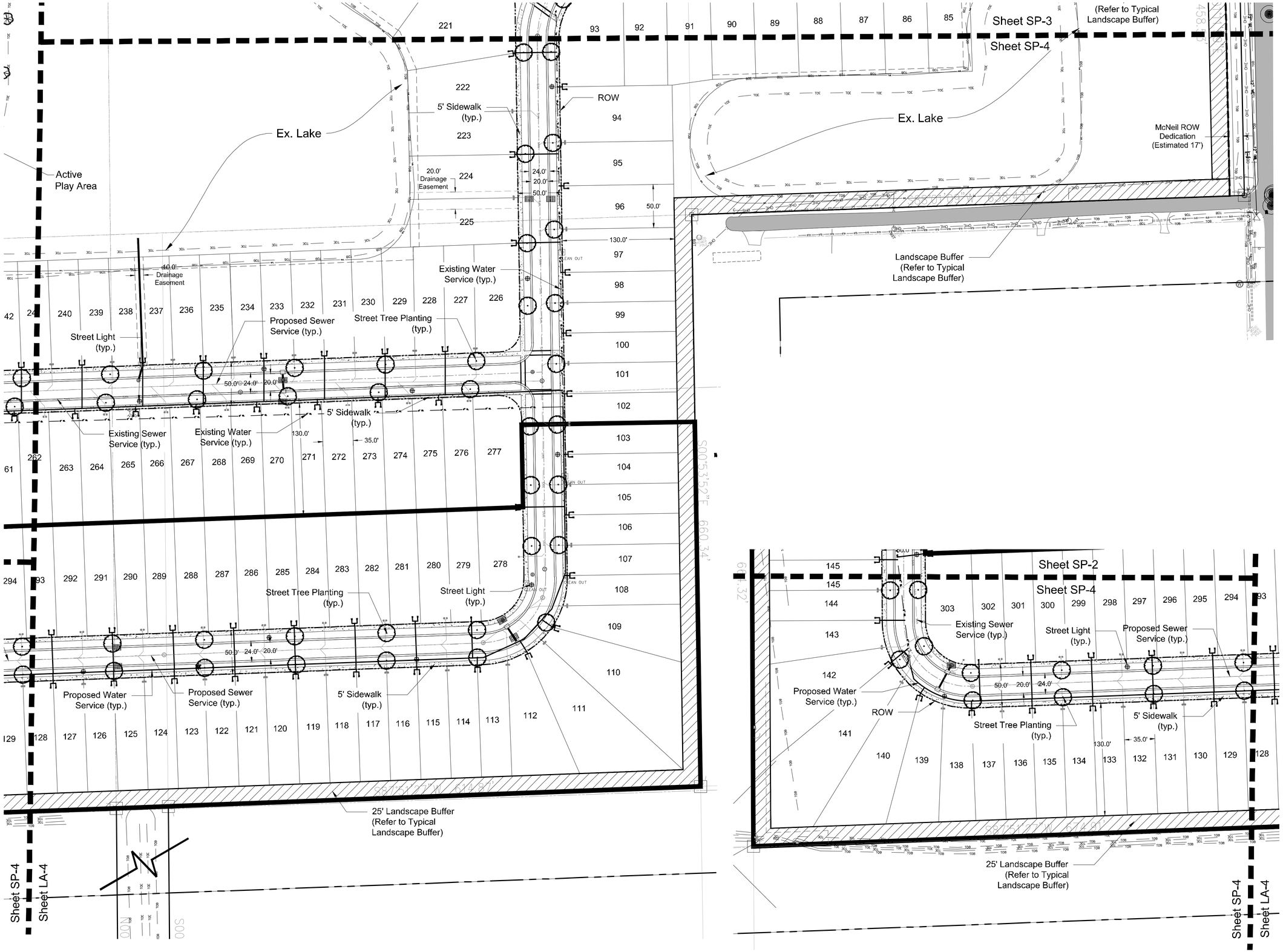

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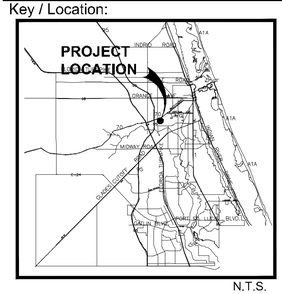

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
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04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
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Sheet **SP-4**

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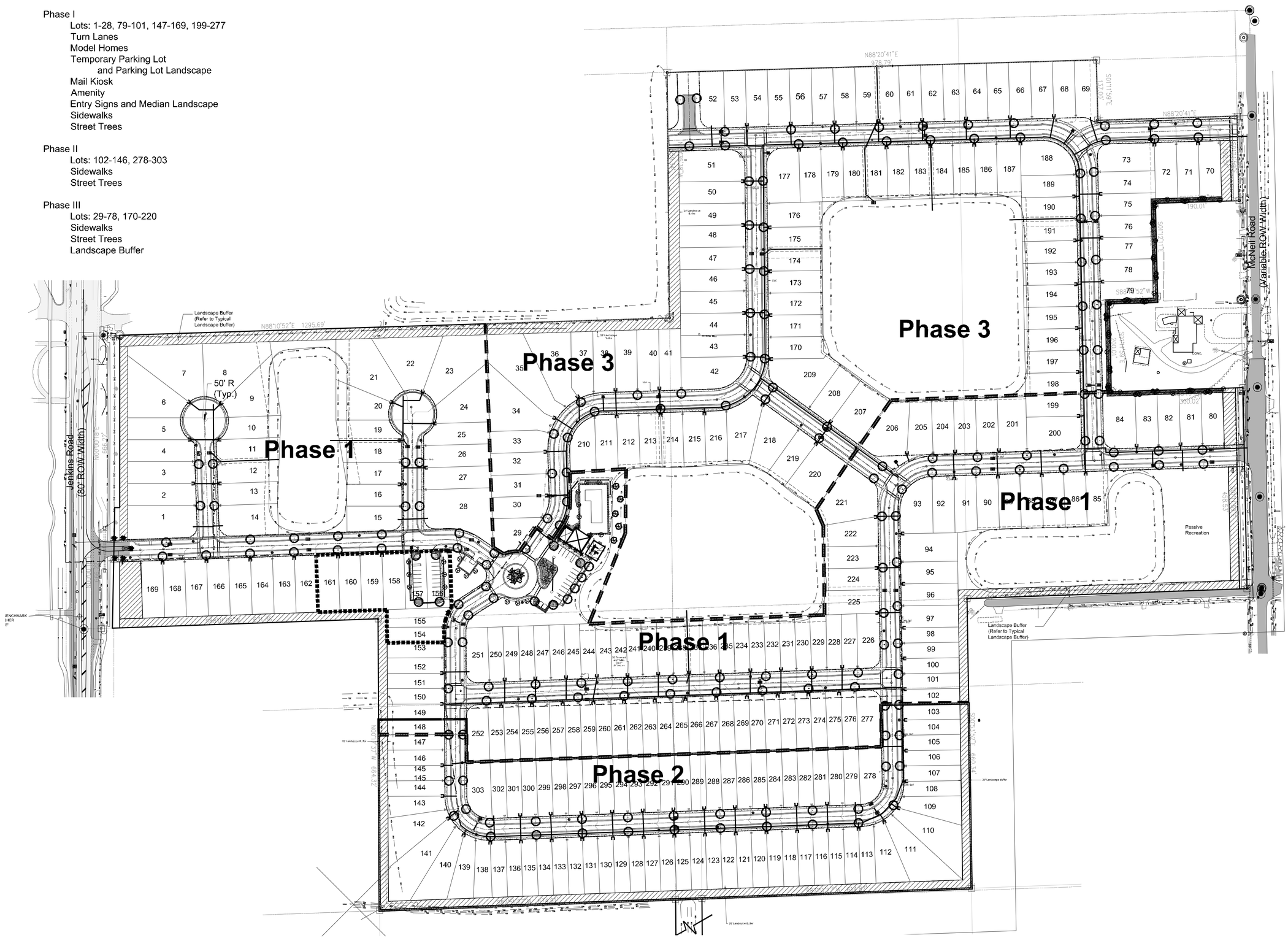
Phase Description:

Phase I
- Lots: 1-28, 79-101, 147-169, 199-277
- Turn Lanes
- Model Homes
- Temporary Parking Lot
  - and Parking Lot Landscape
- Mail Kiosk
- Amenity
- Entry Signs and Median Landscape
- Sidewalks
- Street Trees

Phase II
- Lots: 102-146, 278-303
- Sidewalks
- Street Trees

Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



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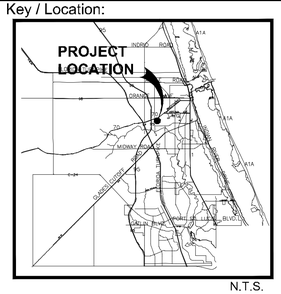

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Phasing Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-5**
Project Number	18-895	
Municipal Number	---	
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PLANT SCHEDULE OVERALL (excludes buffer)

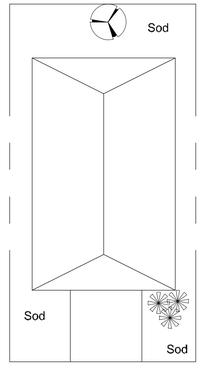
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	10`OA		Triple, Full Heads, SP	Non-native	
	181	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	6	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars	Native	
	5	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
	3	Tibouchina granulosa	Purple Glory Tree	25G	6`HT	3` W	STD		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	165	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	74	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
	22	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	81	Myrica cerifera	Wax Myrtle	3G	24" HT	18"W		Native

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	37	Hamelia patens `Compacta`	Dwarf Scarlet Bush	3G	24"HT	18"W	F	Native	30" o.c.
	59	Rondeletia leucophylla	Panama Rose	3G	18" HT	12" W		Native	24" o.c.
	216	Stachytarpheta urticifolia	Blue Porterweed	1G	10-12" (MIN.)	12" SPR		Native	24" o.c.
	92	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	262	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	249	Ficus microcarpa `Green Island`	Green Island Ficus	3G	12"HT	12"W	Full		18" o.c.
	211	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
	32	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

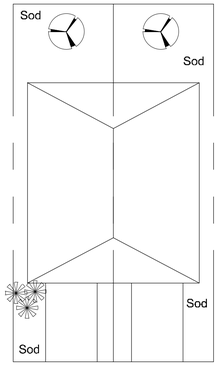


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

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



Typical Duplex Lot (35' x 125')

N.T.S.

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- Irrigation to be provided during plant establishment period, 12-months minimum.

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

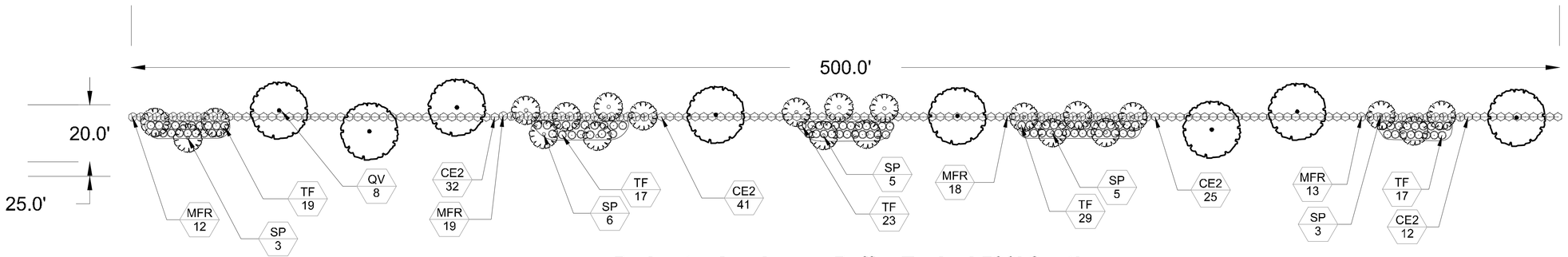
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	1276	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	719	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	1218	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	8	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	22	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	110	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	62	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	105	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native



Perimeter Landscape Buffer-Typical 500' Section

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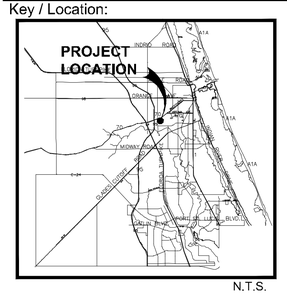
Key / Location:



N.T.S.

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Neill Farms

City of Fort Pierce, FL

Landscape Plan
Plant Schedules

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet

SP 6

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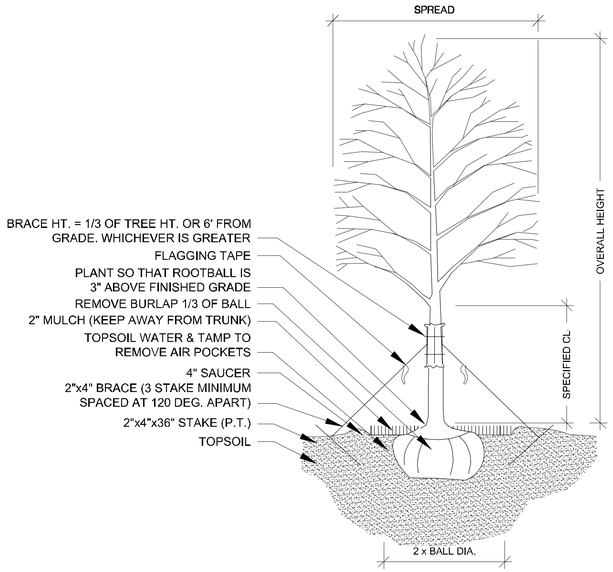
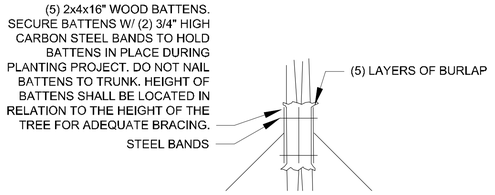


TREE PLANTING & STAKING

NOT TO SCALE

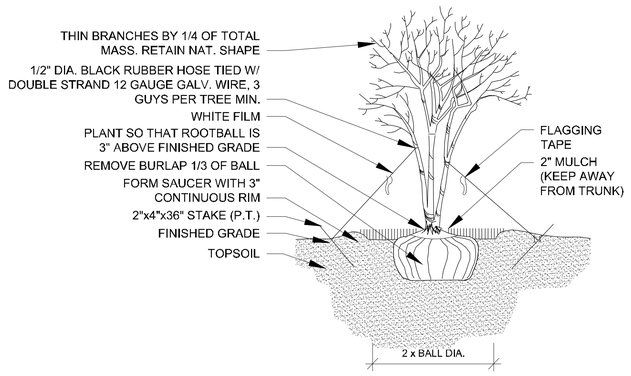


BRACING DETAIL

NOT TO SCALE

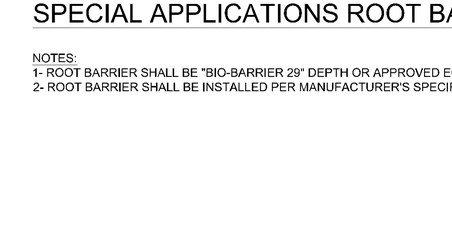
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

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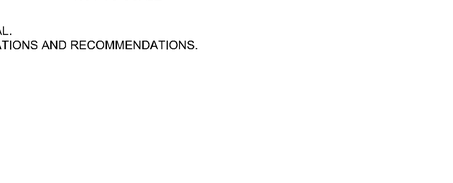
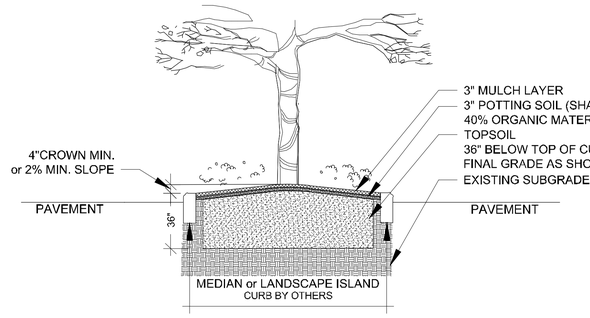


GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

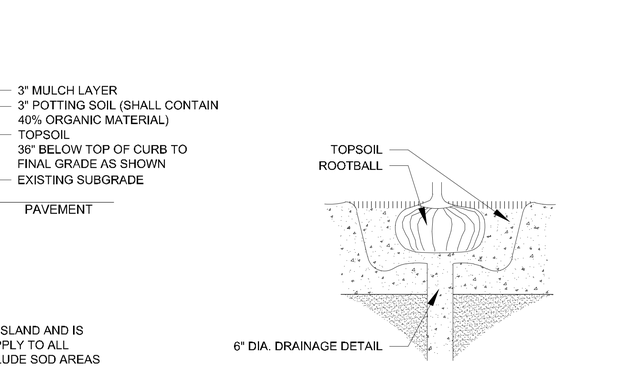


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

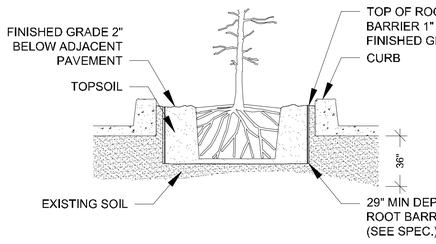
NOT TO SCALE

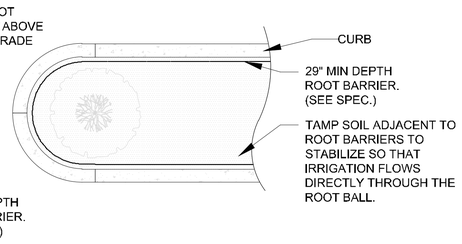
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, ΟΡ/ΟΙΣ ΧΥΣΣΑΝΣΕΣ, ΟΡ ΑΝΥ ΟΤΗΕΡ ΜΑΤΕΡΙΑΑ ΔΗΙΧΗ ΜΑΥ ΒΕ ΗΑΡΜΦΥΑ ΤΟ ΠΑΑΝΤ ΓΡΟΟΤΗ, ΟΡ ΗΙΝΔΕΡ ΠΑΑΝΤΙΝΓ ΟΠΕΡΑΤΙΟΝΣ.
- ΤΟΠΣΟΙΑ ΣΗΑΑΑ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΑ.
- ΤΟΠΣΟΙΑ ΜΥΣΤ ΠΕΡΧΟΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1"– 1/2" ΡΕΡ ΗΟΥΡ (ΦΕΕ ΑΑΣΟ ΑΡΑΙΝΑΓΕ ΤΕΣΤΙΝΓ ΔΕΤΑΙΑ ΦΟΡ ΤΡΕΕΣ)
- ΑΝΑΕΣΑΤΕ ΑΡΕΑ ΣΟΑΣ ΣΗΑΑ ΒΕ ΜΗΡΡΟΣΕΔ ΡΡΡ ΑΑΡΑΣΑΑΒΕ ΑΡΧΗΙΤΕΧΤΟΡΑΕΡ ΡΡΙΟΡ ΤΟ ΠΑΑΝΤΙΝΓ



DRAINAGE TESTING DETAIL

NOT TO SCALE

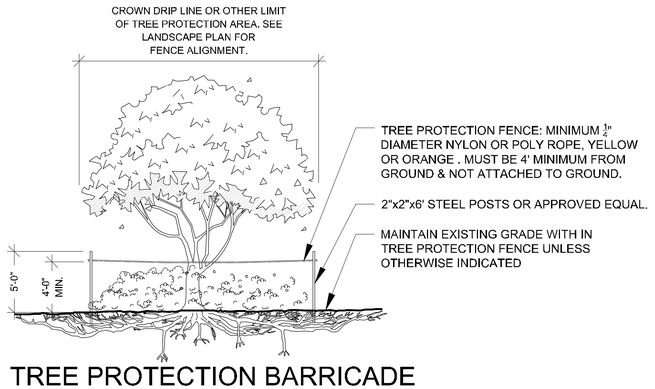




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

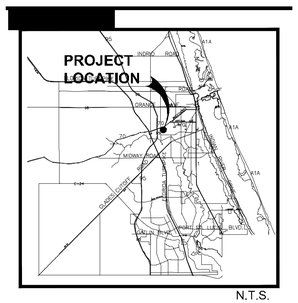
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220


PROJECT LOCATION
INDRIO ROAD
MIDWAY ROAD
ORANGE AVENUE
OKEECHOBEE ROAD
WEST MIDWAY ROAD
SUNRISE BLVD
GLADES CUT OFF RD
ROCK ROAD
ROCK ROAD
A1A
A1A
A1A

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

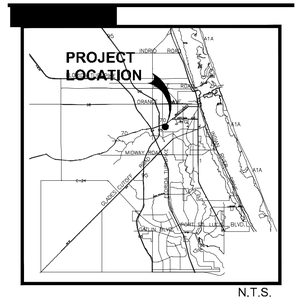
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



N.T.S.

Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P. 772.220.2100

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart Fl, 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

City of Fort Pierce, FL

Landscape Specifications

Date	By	Description
01.09.19	SAW	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	SP-8
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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GRADING REQUIREMENTS PER ERP 56-02347-P:

LAKE CONTROL ELEVATION: 13.80 NAVD
MINIMUM ROAD CROWN ELEVATION: 15.97 NAVD
MINIMUM FINISHED FLOOR ELEVATION: 17.15 NAVD
MINIMUM BERM ELEVATION: 16.21 NAVD

PAVING, GRADING, AND DRAINAGE NOTES:

1. SOD ALL DISTURBED AREAS.

2. EXISTING PAVING, GRADING, AND DRAINAGE PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018

3. THE PROJECT REQUIRES A MODIFICATION TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT ERP PERMIT 56-02347-P AND A NORTH ST LUCIE RIVER WATER CONTROL DISTRICT PERMIT.

4. EXISTING PAVING, GRADING, AND DRAINAGE MAY BE UTILIZED TO SERVE THE PROPOSED DEVELOPMENT WHERE THE ENGINEER OF RECORDS PLANS AND SPECIFICATIONS ALLOW. THE LOCATION AND CONDITION OF ALL EXISTING INFRASTURCTURE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. EXISTING STORM SEWERS SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS. EXISTING SUB-GRADE AND BASE ROCK SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER TO CONFIRM IT IS OF ACCEPTABLE CONDITION TO SERVE THE PROJECT. EXISTING INFRASTRUCTURE SHALL BE RELOCATED AND/OR REPLACE AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT.

5. IF ANY MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT SYSTEM CONTROL STRUCTURE ARE REQUIRED THEY SHALL BE COMPLETED DURING THE INITITAL PHASE OF DEVELOPMENT FOR THE PROJECT.

6. ALL PORTIONS OF THE WET DETENTION SYSTEM AND STORM SEWER LOCATED WITHIN THE PROPOSED LOTS SHALL BE PLACED IN A RECORDED DRAINAGE EASEMENT TO ENSURE OPERATION AND MAINTENANCE BY THE PROPERTY/HOME OWNERS ASSOCIATION.

7. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR DURING EACH PHASE OF CONSTRUCTION TO PREVENT OFF-SITE SEDIMENTATION OR EROSION. THIS INCLUDES PROTECTION OF THE EXISTING INLETS, PIPES, AND OUTFALL.

8. NO STRUCTURE ENCROACHMENTS ARE PERMITTED WITHIN THE LIMITS OF THE PROPOSED DRAINAGE EASEMENTS.

9. PROPOSED DRAINAGE EASEMENTS ALONG THE SIDE YARDS SHALL REMAIN VOID OF STRUCTURES OR EQUIPMENT (HVAC, SHEDS, ETC.) TO ALLOW AMPLE ROOM FOR MAINTENANCE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

BUILDING SETBACKS:

FRONT: 20'
*SIDE: 5'
REAR: 10' & 0' (POOL, PATIO, STRUCTURES)

*ROOF OVERHANGS, AIR-CONDITIONING, MAY ENCROACH BY NO MORE THAN 24" INTO THE 5' SIDE SETBACK.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

ENGINEERS & SURVEYORS
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772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
18-430 preliminary engineering (3).dwg — FILENAME
Preliminary Eng-Drainage LAYOUT
AS SHOWN — SCALE
27/MAR/19 — DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY DRAINAGE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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1 OF 3

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Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Auto\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Drainage, 3/29/2019 7:42:21 AM, Jessica, EDC, Inc.

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CORNER N 40

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

JENKINS ROAD

EX. SMH RIM: 16.67

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR TURN LANE AND STRIPING ON JENKINS ROAD

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LAKE

EX. 4" WM

EX. 6" FORCE MAIN TO REMAIN

PROPOSED MONUMENT SIGN

EX. 6" WM

EX. ROW VARIES

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

PROPOSED MODEL CENTER W/ TEMP.PARKING

PROPOSED TO REMOVE PORTION OF EX. SANITARY SEWER

PROPOSED TO REMOVE EX. SMH

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

AMENITY CENTER A

PROPOSED POOL (2,200 SF)

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

EX. LIFT STATION PROPOSED TO BE REFURBISHED TO SERVE NEW SITE PLAN

PROPOSED TO RELOCATE PORTION OF EX. 6" WM

PROPOSED TO RELOCATE EX. FIRE HYDRANT

PROPOSED RELOCATED 6" WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED TO RELOCATE EX. FIRE HYDRANT

EX. C/O

EX. 6" WM

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED ROW DEDICATION LINE

PROPOSED 10' LANDSCAPE EASEMENT

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR RESTRIPING ON MCNEILL ROAD

PROPOSED WATER MAIN

EX. C/O

EX. 6" WM

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

AMENITY CENTER B

EX. OVERHEAD POWERLINE (TYP)

PROPOSED ROW DEDICATION LINE

LANDSCAPE BUFFER

EX. LAKE

EX. OVERHEAD POWERLINE (TYP)

McNEILL ROAD (VARIABLE ROW WIDTH)

20' LANDSCAPE BUFFER

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING SMH
- PROPOSED SMH
- PROPOSED DOUBLE SEWER
- PROPOSED SINGLE SEWER
- PROPOSED DOUBLE WATER
- PROPOSED SINGLE WATER
- EXISTING WATER
- EXISTING WATER
- EXISTING SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

UTILITY NOTES:

1. EXISTING UTILITIES PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES IN THE FIELD.

2. WATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING WATER MAIN MAY BE UTILIZED IF DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. WATER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. WATER MAIN EXTENSIONS AND NEW SYSTEM COMPONENTS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA. FIRE PROTECTION CONSISTENT WITH THE REQUIREMENTS OF THE ST LUCIE COUNTY FIRE DISTRICT (SLCFD) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) DURING ALL PHASES OF CONSTRUCTION.

3. WASTEWATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING GRAVITY SEWER, LIFT STATION, AND FORCE MAIN MAY BE UTILIZED FOR THE PROPOSED PROJECT WHERE THEY ARE DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. GRAVITY SEWER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WASTEWATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. NEW SEWER SERVICES AND MAIN EXTENSIONS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WASTEWATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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

DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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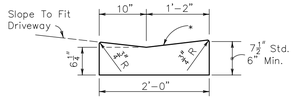
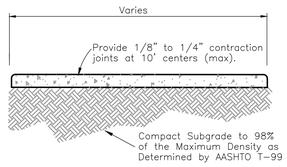


Note:

1. To be paid for as parent curb.

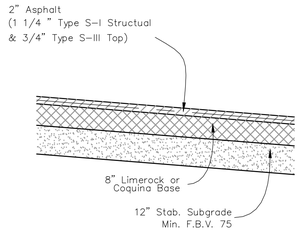
VALLEY GUTTER



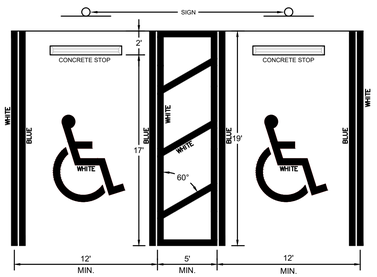
NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk width varies and to be as shown on sheet 3 of 5.

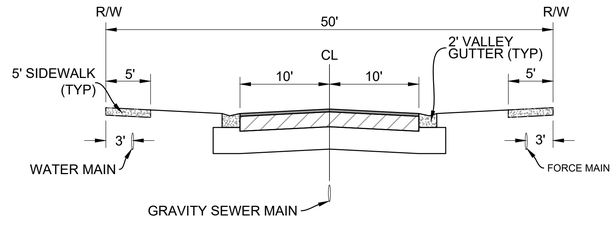
4" THICK SIDEWALK DETAIL



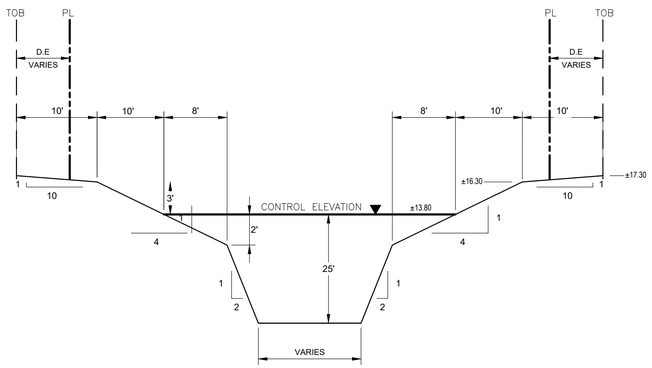
TYPICAL PAVEMENT SECTION



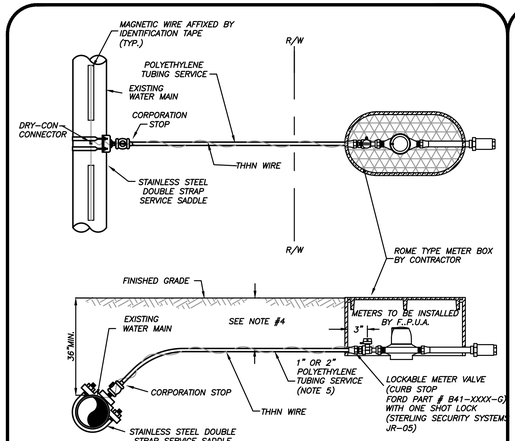
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

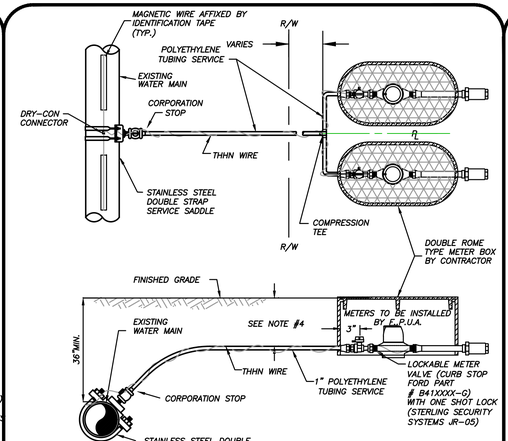


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE REVISION: BY: APPD:	
DESIGNED: COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE: N.T.S.	
SLL APPROVED: DATE: JLC 2010	SHEET 1 OF 1



NOTES:

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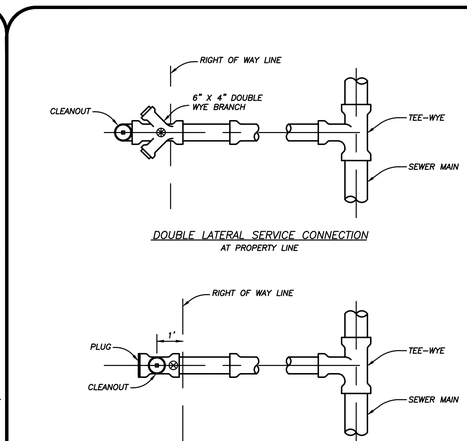
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL DOUBLE WATER SERVICE CONNECTION	W-3
03-09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE REVISION: BY: APPD:	
DESIGNED: COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE: N.T.S.	
SLL APPROVED: DATE: JLC 2010	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

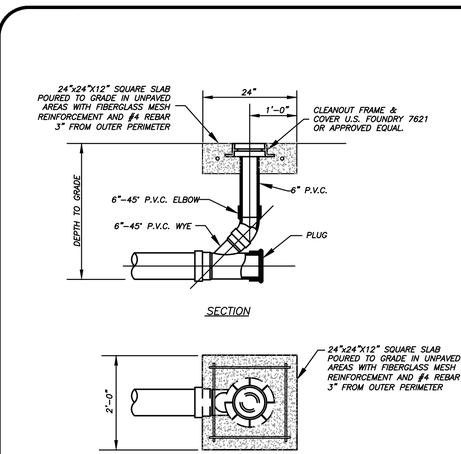
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION	S-3
WASTEWATER	
02-06 DATE REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 1



SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

RESIDENTIAL CLEANOUT DETAIL	S-4A
WASTEWATER	
10-06 DATE REVISION: BY: APPD: RBC	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 3

ENGINEERS ⊛ SURVEYORS
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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DCB DESIGNED BY
JLW DRAWN BY
1.8.1430 preliminary engineering (3.4).dwg FILENAME
PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

REVISION COMMENTS

DATE

NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
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3 OF 3

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ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
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10250 SW Village Parkway
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The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

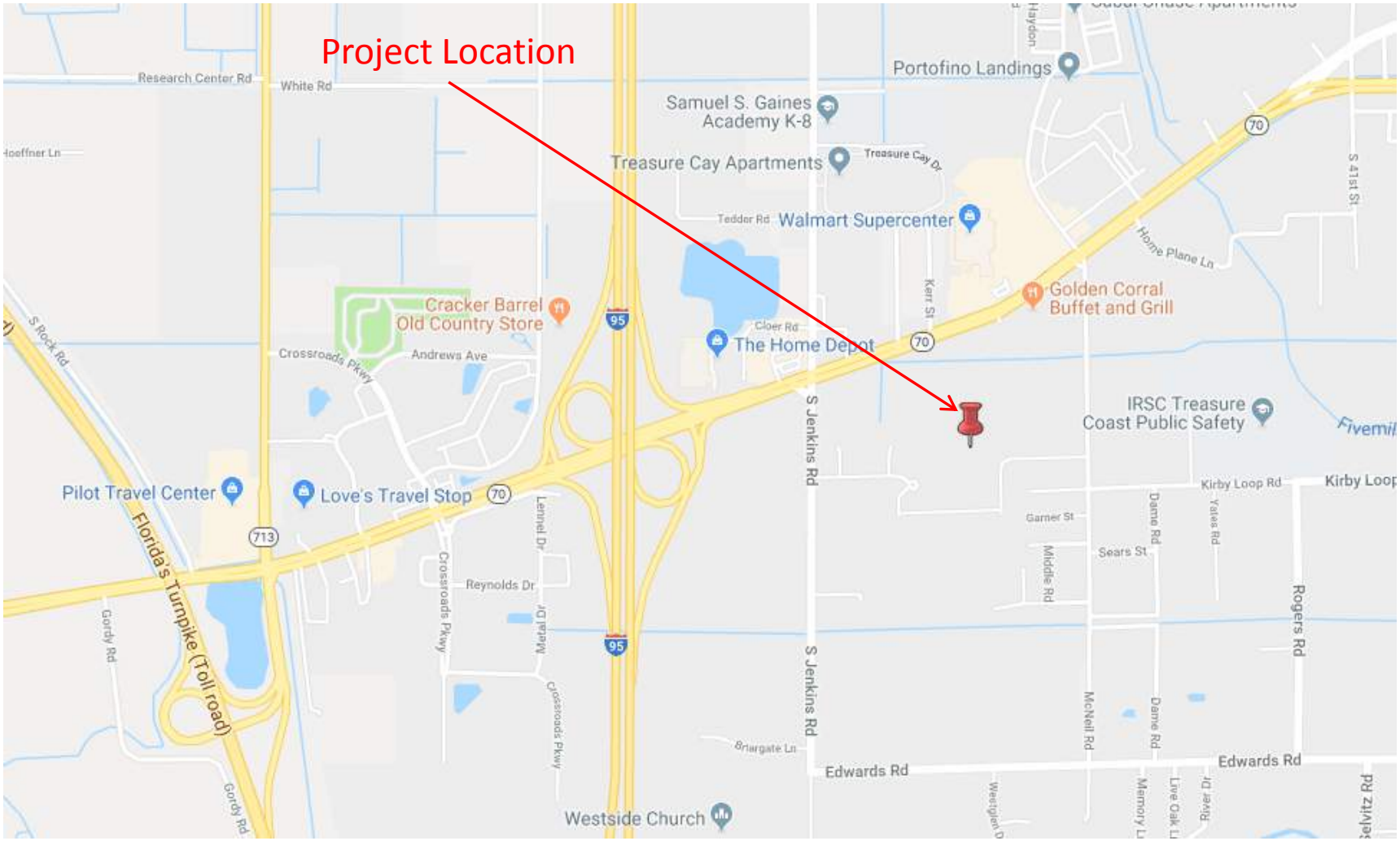
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

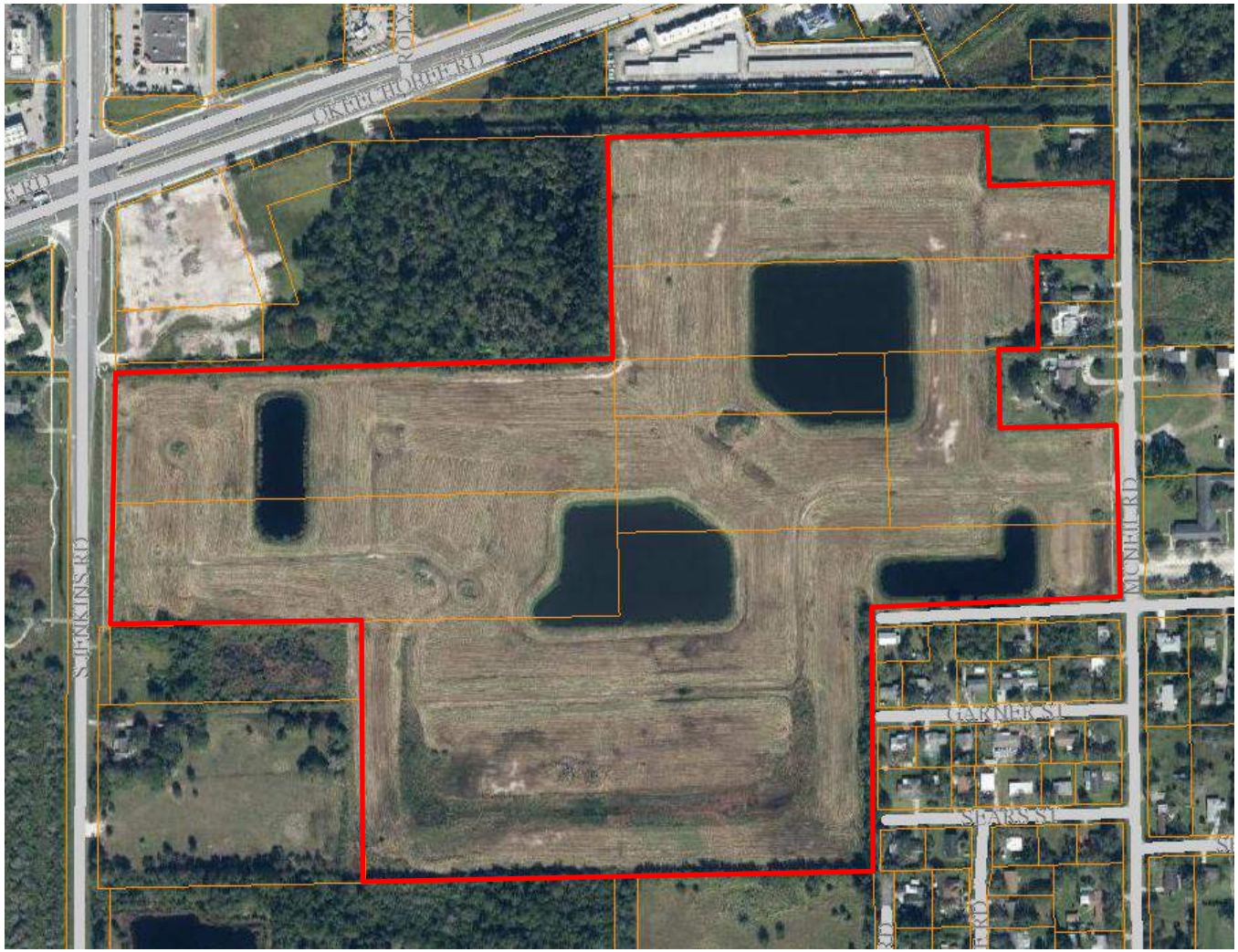
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**



TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
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TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
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January 14, 2019
Revised May 15, 2019
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INTRODUCTION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 302 single-family homes. *Figure 1* illustrates the location of the proposed development. A buildout year of 2023 has been analyzed.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed developments. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.



FIGURE 1
SITE LOCATION
NEILL FARMS
140520000

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on July 10, 2018 at the intersection of Okeechobee Road & Jenkins Road.

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on May 7, 2109 at the following intersections:

- Okeechobee Road & McNeil Road
- Okeechobee Road & I-95 SB Off-Ramp
- Okeechobee Road & I-95 NB Off-Ramp
- McNeil Road & Kirby Loop Road

The turning movement counts and PSCF are included in *Appendix B*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is vacant. The project is a proposed development of 302 single-family homes.

Trip Generation

The trip generation potential of the proposed residential development has been calculated using trip generation equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the proposed residential development has the potential to generate 2,874 net new external daily trips, 219 net new external AM peak hour trips (55 in, 164 out), and 294 net new external PM peak hour trips (185 in, 109 out).

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Single Family Detached Housing	302 DU	2,874	219	55	164	294	185	109

Trip generation was calculated using the following data:

Daily Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.92 Ln(X) + 2.71
AM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	T = 0.71(X) + 4.80 (25% in, 75% out)
PM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.96 Ln(X) + 0.20 (63% in, 37% out)

C:\Users\Mary.Gormley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\9CT68S6W\[Neill Farms Tripgen.xlsx]Tripgen

Trip Distribution

Trip distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH	-	18 percent
SOUTH	-	25 percent
EAST	-	55 percent
WEST	-	2 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon the traffic distribution. The functional classification of the surround roadways is the following:

- I-95: Interstate
- Okeechobee Road: Principal Arterial
- Jenkins Road: Minor Arterial
- McNeil Road: Major Collector
- Kirby Loop Road: Minor Collector

Figure 2 and *Figure 3* illustrates the inbound and outbound project traffic distribution, respectively. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2023.*Figure 4* illustrates the project traffic volumes at the surround roadway network.

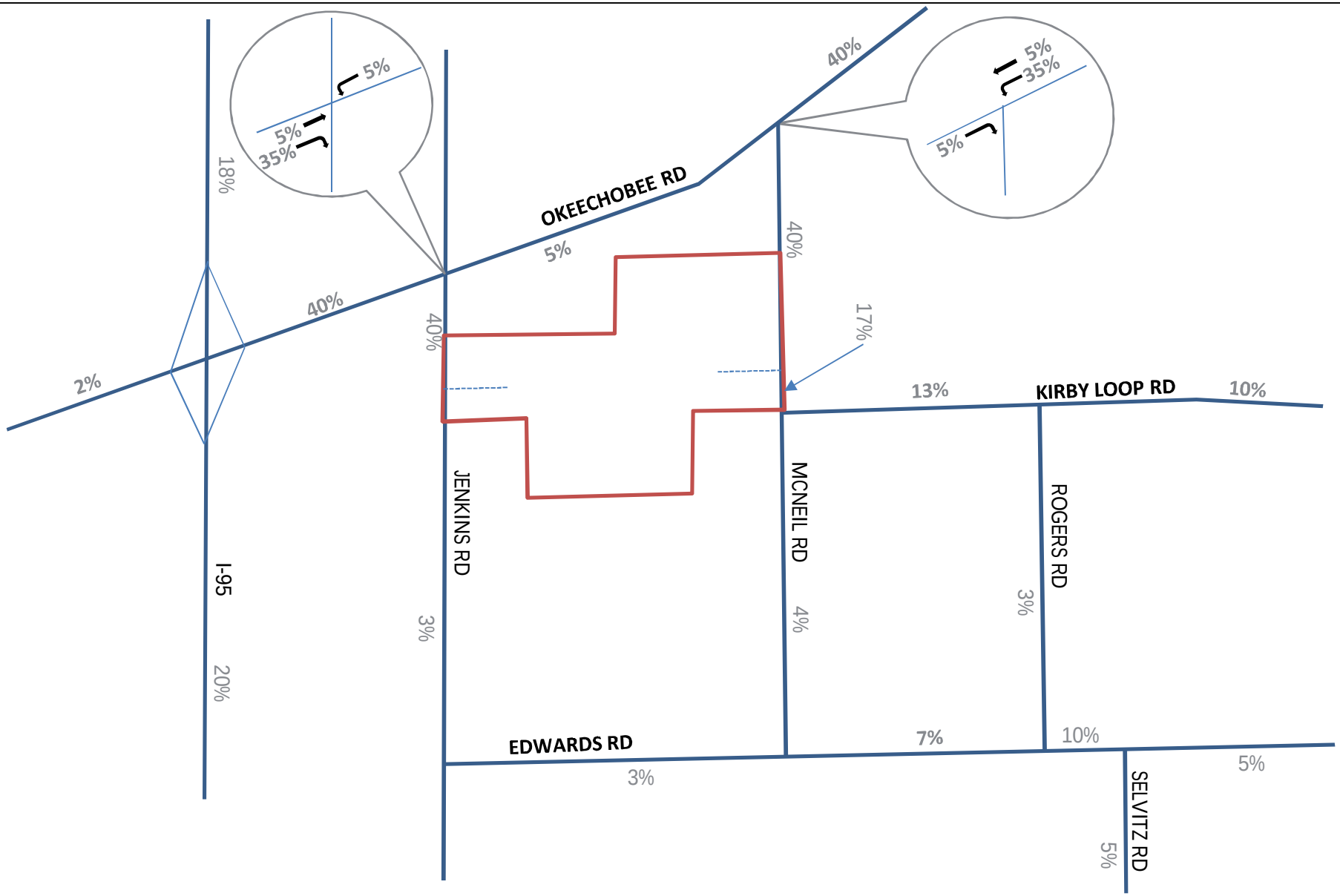
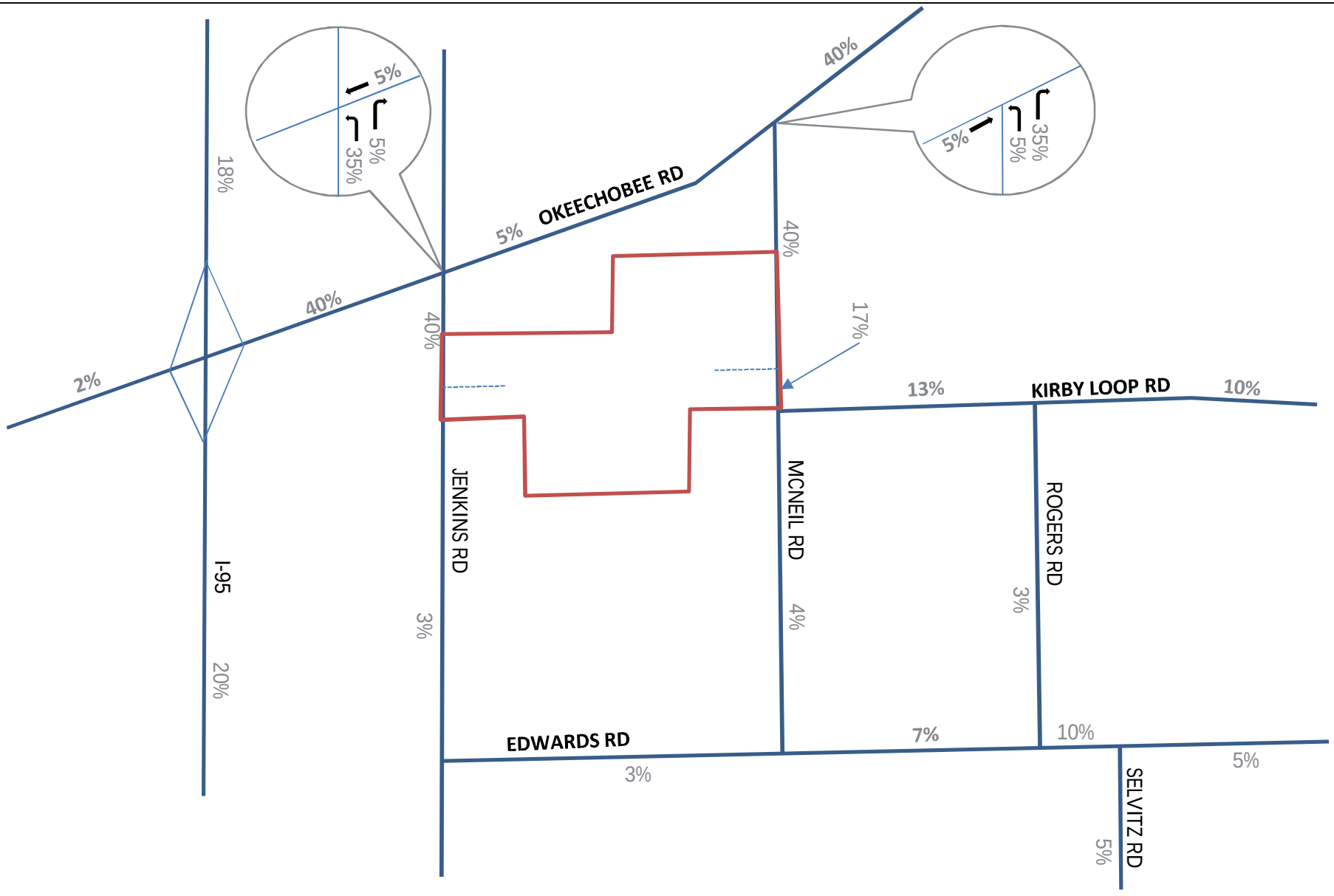


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

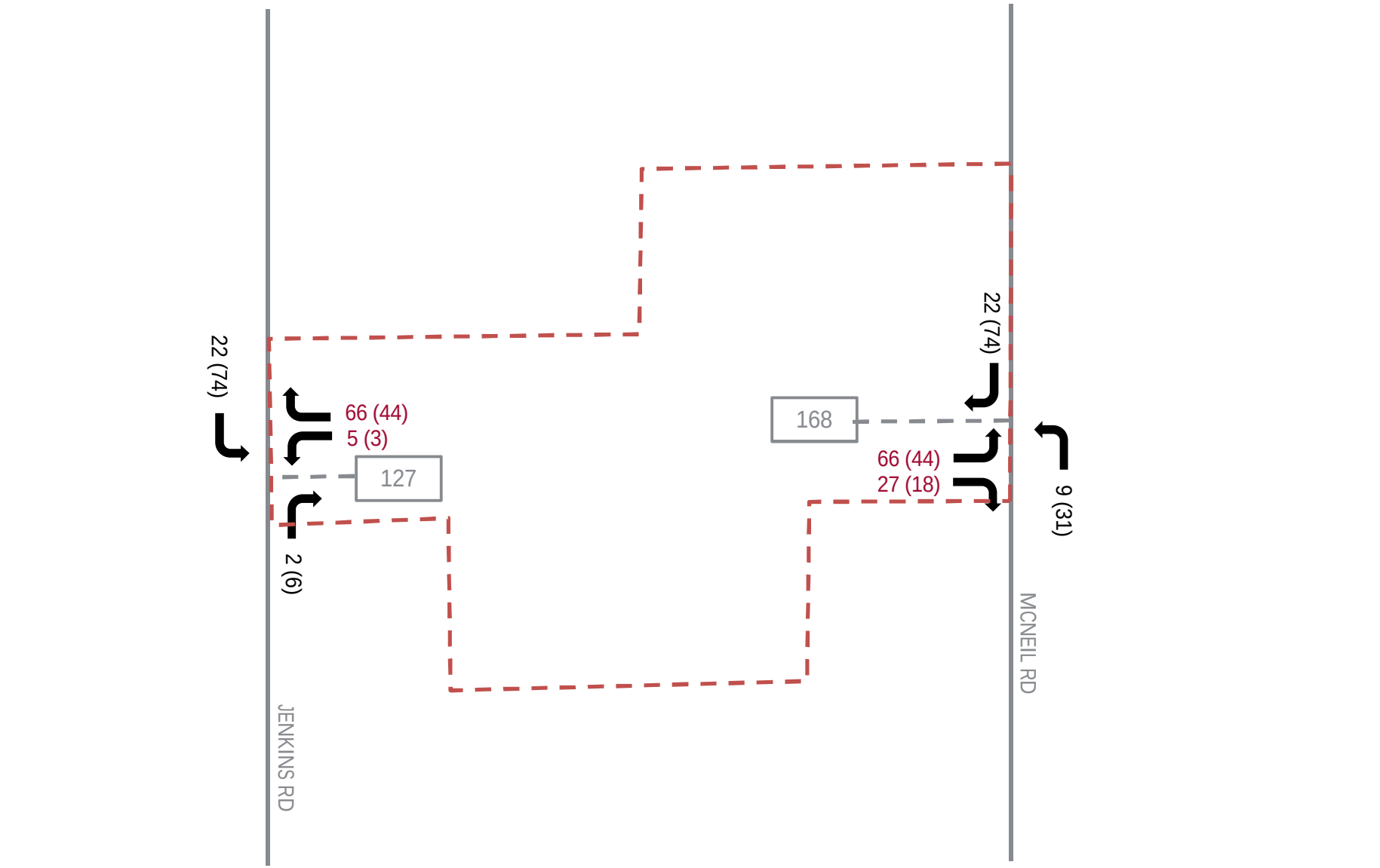
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn

DRIVEWAY ANALYSIS

Access to/from the project site is proposed via one full-access driveway on Jenkins Road and one full-access driveway on McNeil Road.

Figure 4 illustrates the project traffic volumes expected at the site driveways.



NORTH

LEGEND

Site

XX Maximum Peak Hour Volume

XX Inbound AM Volume
(XX) Inbound PM Volume
XX Outbound AM Volume
(XX) Outbound PM Volume

FIGURE 4
PROJECT DRIVEWAY VOLUMES
NEILL FARMS

Kimley»Horn

ROADWAY SEGMENT ANALYSIS

The roadway segments within the 2-mile influence area were analyzed and are summarized in *Table 2*. Significantly impacted roadways, where the project traffic consumes one percent or more of the existing two-way peak-hour service capacity, are considered significantly impacted and required further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- I-95 from Midway Road to Okeechobee Road
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its two-way peak-hour service capacity volume. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As seen in *Table 2*, the significantly impacted roadways are projected to operate acceptably during the AM and PM peak hours through buildout in 2023 with the following exceptions:

AM Peak Hour

- Edwards Road from Selvitz Road to 25th Street
- McNeil Road from Edwards Road to Kirby Loop Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from Selvitz Road to 25th Street
- I-95 from Midway Road to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road

These facilities are over capacity under background conditions without project traffic. Therefore, no proportionate share is required.

Table 2: Two-Way Peak-Hour Roadway Segment Analysis

Roadway		Existing				2023		AM Peak Hour Project Traffic				Capacity		
From	To	Lanes	Peak Hour Service Capacity	Existing Base Peak Hour Volume/LOS		Last Count Year	Growth Rate (1)	Background Growth	Committed Traffic	2023 Background Traffic	% Assignment	Project Trips	% Impact	Significant Impact?	2023 Project Traffic	Over Capacity ?	Background or Propshare?
AM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1810	C	2017	3.69%	401	214	2,211	40%	88	2.08%	No	2,299		
Jenkins Rd	McNeil Rd	6	4040	1810	C	2017	3.69%	401	310	2,211	5%	11	0.27%	No	2,222		
McNeil Rd	Virginia Ave	6	3170	1365	C	2017	3.69%	302	291	1,667	40%	88	2.78%	No	1,755		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	287	C	2016	3.69%	74	0	361	13%	28	4.44%	Yes	389	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	24	594	17%	37	4.68%	Yes	631	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	24	594	40%	88	11.14%	Yes	682	No	
PM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1542	C	2017	3.69%	341	417	1,959	40%	118	2.78%	No	2,077		
Jenkins Rd	McNeil Rd	6	4040	1542	C	2017	3.69%	341	351	1,893	5%	15	0.37%	No	1,908		
McNeil Rd	Virginia Ave	6	3170	1551	C	2017	3.69%	343	340	1,894	40%	118	3.72%	No	2,012		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	352	C	2016	3.69%	91	0	443	13%	38	6.03%	Yes	481	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	31	594	17%	50	6.33%	Yes	644	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	31	594	40%	118	14.94%	Yes	712	No	

Roadways are Major and project traffic needs to be less than 5% to be considered insignificant

(1) AADT and "K" value

INTERSECTION ANALYSIS

The operating conditions for the future total buildout was analyzed using Trafficware's *Synchro 10.0* Software for signalized intersections and *HCS 7* for unsignalized intersections during the AM peak hour and PM peak hour at the following signalized intersections:

1. Okeechobee Road & I-95 South Off-Ramp (Signalized)
2. Okeechobee Road & I-95 North Off-Ramp (Signalized)
3. Okeechobee Road & Jenkins Road (Signalized)
4. Okeechobee Road & McNeil Road (Signalized)
5. Kirby Loop Road & McNeil Road (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 2010 Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. An area wide growth rate was calculated using the weighted average of the 2018 annual average daily traffic (AADT) volumes and the five-year growth rate published by FDOT. The area wide growth rate was calculated as 3.69%. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2023. Background traffic was combined with project traffic to determine the total future 2023 volumes expected at the study intersection.

Table 3 summarizes the levels of service (LOS) and delays reported by *Synchro* and *HCS* for the study intersections with anticipated 2023 traffic, including committed developments and project traffic. As shown in *Table 3*, the signalized intersections are projected to operate at an overall LOS D or better during the AM and PM peak hours. The unsignalized intersection approaches operate at an LOS B or better during the AM and PM peak hours. The volume to capacity ratios are projected to be less than 1.0. *Table 4* summarizes the 95th percentile queue for the study intersections compared to the existing storage provided. As shown in *Table 4*, the queue lengths do not exceed the provided storage, except for Okeechobee Road & McNeil Road during the PM peak hour for the northbound left movement. The queue is only exceeded by less than one vehicle and the project contributes five trips to the movement; therefore, no modifications will be made. As shown in this analysis, the existing geometry of the intersections are anticipated to be sufficient to accommodate project traffic in 2023, and no intersection improvements are expected to be warranted. *Figure 5* illustrates the project traffic at the intersections and roadway segments.

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro and HCS output sheets are included in *Appendix F*.

Table 3: LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	16.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	26.7/C	B	A	D	
Okeechobee Road & Jenkins Road	Signalized	40.0/D	C	D	D	D
Okeechobee Road & McNeil Road	Signalized	36.7/D	D	B	E	E
Kirby Loop Road & McNeil Road	Unsignalized		B	A		
PM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	15.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	19.2/B	A	A	D	
Okeechobee Road & Jenkins Road	Signalized	31.3/C	C	C	E	D
Okeechobee Road & McNeil Road	Signalized	38.2/D	C	D	E	E
Kirby Loop Road & McNeil Road	Unsignalized			B		

Table 4: 95th Percentile Queue Lengths

95th Percentile Queue Lengths	
Okeechobee Road & McNeil Road	
Provided Storage	WBL
	200
AM Peak	43
PM Peak	106

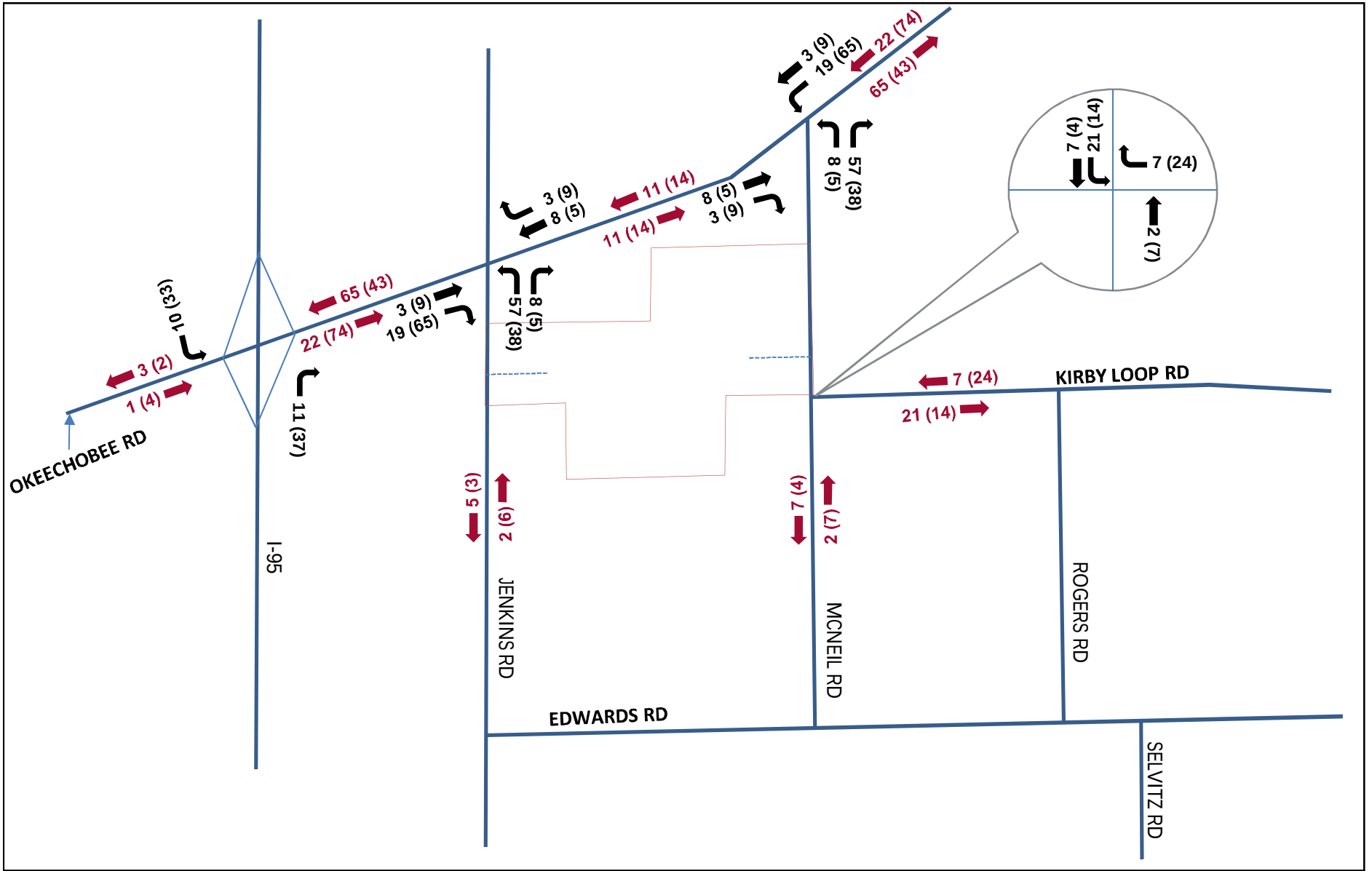


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

Kimley»Horn

ACCESS REVIEW

During the review and approval process for the proposed project, access review will be conducted by the City of Fort Pierce. *Figure 4* illustrates the anticipated peak hour turning volumes at the project driveways. According to the FDOT's Driveway Information Guide, exclusive right-turn lanes at unsignalized intersections are recommended for roadways with a posted speed limit of 45 mph or less when the volume of right turns per hour exceed 80 vehicles. As shown in *Figure 4*, neither of the project entrances is expected to generate 80 right turns per hour. However, given that pavement has already been constructed for the southbound right-turn lane at the McNeil Road driveway, it is assumed that the appropriate pavement markings will be installed to complete this turn lane.

The Jenkins Road volumes were analyzed to determine whether or not a southbound left-turn lane is warranted at the proposed project driveway. The anticipated through volumes along Jenkins Road at the project driveway were developed using the approach and departure volumes from the intersection of Okeechobee Road & Jenkins Road. The area-wide growth rate of 3.69% was applied to the 2018 volumes to determine the anticipated 2023 volumes. The volumes were compared to the warrant contained in the Pennsylvania Department of Transportation's (PennDOT) Publication 46. This warrant considers the left-turn volume, the adjacent volume ("advancing" volume), the conflicting volume ("opposing" volume), and the posted speed limit to determine whether the percentage of left turns justifies the presence of an exclusive left-turn lane.

The advancing volume was considered to be the sum of the southbound left-turn and through volumes and the opposing volume was considered to be the sum of the northbound through and right-turn volumes. The highest southbound left-turn volume is anticipated to be 75 vehicles, which is projected to occur during the PM peak hour and constitutes approximately 13.56 percent of the total advancing volume. The opposing volume during this hour is 563 vehicles. These volumes were compared to the thresholds defined for a two-lane highway with a speed limit of 45 mph. The volume development worksheet and left-turn lane warrant worksheet are included in *Appendix G* for the Jenkins Road driveway. The results of the analysis show that a southbound left-turn lane is warranted on Jenkins Road at the proposed project driveway.

The McNeil Road volumes were also analyzed to determine whether or not a northbound left turn lane is warranted at the proposed project driveway. The northbound and southbound through movements were taken from the collected turning movement counts for the intersection of McNeil

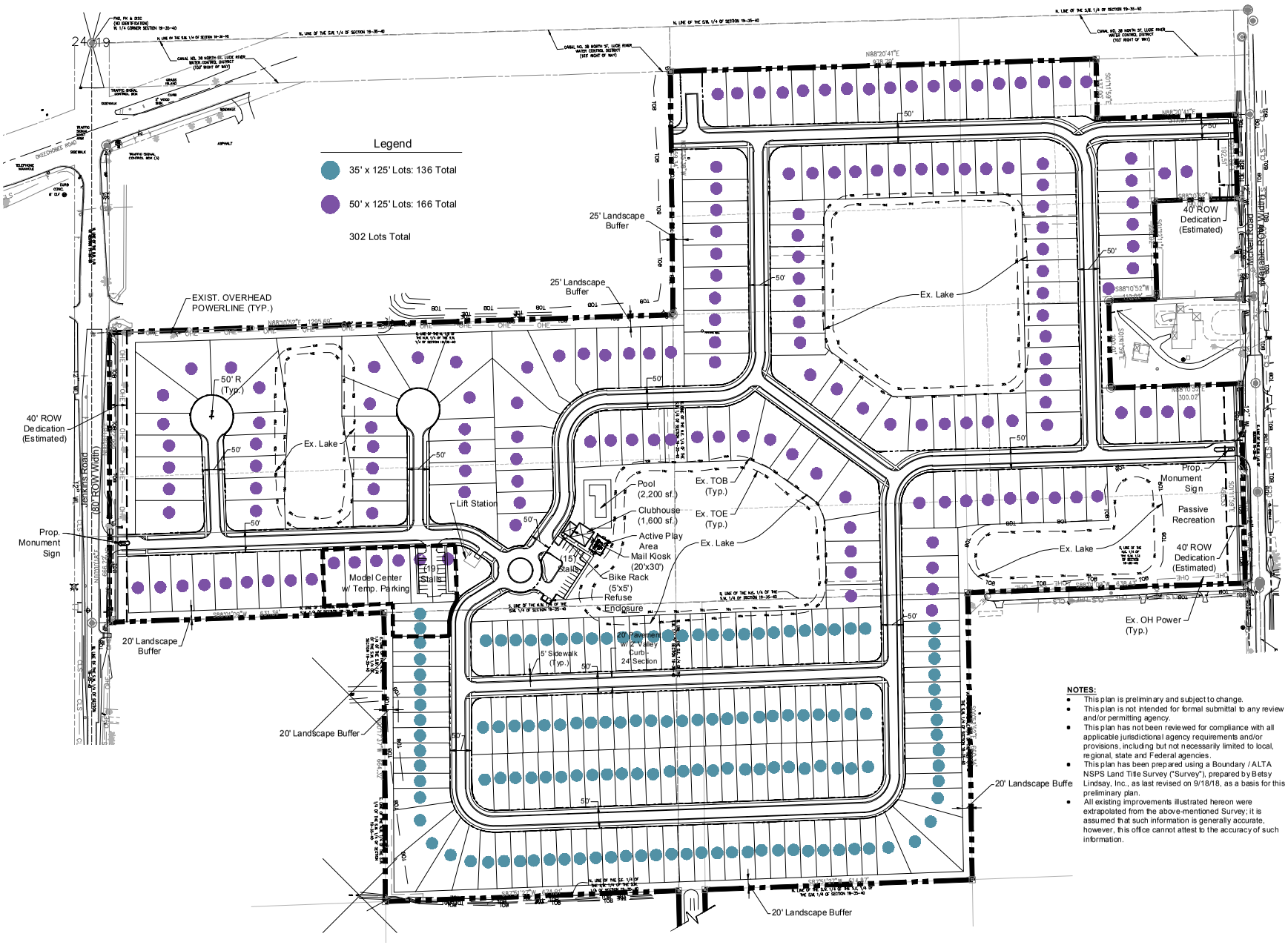
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent of the total advancing volume. The opposing volume during this hour is 240 vehicles. These volumes were compared to the thresholds defined for two-lane roadways with speeds up to 35 mph. The volume development worksheet and left-turn lane warrant for McNeil Road is included in *Appendix H.* The results of the analysis show that a northbound left-turn lane is not warranted at the proposed project driveway on McNeil Road.

CONCLUSION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 290 single-family homes.

Based on the analysis undertaken, the existing geometry of the study intersections are anticipated to be sufficient to accommodate future traffic in 2023, including committed developments and project traffic. A left-turn lane is expected to be warranted at the project driveway on Jenkins Road. Although the projected volumes do not warrant right-turn lanes at either driveway, it is assumed that the appropriate pavement markings will be installed to complete the right-turn lane at the McNeil Road driveway, since the pavement has already been constructed.

APPENDIX A: SITE INFORMATION



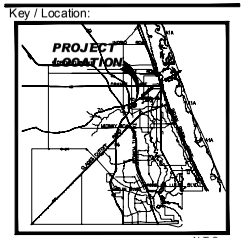
NOTES:

- This plan is preliminary and subject to change.
- This plan is not intended for formal submittal to any review and/or permitting agency.
- This plan has not been reviewed for compliance with all applicable jurisdictional agency requirements and/or provisions, including but not necessarily limited to local, regional, state and Federal agencies.
- This plan has been prepared using a Boundary / ALTA NSPS Land Title Survey ("Survey"), prepared by Betsy Lindsay, Inc., as last revised on 9/18/18, as a basis for this preliminary plan.
- All existing improvements illustrated hereon were extrapolated from the above-mentioned Survey; it is assumed that such information is generally accurate, however, this office cannot attest to the accuracy of such information.

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Ryan Homes 1460 Centrepark Boulevard #340 West Palm Beach, FL 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

Neill Farms

City of Fort Pierce, FL

Conceptual Site Plan

Date	By	Description
10.16.18	J.J.	Initial Draft for Client review
01.03.19	J.J.	Updated Site Plan

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	1 of 1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_ConceptSitePlan 1.2.19.dwg	

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APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
07:00	0	58	20	15	16	11	101	11	2	22	26	0	0	1	163	35	481
07:15	1	33	34	8	2	19	148	3	0	17	27	0	10	10	198	43	553
07:30	3	23	23	11	2	4	165	8	0	56	33	4	16	8	232	51	639
07:45	2	22	44	8	1	6	154	6	0	63	29	4	22	16	344	45	766
Hr Total	6	136	121	42	21	40	568	28	2	158	115	8	48	35	937	174	2439
08:00	6	35	32	8	0	2	181	5	0	57	23	2	12	20	240	41	664
08:15	4	27	40	5	5	4	152	8	0	36	16	3	9	11	212	38	570
08:30	3	35	28	17	0	4	149	1	1	51	21	6	12	7	231	23	589
08:45	3	24	28	13	1	3	164	5	0	54	27	4	8	17	242	30	623
Hr Total	16	121	128	43	6	13	646	19	1	198	87	15	41	55	925	132	2446
---------- * BREAK * ----------																	
16:00	0	40	27	13	3	7	228	13	0	43	29	12	25	17	190	22	669
16:15	2	30	25	13	1	3	208	8	0	45	26	9	19	25	184	28	626
16:30	0	61	24	16	1	3	279	7	0	63	17	7	29	22	192	37	758
16:45	2	42	39	11	0	3	231	15	0	65	19	7	32	11	227	33	737
Hr Total	4	173	115	53	5	16	946	43	0	216	91	35	105	75	793	120	2790
17:00	1	41	38	14	1	2	334	33	0	68	12	4	29	8	193	52	830
17:15	5	46	52	16	0	1	274	26	0	76	28	12	46	18	221	46	867
17:30	2	44	18	16	1	1	265	23	2	72	34	9	35	14	229	37	802
17:45	2	40	53	26	1	9	268	7	0	50	34	9	27	8	216	41	791
Hr Total	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	3290
TOTAL	36	601	525	210	35	82	3301	179	5	838	401	92	331	213	3514	602	10965

TRAFFIC SURVEY SPECIALISTS, INC.
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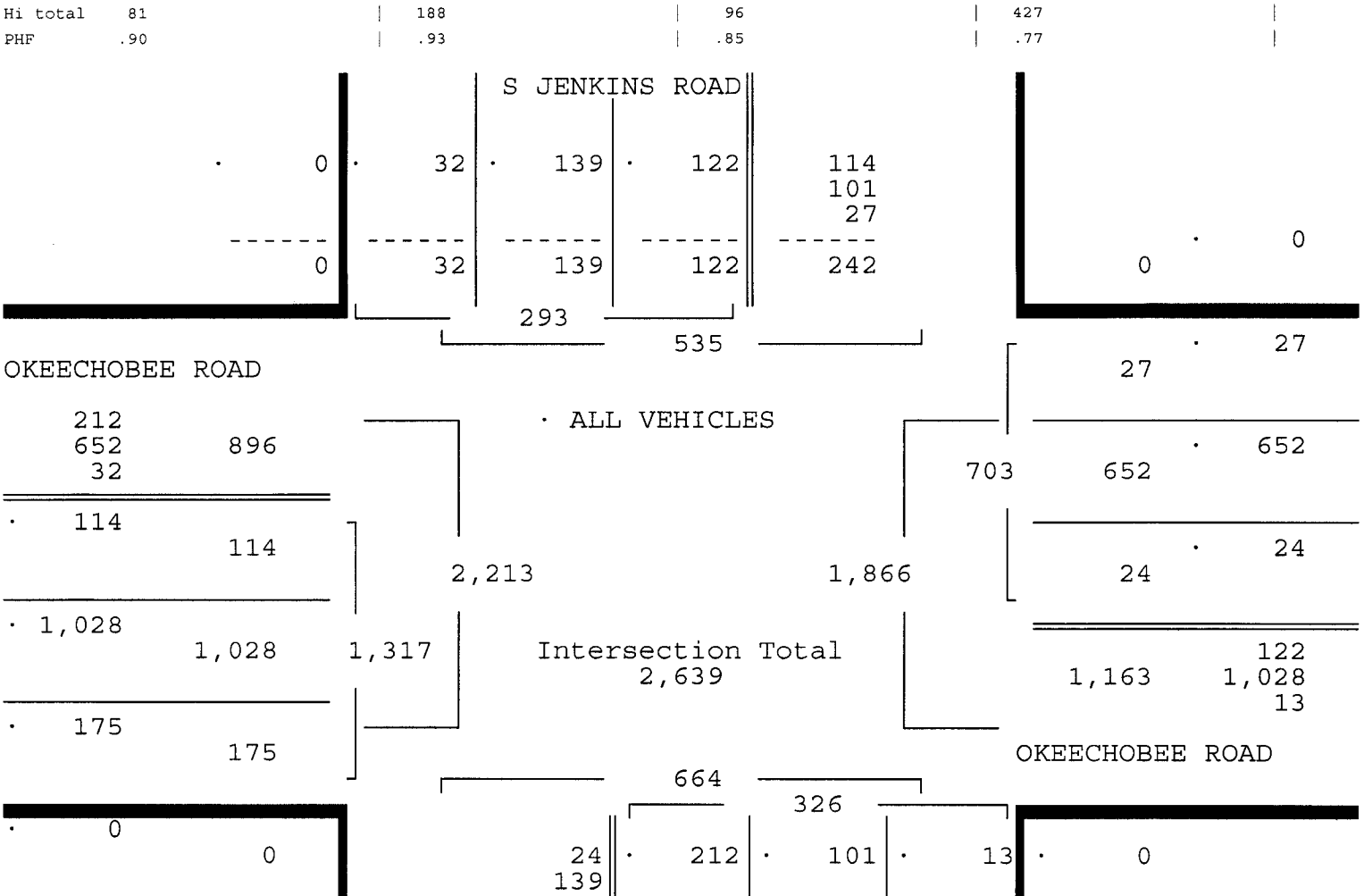
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/10/18																	
Peak start 07:30					07:30				07:30				07:30				
Volume	15	107	139	32	8	16	652	27	0	212	101	13	59	55	1028	175	
Percent	5%	37%	47%	11%	1%	2%	93%	4%	0%	65%	31%	4%	4%	4%	78%	13%	
Pk total	293				703				326				1317				
Highest	08:00				08:00				07:45				07:45				
Volume	6	35	32	8	0	2	181	5	0	63	29	4	22	16	344	45	
Hi total	81				188				96				427				
PHF	.90				.93				.85				.77				



TRAFFIC SURVEY SPECIALISTS, INC.

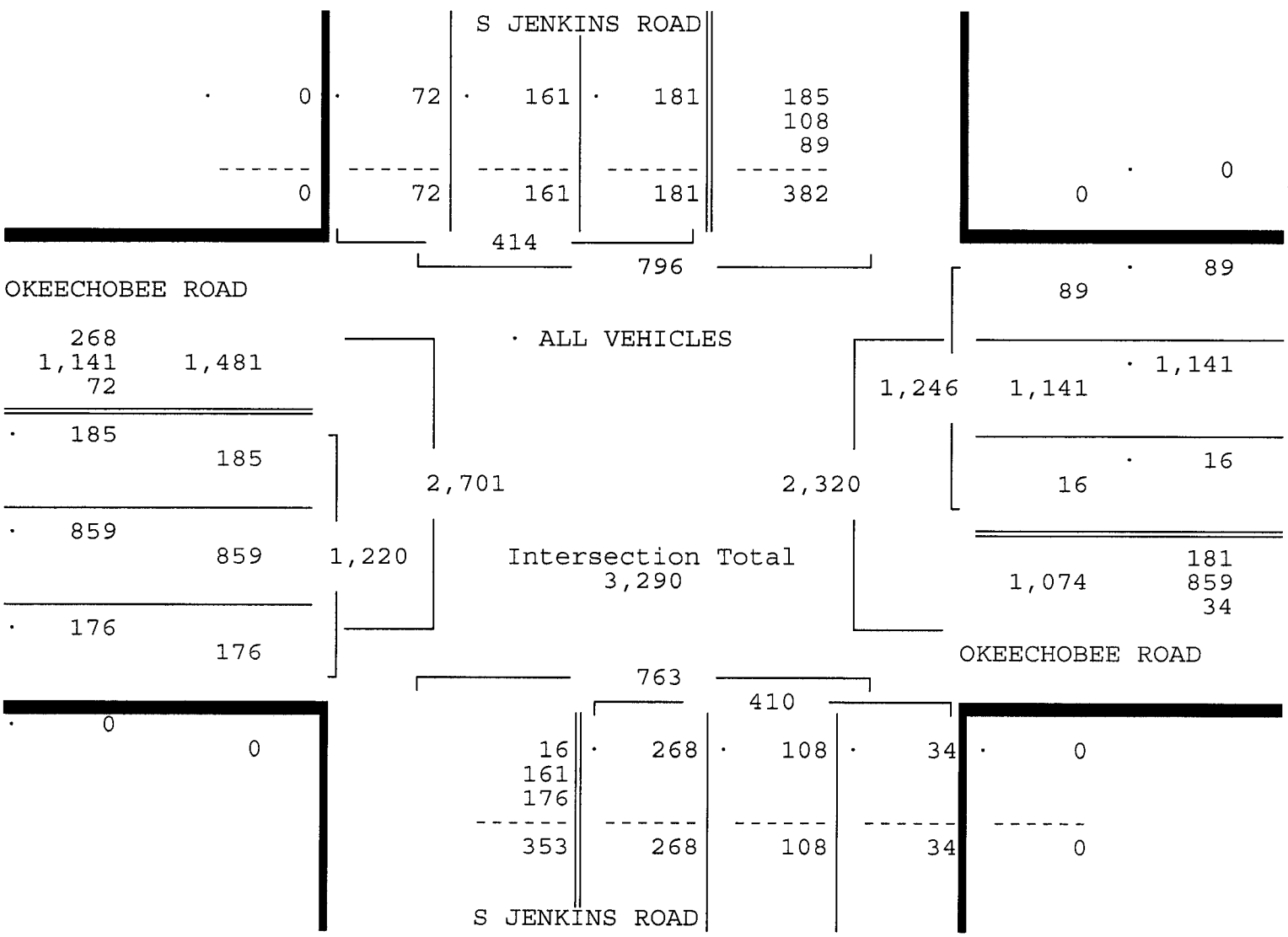
OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/10/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	
Percent	2%	41%	39%	17%	0%	1%	92%	7%	0%	65%	26%	8%	11%	4%	70%	14%	
Pk total	414				1246				410				1220				
Highest	17:45				17:00				17:30				17:15				
Volume	2	40	53	26	1	2	334	33	2	72	34	9	46	18	221	46	
Hi total	121				370				117				331				
PHF	.86				.84				.88				.92				



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OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
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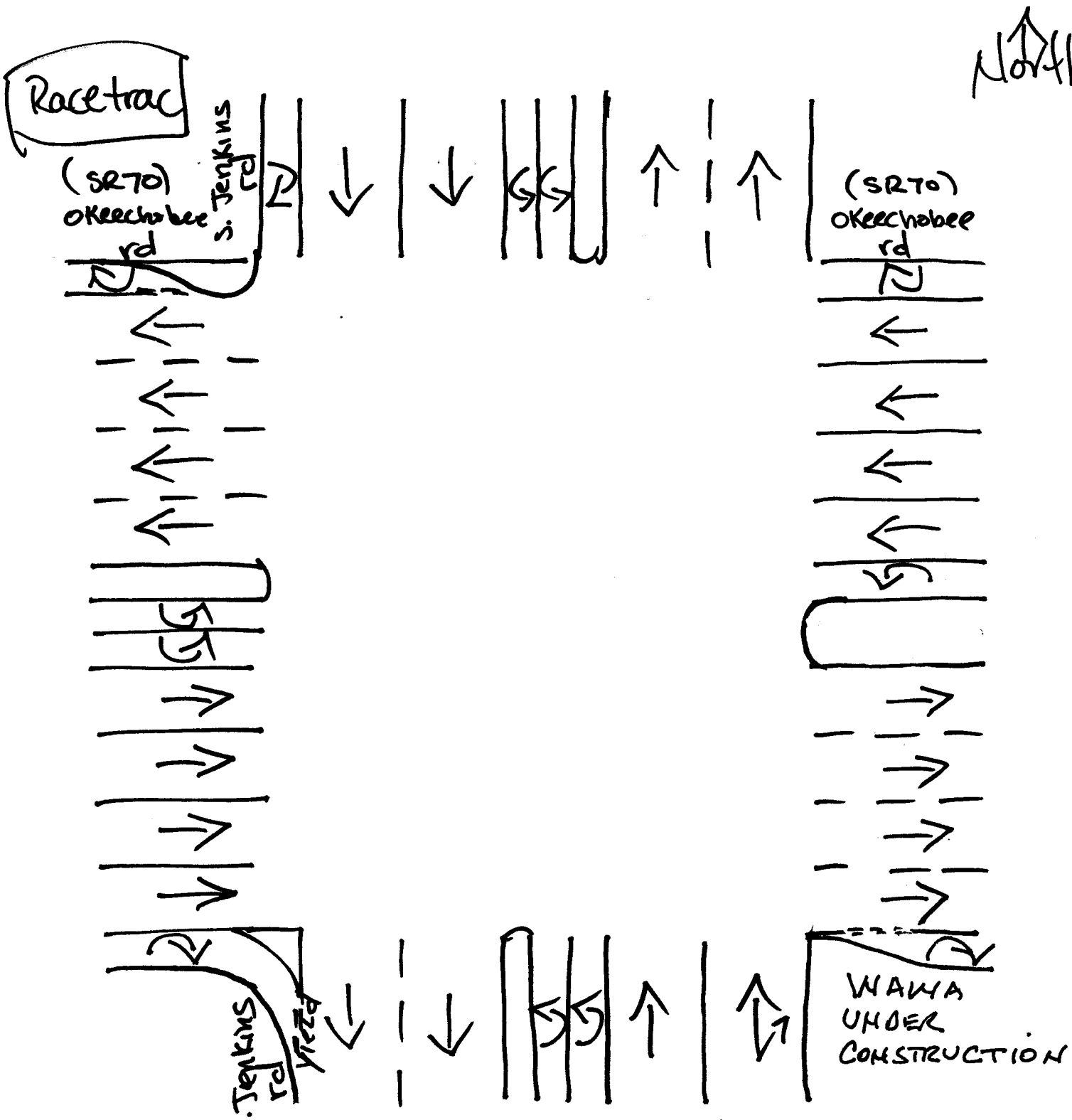
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

PEDESTRIANS & BIKES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 07/10/18																	
* BREAK *																	
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	1	6
* BREAK *																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	2	7



FT. Pierce, Florida

JULY 10, 2018

drawn by: Luis Palomino

signalized

Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	0	186	47	611
07:30	0	57	0	81	0	0	155	138	0	0	0	0	0	0	237	44	712
07:45	0	62	0	59	0	0	157	117	0	0	0	0	0	0	264	37	696
Total	0	230	0	273	0	0	590	458	0	0	0	0	0	0	884	176	2611
08:00	0	55	0	54	0	0	149	97	0	0	0	0	0	0	192	48	595
08:15	0	42	0	69	0	0	151	99	0	0	0	0	0	0	207	36	604
08:30	0	31	0	56	0	0	131	97	0	0	0	0	0	0	204	48	567
08:45	0	36	0	71	0	0	153	80	0	0	0	0	0	0	210	28	578
Total	0	164	0	250	0	0	584	373	0	0	0	0	0	0	813	160	2344
16:00	0	48	0	89	0	0	168	143	0	0	0	0	0	0	213	65	726
16:15	0	45	0	85	0	0	196	152	0	0	0	0	0	0	218	45	741
16:30	0	39	0	84	0	0	178	155	0	0	0	0	0	0	270	65	791
16:45	0	41	0	64	0	0	185	158	0	0	0	0	0	0	218	57	723
Total	0	173	0	322	0	0	727	608	0	0	0	0	0	0	919	232	2981
17:00	0	48	0	64	0	0	192	150	0	0	0	0	0	0	241	73	768
17:15	0	42	0	80	0	0	205	172	0	0	0	0	0	0	190	53	742
17:30	0	43	0	59	0	0	159	141	0	0	0	0	0	0	225	54	681
17:45	0	33	0	67	0	0	144	102	0	0	0	0	0	0	195	29	570
Total	0	166	0	270	0	0	700	565	0	0	0	0	0	0	851	209	2761
Grand Total	0	733	0	1115	0	0	2601	2004	0	0	0	0	0	0	3467	777	10697
Apprch %	0	39.7	0	60.3	0	0	56.5	43.5	0	0	0	0	0	0	81.7	18.3	
Total %	0	6.9	0	10.4	0	0	24.3	18.7	0	0	0	0	0	0	32.4	7.3	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
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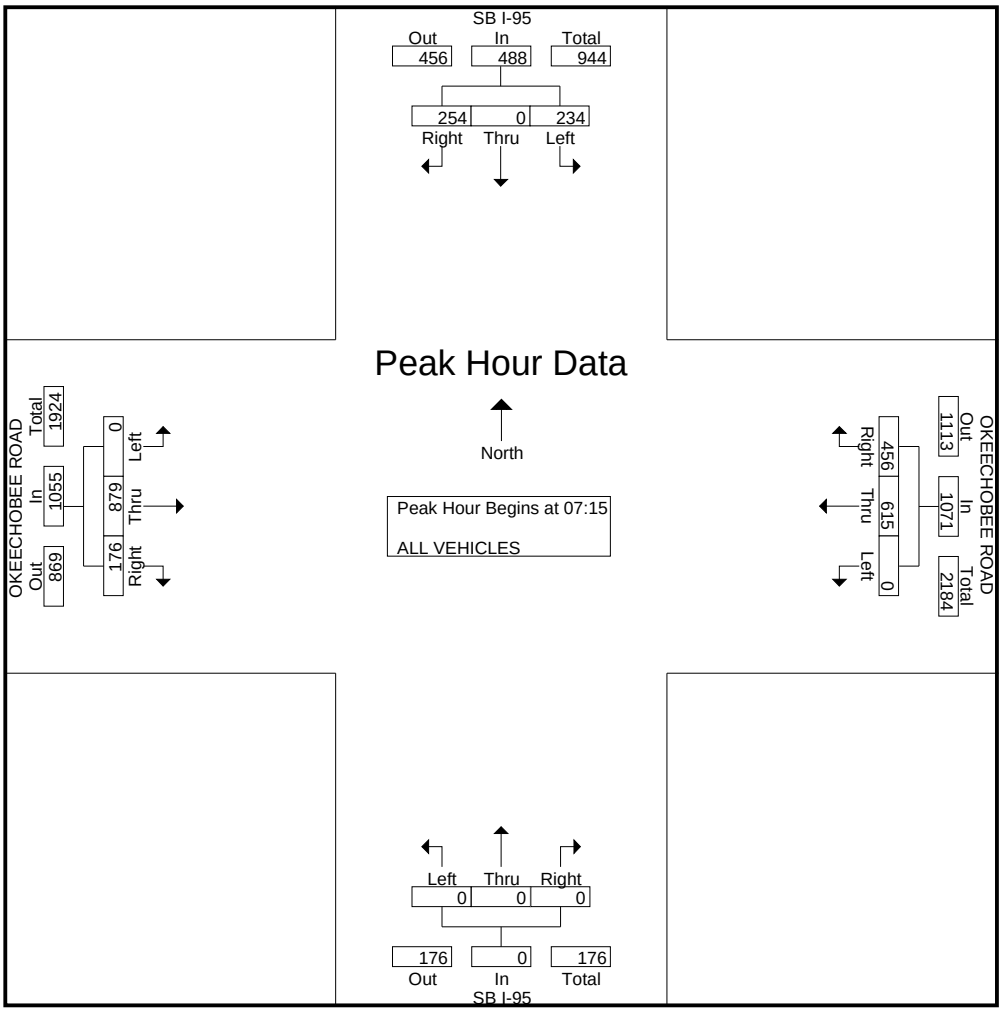
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	60	0	60	120	0	0	154	104	258	0	0	0	0	0	0	0	186	47	233	611
07:30	0	57	0	**81**	**138**	0	0	155	**138**	**293**	0	0	0	0	0	0	0	237	44	281	**712**
07:45	0	**62**	0	59	121	0	0	**157**	117	274	0	0	0	0	0	0	0	**264**	37	**301**	696
08:00	0	55	0	54	109	0	0	149	97	246	0	0	0	0	0	0	0	192	**48**	240	595
Total Volume	0	234	0	254	488	0	0	615	456	1071	0	0	0	0	0	0	0	879	176	1055	2614
% App. Total	0	48	0	52		0	0	57.4	42.6		0	0	0	0		0	0	83.3	16.7		
PHF	.000	.944	.000	.784	.884	.000	.000	.979	.826	.914	.000	.000	.000	.000	.000	.000	.000	.832	.917	.876	.918



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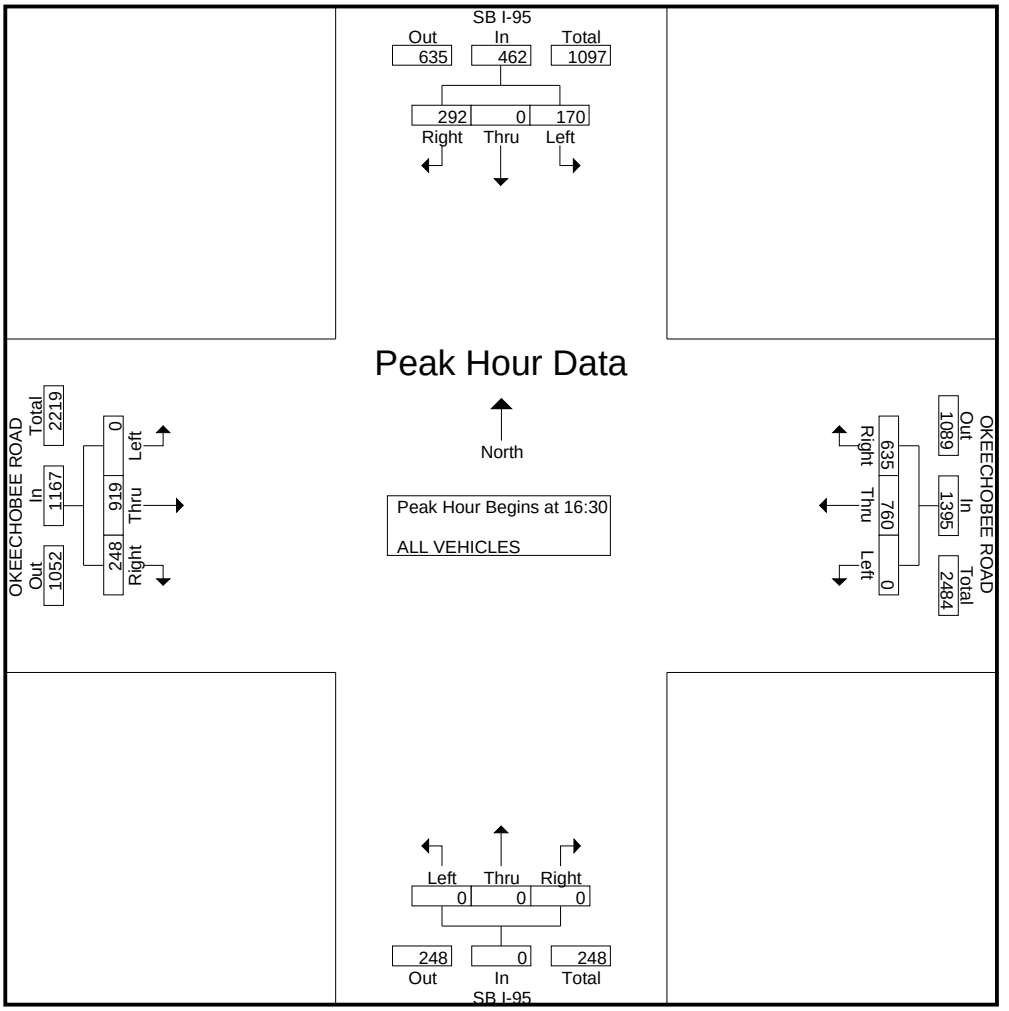
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	39	0	**84**	**123**	0	0	178	155	333	0	0	0	0	0	0	0	**270**	65	**335**	**791**
16:45	0	41	0	64	105	0	0	185	158	343	0	0	0	0	0	0	0	218	57	275	723
17:00	0	**48**	0	64	112	0	0	192	150	342	0	0	0	0	0	0	0	241	**73**	314	768
17:15	0	42	0	80	122	0	0	**205**	**172**	**377**	0	0	0	0	0	0	0	190	53	243	742
Total Volume	0	170	0	292	462	0	0	760	635	1395	0	0	0	0	0	0	0	919	248	1167	3024
% App. Total	0	36.8	0	63.2		0	0	54.5	45.5		0	0	0	0		0	0	78.7	21.3		
PHF	.000	.885	.000	.869	.939	.000	.000	.927	.923	.925	.000	.000	.000	.000	.000	.000	.000	.851	.849	.871	.956



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OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 1

Groups Printed- ALL VEHICLES

	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	0	58	0	162	0	0	183	63	724
07:30	0	0	0	0	0	0	241	51	0	52	0	196	0	0	221	73	834
07:45	0	0	0	0	0	0	224	51	0	50	0	263	0	0	231	95	914
Total	0	0	0	0	0	0	846	192	0	202	0	758	0	0	805	309	3112
08:00	0	0	0	0	0	0	193	51	0	53	0	193	0	0	170	77	737
08:15	0	0	0	0	0	0	190	43	0	60	0	155	0	0	167	82	697
08:30	0	0	0	0	0	0	177	40	0	51	0	129	0	0	154	81	632
08:45	0	0	0	0	0	0	192	31	0	41	0	149	0	0	149	97	659
Total	0	0	0	0	0	0	752	165	0	205	0	626	0	0	640	337	2725
16:00	0	0	0	0	0	0	271	63	0	40	0	101	0	0	176	85	736
16:15	0	0	0	0	0	0	298	70	0	50	0	105	0	0	180	83	786
16:30	0	0	0	0	0	0	289	53	0	44	0	136	0	0	211	98	831
16:45	0	0	0	0	0	0	294	65	0	49	0	114	0	0	175	84	781
Total	0	0	0	0	0	0	1152	251	0	183	0	456	0	0	742	350	3134
17:00	0	0	0	0	0	0	297	74	0	45	0	138	0	0	209	80	843
17:15	0	0	0	0	0	0	329	74	0	48	0	160	0	0	164	68	843
17:30	0	0	0	0	0	0	262	55	0	38	0	150	0	0	182	86	773
17:45	0	0	0	0	0	0	217	38	0	29	0	121	0	0	151	77	633
Total	0	0	0	0	0	0	1105	241	0	160	0	569	0	0	706	311	3092
Grand Total	0	0	0	0	0	0	3855	849	0	750	0	2409	0	0	2893	1307	12063
Apprch %	0	0	0	0	0	0	82	18	0	23.7	0	76.3	0	0	68.9	31.1	
Total %	0	0	0	0	0	0	32	7	0	6.2	0	20	0	0	24	10.8	

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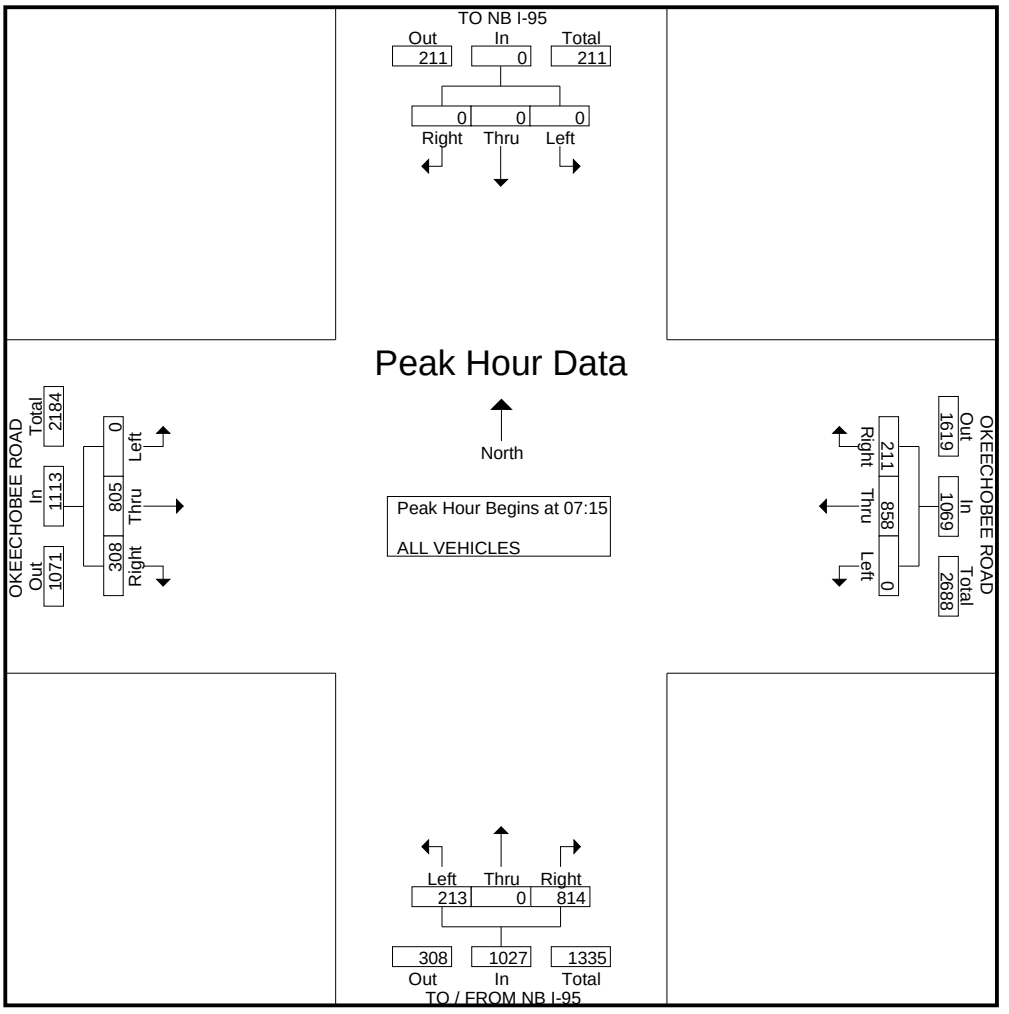
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 2

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	0	0	0	0	0	0	200	**58**	258	0	**58**	0	162	220	0	0	183	63	246	724
07:30	0	0	0	0	0	0	0	**241**	51	**292**	0	52	0	196	248	0	0	221	73	294	834
07:45	0	0	0	0	0	0	0	224	51	275	0	50	0	**263**	**313**	0	0	**231**	**95**	**326**	**914**
08:00	0	0	0	0	0	0	0	193	51	244	0	53	0	193	246	0	0	170	77	247	737
Total Volume	0	0	0	0	0	0	0	858	211	1069	0	213	0	814	1027	0	0	805	308	1113	3209
% App. Total	0	0	0	0		0	0	80.3	19.7		0	20.7	0	79.3		0	0	72.3	27.7		
PHF	.000	.000	.000	.000	.000	.000	.000	.890	.909	.915	.000	.918	.000	.774	.820	.000	.000	.871	.811	.854	.878



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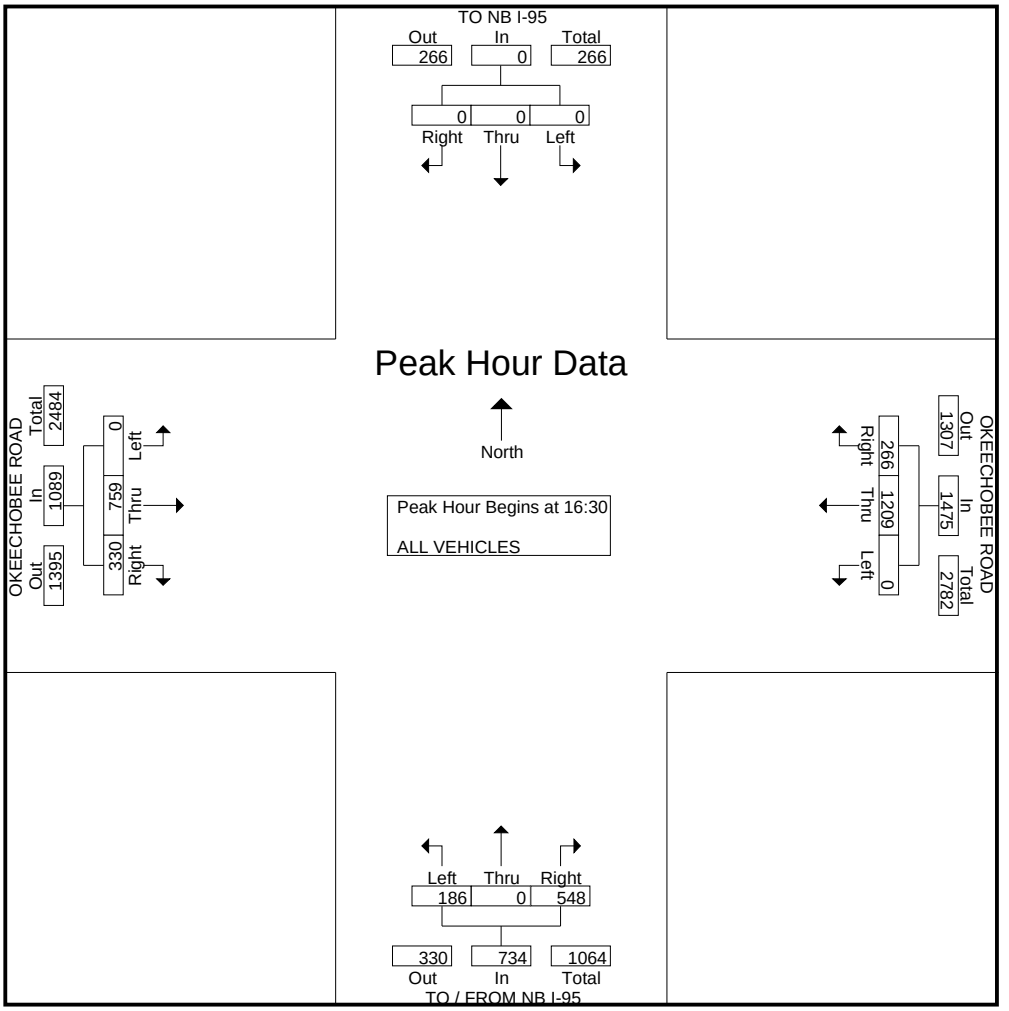
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 3

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	0	0	289	53	342	0	44	0	136	180	0	0	**211**	**98**	**309**	831
16:45	0	0	0	0	0	0	0	294	65	359	0	**49**	0	114	163	0	0	175	84	259	781
17:00	0	0	0	0	0	0	0	297	**74**	371	0	45	0	138	183	0	0	209	80	289	**843**
17:15	0	0	0	0	0	0	0	**329**	74	**403**	0	48	0	**160**	**208**	0	0	164	68	232	843
Total Volume	0	0	0	0	0	0	0	1209	266	1475	0	186	0	548	734	0	0	759	330	1089	3298
% App. Total	0	0	0	0		0	0	82	18		0	25.3	0	74.7		0	0	69.7	30.3		
PHF	.000	.000	.000	.000	.000	.000	.000	.919	.899	.915	.000	.949	.000	.856	.882	.000	.000	.899	.842	.881	.978



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OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	0	5	140	24	0	11	8	6	0	3	233	18	517
07:30	0	47	20	21	0	3	199	15	0	13	8	16	3	8	291	12	656
07:45	1	38	14	15	0	10	158	17	0	10	14	20	4	3	398	11	713
Total	1	143	58	70	0	21	626	73	0	47	38	52	8	20	1133	56	2346
08:00	0	34	7	15	0	11	165	22	0	16	6	14	0	9	304	14	617
08:15	0	43	9	11	0	5	187	26	0	6	6	15	1	14	238	10	571
08:30	0	41	9	18	0	9	174	22	0	9	7	8	3	14	225	9	548
08:45	0	43	7	15	1	7	184	37	0	7	16	8	1	9	219	7	561
Total	0	161	32	59	1	32	710	107	0	38	35	45	5	46	986	40	2297
16:00	0	79	18	24	0	20	237	43	0	10	25	11	10	19	194	13	703
16:15	0	74	18	15	1	12	283	45	0	13	23	10	5	20	249	10	778
16:30	0	51	13	25	1	15	268	46	0	24	21	10	9	13	218	15	729
16:45	0	60	14	17	1	14	263	38	0	25	11	11	5	19	244	12	734
Total	0	264	63	81	3	61	1051	172	0	72	80	42	29	71	905	50	2944
17:00	0	72	16	20	0	16	306	49	0	34	26	11	9	12	235	17	823
17:15	0	73	21	16	0	11	304	64	0	16	15	10	5	29	239	11	814
17:30	0	60	23	26	0	8	232	41	0	21	24	6	4	26	249	13	733
17:45	0	67	15	21	0	6	192	41	0	20	26	4	6	27	223	5	653
Total	0	272	75	83	0	41	1034	195	0	91	91	31	24	94	946	46	3023
Grand Total	1	840	228	293	4	155	3421	547	0	248	244	170	66	231	3970	192	10610
Apprch %	0.1	61.7	16.7	21.5	0.1	3.8	82.9	13.3	0	37.5	36.9	25.7	1.5	5.2	89	4.3	
Total %	0	7.9	2.1	2.8	0	1.5	32.2	5.2	0	2.3	2.3	1.6	0.6	2.2	37.4	1.8	

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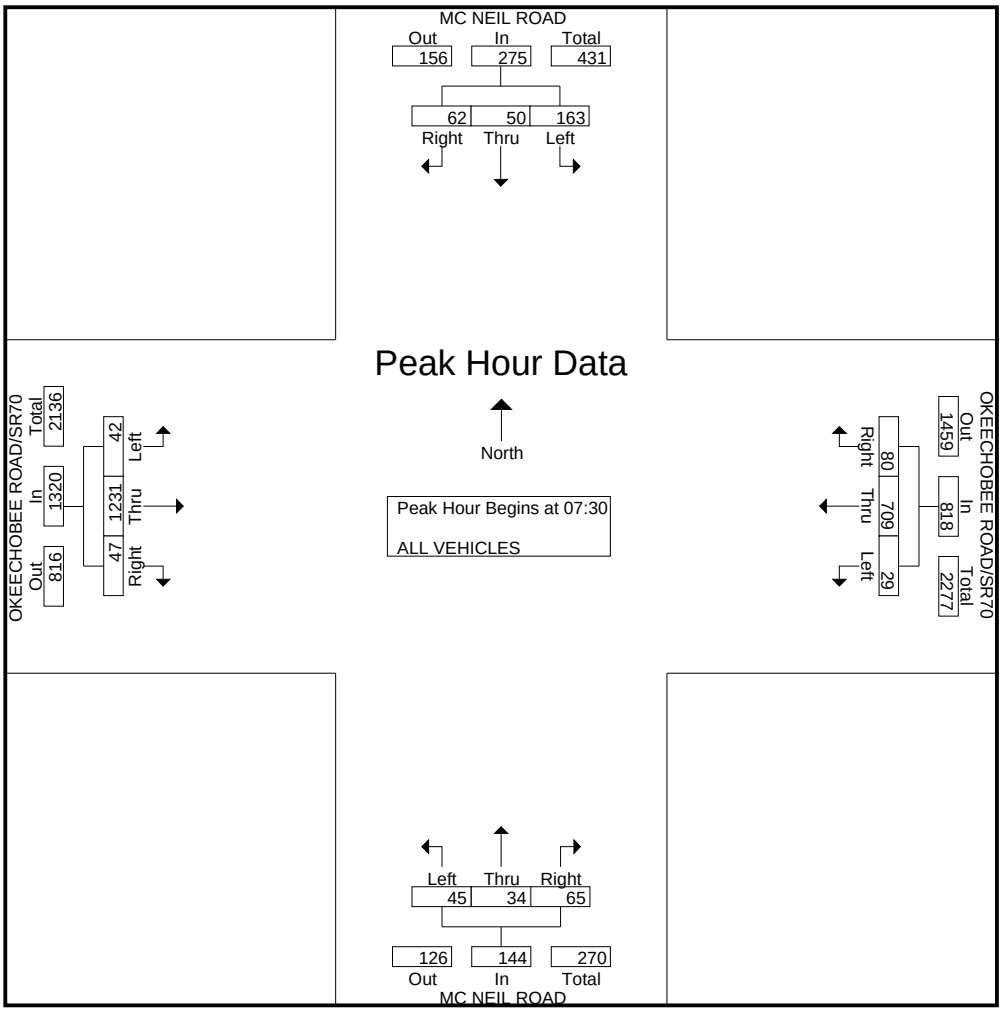
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	**47**	**20**	**21**	**88**	0	3	**199**	15	217	0	13	8	16	37	3	8	291	12	314	656
07:45	**1**	38	14	15	68	0	10	158	17	185	0	10	**14**	**20**	**44**	**4**	3	**398**	11	**416**	**713**
08:00	0	34	7	15	56	0	**11**	165	22	198	0	**16**	6	14	36	0	9	304	**14**	327	617
08:15	0	43	9	11	63	0	5	187	**26**	**218**	0	6	6	15	27	1	**14**	238	10	263	571
Total Volume	1	162	50	62	275	0	29	709	80	818	0	45	34	65	144	8	34	1231	47	1320	2557
% App. Total	0.4	58.9	18.2	22.5		0	3.5	86.7	9.8		0	31.2	23.6	45.1		0.6	2.6	93.3	3.6		
PHF	.250	.862	.625	.738	.781	.000	.659	.891	.769	.938	.000	.703	.607	.813	.818	.500	.607	.773	.839	.793	.897



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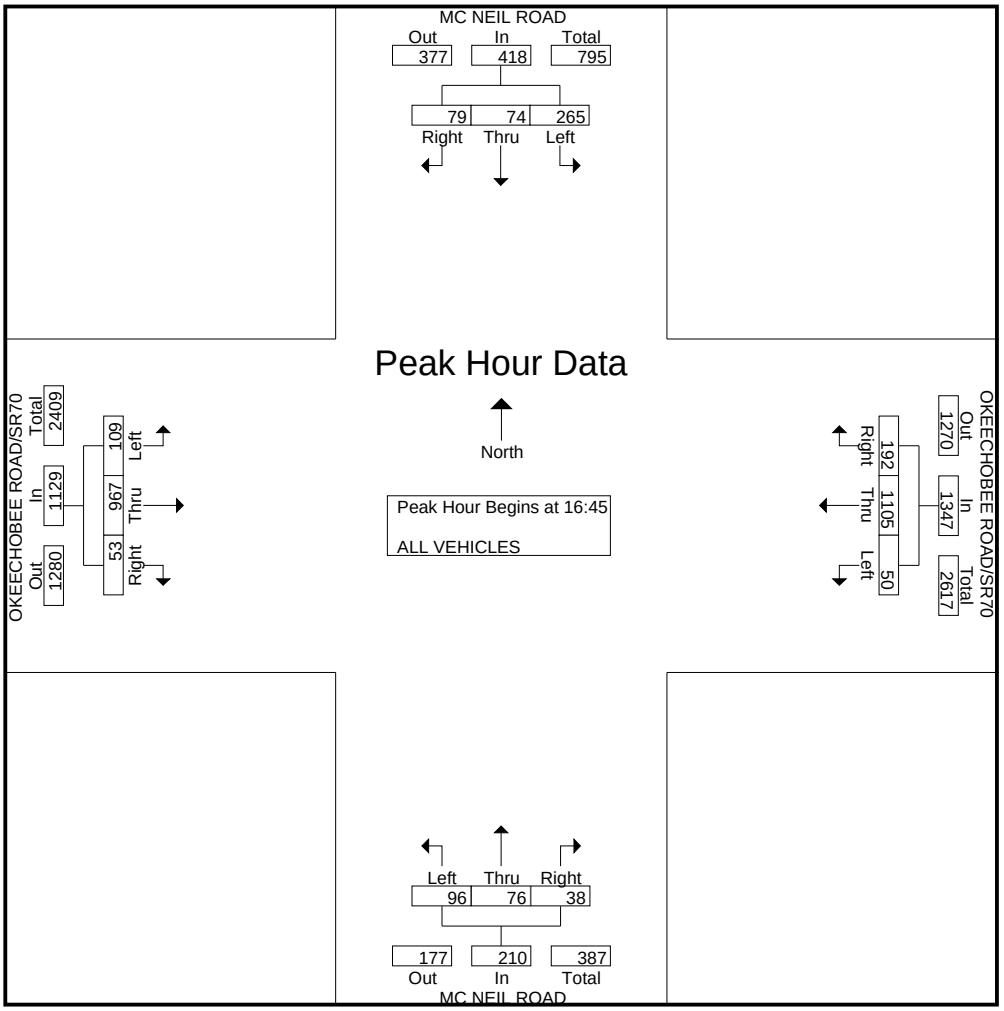
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	60	14	17	91	**1**	14	263	38	316	0	25	11	**11**	47	5	19	244	12	280	734
17:00	0	72	16	20	108	0	**16**	**306**	49	371	0	**34**	**26**	11	**71**	**9**	12	235	**17**	273	**823**
17:15	0	**73**	21	16	**110**	0	11	304	**64**	**379**	0	16	15	10	41	5	**29**	239	11	284	814
17:30	0	60	**23**	**26**	109	0	8	232	41	281	0	21	24	6	51	4	26	**249**	13	**292**	733
Total Volume	0	265	74	79	418	1	49	1105	192	1347	0	96	76	38	210	23	86	967	53	1129	3104
% App. Total	0	63.4	17.7	18.9		0.1	3.6	82	14.3		0	45.7	36.2	18.1		2	7.6	85.7	4.7		
PHF	.000	.908	.804	.760	.950	.250	.766	.903	.750	.889	.000	.706	.731	.864	.739	.639	.741	.971	.779	.967	.943



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Delray Beach, Florida

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KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0	0	0	0	68
07:30	0	11	27	0	0	4	0	4	0	0	32	4	0	1	0	0	83
07:45	0	9	20	0	0	1	0	5	0	0	38	1	0	1	0	0	75
Total	0	52	81	0	0	9	0	25	0	0	114	8	0	2	0	0	291
08:00	0	10	22	0	0	2	0	7	0	0	25	1	0	0	1	0	68
08:15	0	7	11	0	0	1	0	6	0	0	22	1	0	0	0	0	48
08:30	0	6	22	0	0	1	1	4	0	0	19	0	0	1	0	0	54
08:45	0	5	15	1	0	0	1	6	0	0	26	2	0	0	0	0	56
Total	0	28	70	1	0	4	2	23	0	0	92	4	0	1	1	0	226
16:00	0	14	34	0	0	2	0	9	0	0	31	1	0	1	0	0	92
16:15	0	7	34	0	0	2	0	6	0	0	40	0	0	0	0	0	89
16:30	0	11	26	0	0	3	0	12	0	0	38	2	0	0	0	0	92
16:45	0	13	28	0	0	2	0	25	0	0	24	2	0	0	0	0	94
Total	0	45	122	0	0	9	0	52	0	0	133	5	0	1	0	0	367
17:00	0	12	33	0	0	2	1	27	0	1	45	2	0	0	0	0	123
17:15	0	8	30	0	0	7	0	12	0	0	32	2	0	0	0	0	91
17:30	0	9	34	0	0	4	0	11	0	0	39	1	0	0	0	0	98
17:45	0	7	21	0	0	3	0	9	0	0	40	2	0	0	0	0	82
Total	0	36	118	0	0	16	1	59	0	1	156	7	0	0	0	0	394
Grand Total	0	161	391	1	0	38	3	159	0	1	495	24	0	4	1	0	1278
Apprch %	0	29.1	70.7	0.2	0	19	1.5	79.5	0	0.2	95.2	4.6	0	80	20	0	
Total %	0	12.6	30.6	0.1	0	3	0.2	12.4	0	0.1	38.7	1.9	0	0.3	0.1	0	

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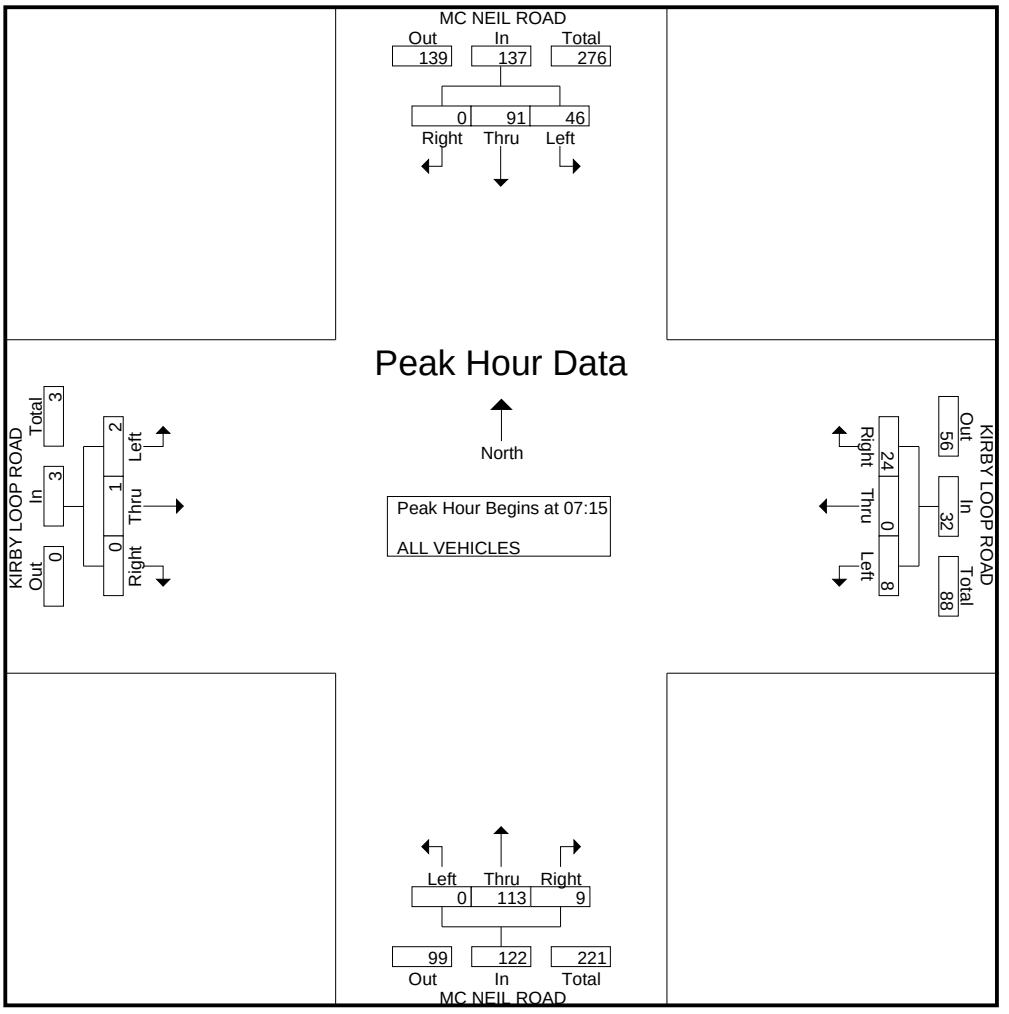
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	**16**	22	0	**38**	0	1	0	**8**	**9**	0	0	18	3	21	0	0	0	0	0	68
07:30	0	11	**27**	0	38	0	**4**	0	4	8	0	0	32	**4**	36	0	**1**	0	0	**1**	**83**
07:45	0	9	20	0	29	0	1	0	5	6	0	0	**38**	1	**39**	0	1	0	0	1	75
08:00	0	10	22	0	32	0	2	0	7	9	0	0	25	1	26	0	0	**1**	0	1	68
Total Volume	0	46	91	0	137	0	8	0	24	32	0	0	113	9	122	0	2	1	0	3	294
% App. Total	0	33.6	66.4	0		0	25	0	75		0	0	92.6	7.4		0	66.7	33.3	0		
PHF	.000	.719	.843	.000	.901	.000	.500	.000	.750	.889	.000	.000	.743	.563	.782	.000	.500	.250	.000	.750	.886



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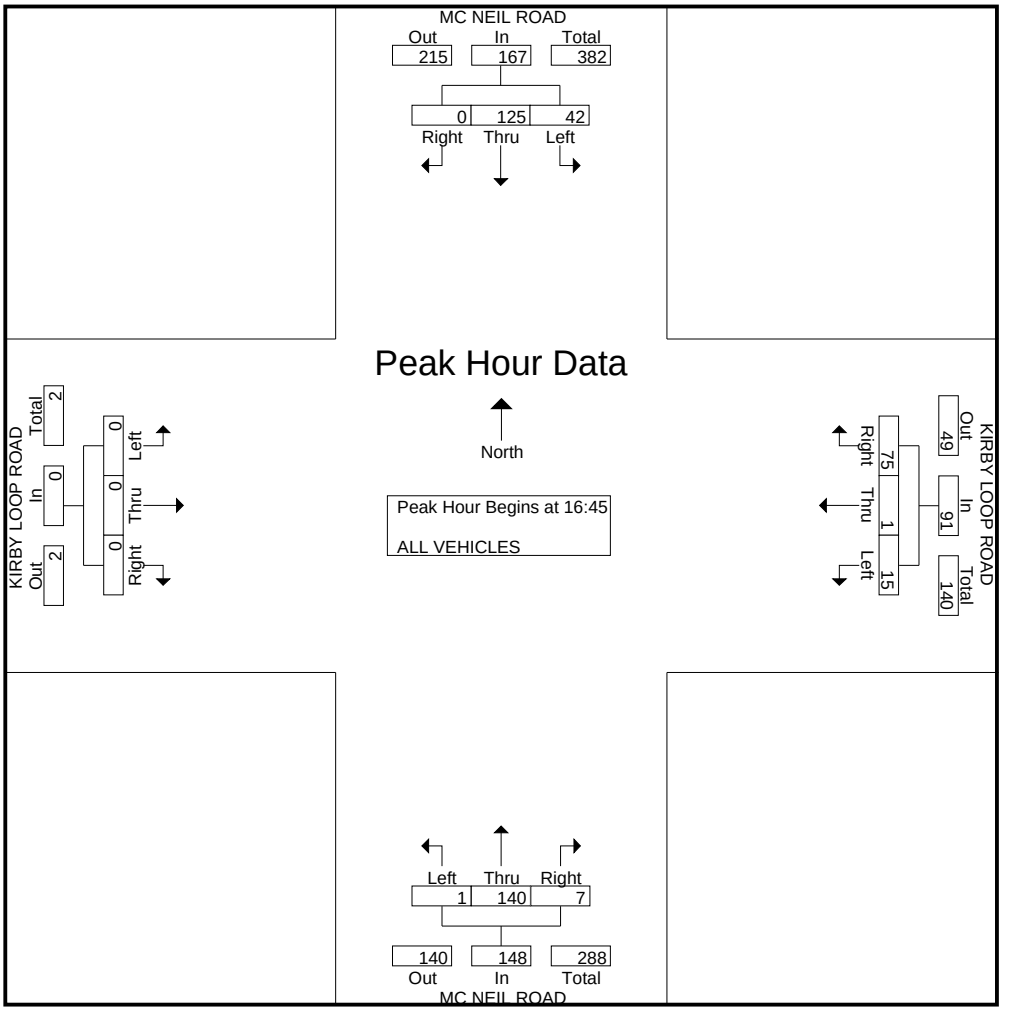
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	**13**	28	0	41	0	2	0	25	27	0	0	24	**2**	26	0	0	0	0	0	94
17:00	0	12	33	0	**45**	0	2	**1**	**27**	**30**	0	**1**	**45**	2	**48**	0	0	0	0	0	**123**
17:15	0	8	30	0	38	0	**7**	0	12	19	0	0	32	2	34	0	0	0	0	0	91
17:30	0	9	**34**	0	43	0	4	0	11	15	0	0	39	1	40	0	0	0	0	0	98
Total Volume	0	42	125	0	167	0	15	1	75	91	0	1	140	7	148	0	0	0	0	0	406
% App. Total	0	25.1	74.9	0		0	16.5	1.1	82.4		0	0.7	94.6	4.7		0	0	0	0		
PHF	.000	.808	.919	.000	.928	.000	.536	.250	.694	.758	.000	.250	.778	.875	.771	.000	.000	.000	.000	.000	.825



St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,950	2017	790	98	C	0.251	97	C	0.249
DARWIN BLVD	BECKER RD to PAAR DR	235	7,500	2018	630	748	F	1.187	660	F	1.048
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,500	2018	920	748	C	0.860	660	C	0.759
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,500	2018	920	608	C	0.699	597	C	0.686
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,000	2018	920	618	C	0.710	574	C	0.660
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	6,636	2016	880	400	C	0.482	345	C	0.416
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,700	2017	880	275	C	0.331	288	C	0.347
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,717	2016	600	266	C	0.887	214	C	0.713
DELAWARE AVE	33RD ST to 25TH ST	500	3,345	2017	1,710	222	C	0.288	254	C	0.330
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2017	1,220	82	C	0.149	140	C	0.255
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	9,983	2016	790	536	D	0.678	550	D	0.696
DELAWARE AVE	13TH ST to 10TH ST	664	7,497	2017	750	504	D	0.672	417	D	0.556
DELAWARE AVE	10TH ST to 7TH ST	664	7,497	2017	600	504	D	0.840	417	D	0.695
DELAWARE AVE	7TH ST to US 1	665	7,117	2016	750	457	D	0.609	426	D	0.568
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,000	2018	830	708	C	0.908	613	C	0.786
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2018	880	862	D	0.980	813	C	0.980
EASY ST	US 1 to BUCHANAN DR	106	5,400	2018	750	404	D	0.539	324	C	0.876
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2018	540	404	D	0.748	324	D	0.600
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,000	2019	630	535	C	0.892	558	C	0.930
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,000	2019	700	535	C	0.811	558	C	0.845
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2019	880	804	C	0.969	792	C	0.954
EDWARDS RD	25TH ST to SUNRISE BLVD	108	17,000	2019	1,630	893	D	0.548	883	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,000	2019	1,630	744	D	0.456	725	C	0.993
EDWARDS RD	OLEANDER AVE to US 1	173	10,500	2019	1,630	578	C	0.792	504	C	0.690
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	2,100	2019	750	145	C	0.392	142	C	0.384

* 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)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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
LENNARD RD	JENNINGS RD to TIFFANY AVE	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,766	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,363	2016	790	382	C	0.979	373	C	0.956
LYNGATE DR	VETERANS MEMORIAL PKWY to US 1	306	10,825	2016	920	684	C	0.786	616	C	0.708
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,027	2016	880	482	C	0.581	422	C	0.508
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,200	2017	790	486	D	0.615	505	D	0.639
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,200	2017	540	486	D	0.900	505	D	0.935
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	367	2017	540	32	C	0.119	34	C	0.126
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	9,400	2018	920	621	C	0.714	560	C	0.644
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	21,000	2018	880	1,076	F	1.223	1,128	F	1.282
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	21,000	2018	790	1,076	F	1.362	1,128	F	1.428
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	5,800	2017	760	289	C	0.431	284	C	0.424
MIDWAY RD	SHINN RD to MCCARTY RD	940732	5,800	2017	630	289	C	0.482	284	C	0.473
MIDWAY RD	MCCARTY RD to I-95	940732	5,800	2017	700	289	C	0.438	284	C	0.430
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,500	2017	2,100	848	C	0.422	804	C	0.400
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2018	2,100	1,131	C	0.563	1,222	C	0.608
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	21,000	2018	920	1,076	F	1.170	1,128	F	1.226
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,000	2018	920	1,081	F	1.175	1,085	F	1.179
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,000	2018	790	1,081	F	1.287	1,085	F	1.292
MIDWAY RD	25TH ST to OLEANDER AVE	130	18,727	2016	790	1,022	F	1.217	939	F	1.118
MIDWAY RD	OLEANDER AVE to US 1	242	15,421	2016	790	814	E	0.969	806	E	0.960
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2017	790	193	C	0.495	326	C	0.836
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2017	920	193	C	0.222	326	C	0.375
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2017	630	193	C	0.322	326	C	0.543

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Traffic Counts and Level of Service Report
Fall 2018

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
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

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2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.11
2	01/07/2018 - 01/13/2018	0.98	1.09
3	01/14/2018 - 01/20/2018	0.97	1.08
4	01/21/2018 - 01/27/2018	0.95	1.06
* 5	01/28/2018 - 02/03/2018	0.93	1.03
* 6	02/04/2018 - 02/10/2018	0.91	1.01
* 7	02/11/2018 - 02/17/2018	0.89	0.99
* 8	02/18/2018 - 02/24/2018	0.89	0.99
* 9	02/25/2018 - 03/03/2018	0.89	0.99
*10	03/04/2018 - 03/10/2018	0.89	0.99
*11	03/11/2018 - 03/17/2018	0.89	0.99
*12	03/18/2018 - 03/24/2018	0.89	0.99
*13	03/25/2018 - 03/31/2018	0.90	1.00
*14	04/01/2018 - 04/07/2018	0.90	1.00
*15	04/08/2018 - 04/14/2018	0.91	1.01
*16	04/15/2018 - 04/21/2018	0.91	1.01
*17	04/22/2018 - 04/28/2018	0.95	1.06
18	04/29/2018 - 05/05/2018	0.99	1.10
19	05/06/2018 - 05/12/2018	1.02	1.13
20	05/13/2018 - 05/19/2018	1.06	1.18
21	05/20/2018 - 05/26/2018	1.06	1.18
22	05/27/2018 - 06/02/2018	1.06	1.18
23	06/03/2018 - 06/09/2018	1.06	1.18
24	06/10/2018 - 06/16/2018	1.06	1.18
25	06/17/2018 - 06/23/2018	1.07	1.19
26	06/24/2018 - 06/30/2018	1.08	1.20
27	07/01/2018 - 07/07/2018	1.10	1.22
28	07/08/2018 - 07/14/2018	1.11	1.23
29	07/15/2018 - 07/21/2018	1.13	1.26
30	07/22/2018 - 07/28/2018	1.12	1.24
31	07/29/2018 - 08/04/2018	1.11	1.23
32	08/05/2018 - 08/11/2018	1.10	1.22
33	08/12/2018 - 08/18/2018	1.09	1.21
34	08/19/2018 - 08/25/2018	1.09	1.21
35	08/26/2018 - 09/01/2018	1.09	1.21
36	09/02/2018 - 09/08/2018	1.08	1.20
37	09/09/2018 - 09/15/2018	1.08	1.20
38	09/16/2018 - 09/22/2018	1.07	1.19
39	09/23/2018 - 09/29/2018	1.06	1.18
40	09/30/2018 - 10/06/2018	1.06	1.18
41	10/07/2018 - 10/13/2018	1.05	1.17
42	10/14/2018 - 10/20/2018	1.04	1.16
43	10/21/2018 - 10/27/2018	1.03	1.14
44	10/28/2018 - 11/03/2018	1.03	1.14
45	11/04/2018 - 11/10/2018	1.02	1.13
46	11/11/2018 - 11/17/2018	1.01	1.12
47	11/18/2018 - 11/24/2018	1.01	1.12
48	11/25/2018 - 12/01/2018	1.00	1.11
49	12/02/2018 - 12/08/2018	1.00	1.11
50	12/09/2018 - 12/15/2018	1.00	1.11
51	12/16/2018 - 12/22/2018	0.99	1.10
52	12/23/2018 - 12/29/2018	0.98	1.09
53	12/30/2018 - 12/31/2018	0.97	1.08

* PEAK SEASON

APPENDIX C: SIGNAL TIMING, AADT AND AREA WIDE GROWTH-RATE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SB	NB	WBLT	EB				
Initial	5	12	7	7	5	12				
Passage	3.0	3.0	4.0	3.0	3.0	3.0				
Max1	20.0	50.0	35.0	30.0	20.0	50.0				
Yellow	4.8	4.8	3.7	3.7	4.8	4.8				
Red	2.0	2.0	2.5	2.5	2.0	2.0				
Walk		5.0		5.0		5.0				
Ped Clear		35.0		29.0		23.0				
Recall		Min				Min				
LT Type	Prot+Perm		Split	Split	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	15	51	34	30	15	51			130	76
Split Pattern 2	15	55	35	25	15	55			130	63
Split Pattern 3	17	51	36	26	17	51			130	109
Split Pattern 4	15	37	30	18	15	37			100	9
Split Pattern 5	15	50	34	21	15	50			120	114

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

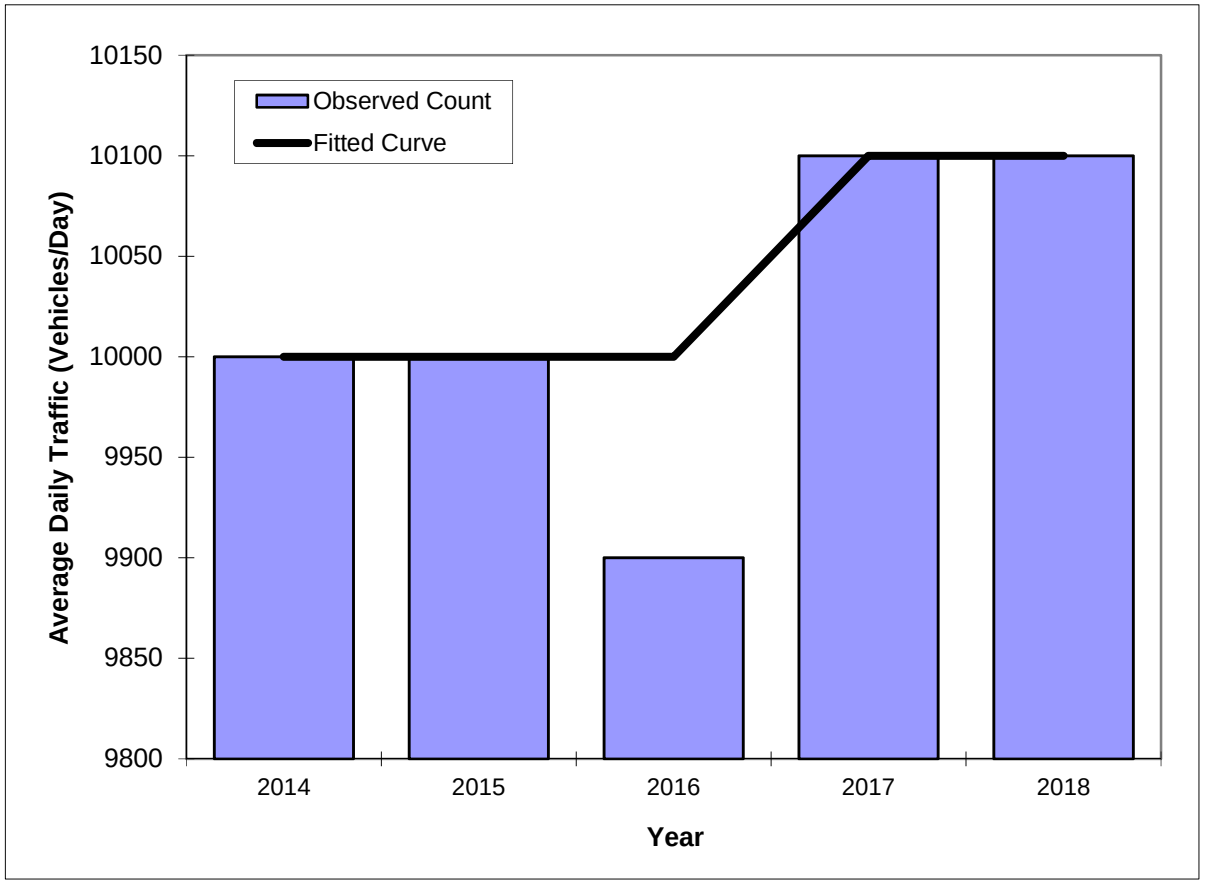
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

County:	St Lucie
Station #:	947056
Highway:	Edawrds Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	10000	10000
2015	10000	10000
2016	9900	10000
2017	10100	10100
2018	10100	10100
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	10100
2023 Design Year Trend		
2023	N/A	10200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	30
Trend R-squared:	32.1%
Trend Annual Historic Growth Rate:	0.20%
Trend Growth Rate (2018 to Design Year):	0.20%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

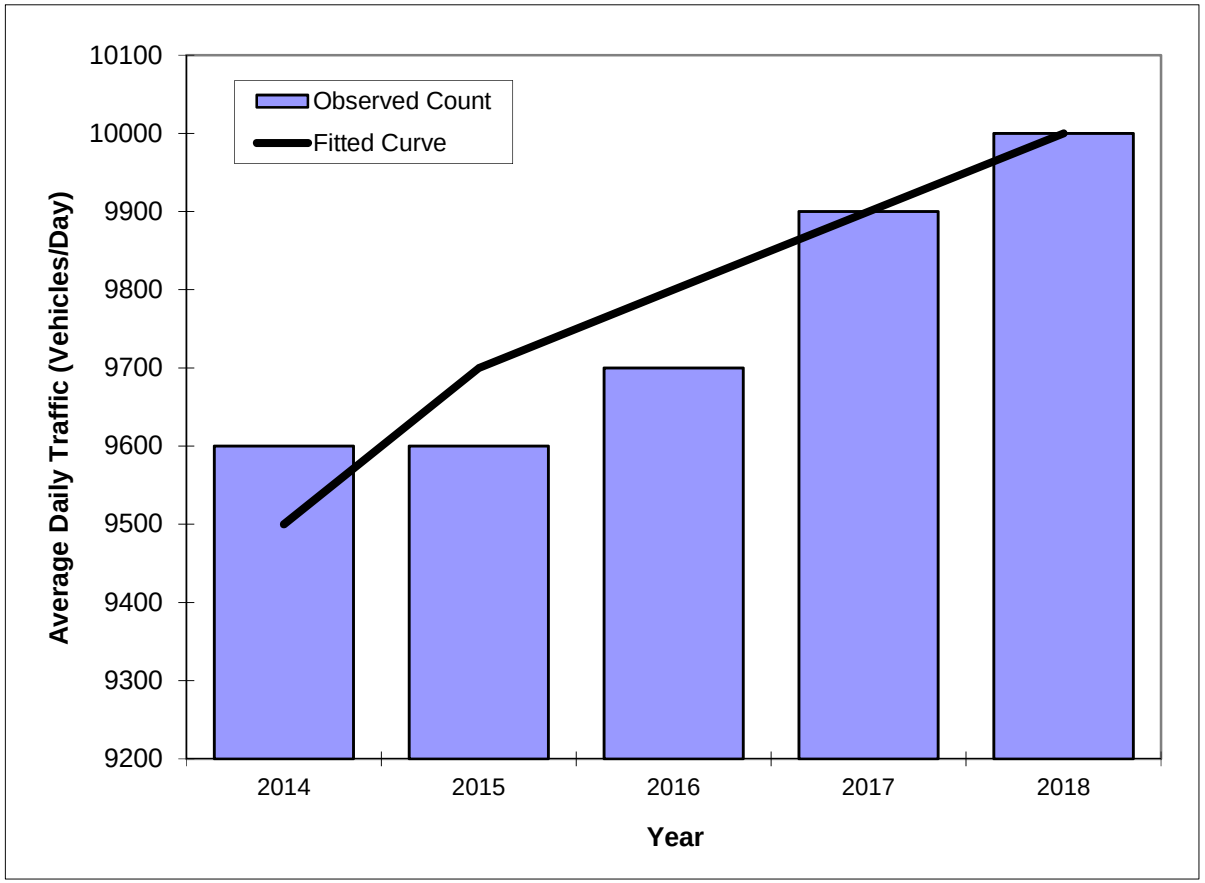
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

County:	St Lucie
Station #:	940273
Highway:	Jenkins Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	9600	9500
2015	9600	9700
2016	9700	9800
2017	9900	9900
2018	10000	10000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	9900
2023 Design Year Trend		
2023	N/A	10500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	110
Trend R-squared:	91.7%
Trend Annual Historic Growth Rate:	1.26%
Trend Growth Rate (2018 to Design Year):	0.79%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

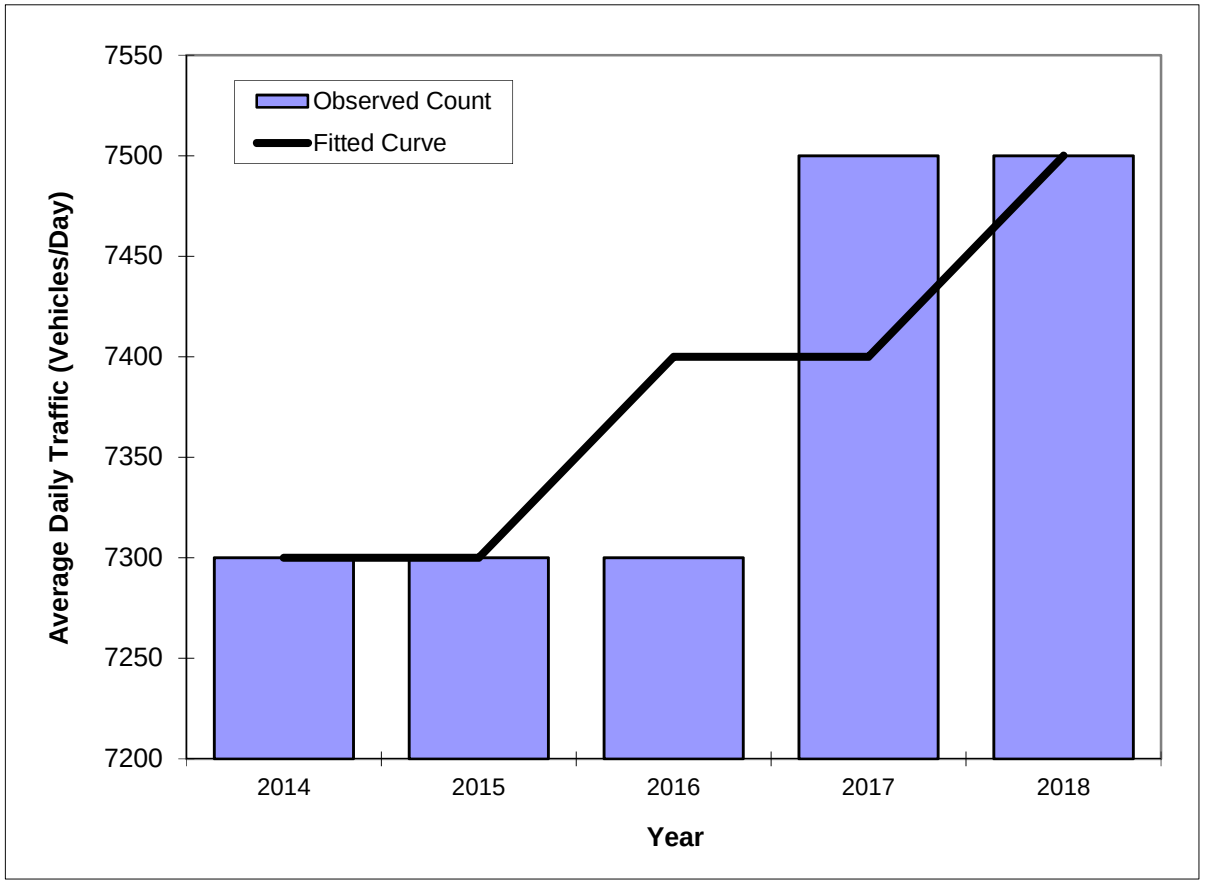
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

County:	St Lucie
Station #:	947027
Highway:	Jenkins Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	7300	7300
2015	7300	7300
2016	7300	7400
2017	7500	7400
2018	7500	7500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	7400
2023 Design Year Trend		
2023	N/A	7800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	60
Trend R-squared:	75.0%
Trend Annual Historic Growth Rate:	0.82%
Trend Growth Rate (2018 to Design Year):	0.53%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

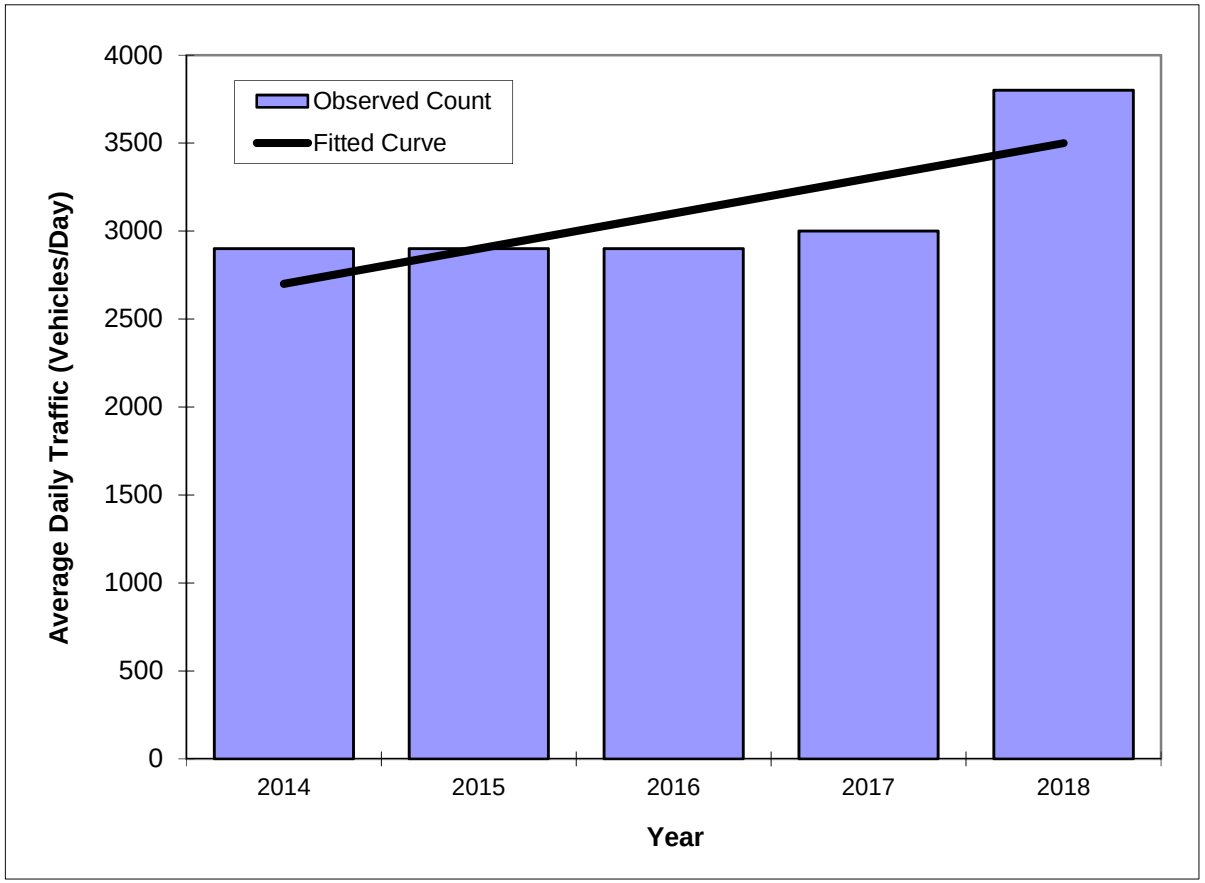
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

County:	St Lucie
Station #:	940089
Highway:	McNeil Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	2900	2700
2015	2900	2900
2016	2900	3100
2017	3000	3300
2018	3800	3500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	3300
2023 Design Year Trend		
2023	N/A	4400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	190
Trend R-squared:	58.2%
Trend Annual Historic Growth Rate:	7.41%
Trend Growth Rate (2018 to Design Year):	3.78%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

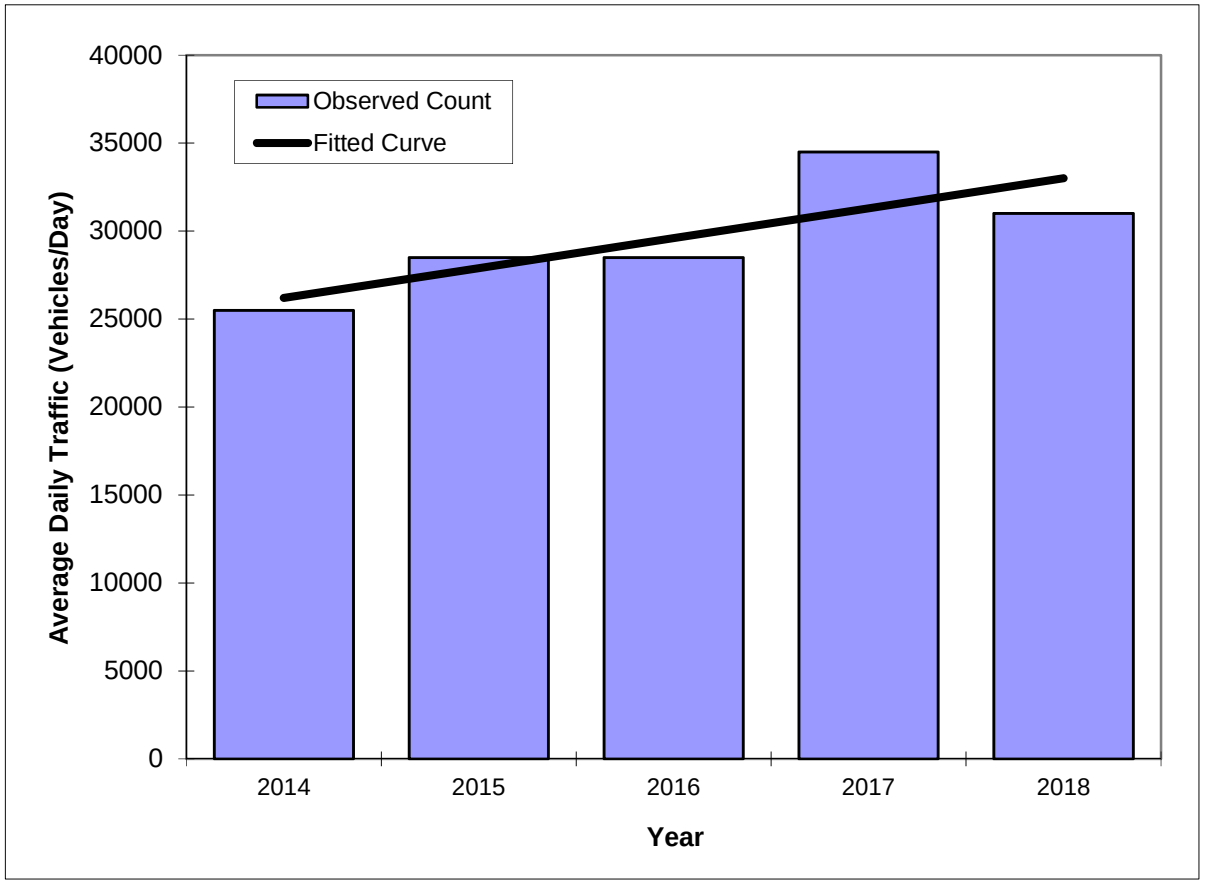
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00
2003	27500 C	E 14000	W 13500	10.20	59.60	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of I-95/W of Jenkins

County:	St Lucie
Station #:	940029
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	25500	26200
2015	28500	27900
2016	28500	29600
2017	34500	31300
2018	31000	33000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	31300
2023 Design Year Trend		
2023	N/A	41500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,700
Trend R-squared:	63.9%
Trend Annual Historic Growth Rate:	6.49%
Trend Growth Rate (2018 to Design Year):	3.92%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

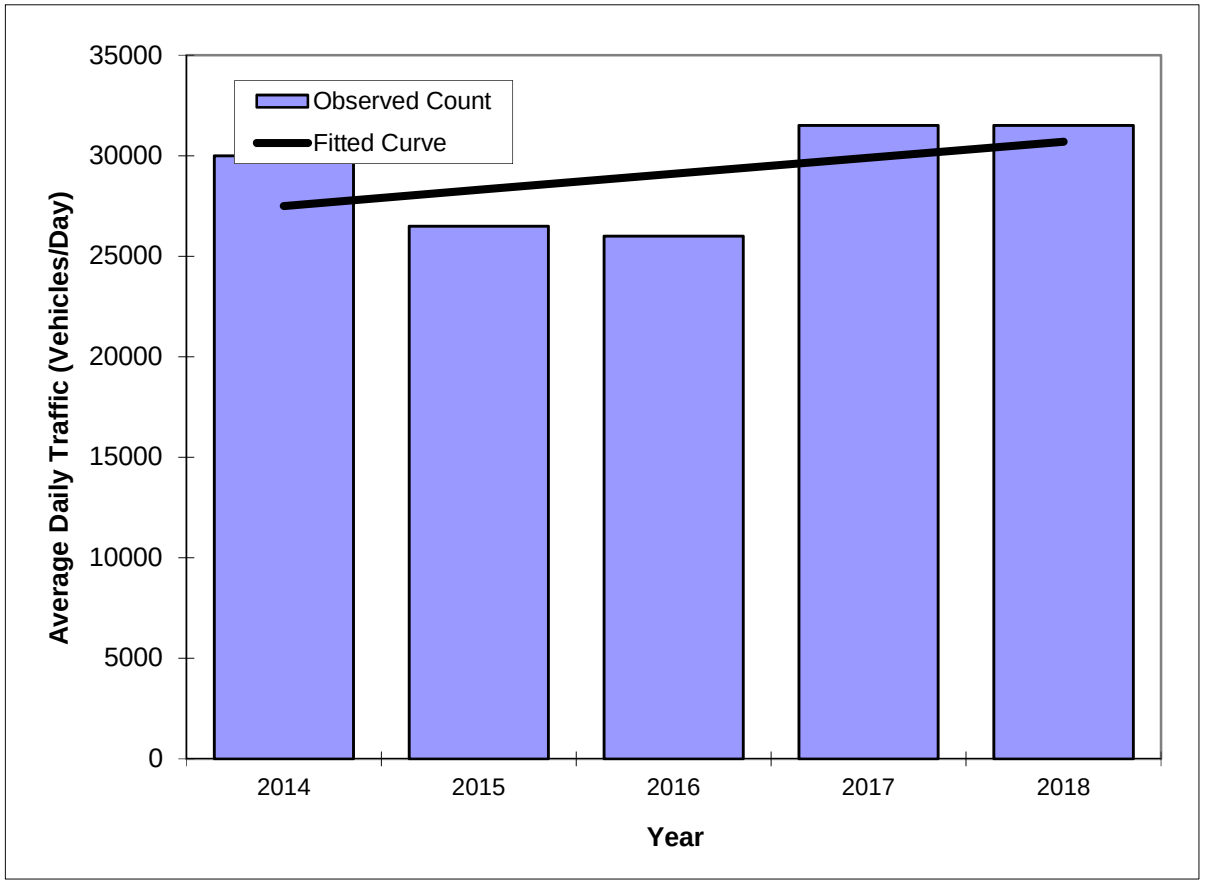
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70
2003	31500 C	E 16500	W 15000	10.20	59.60	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

County:	St Lucie
Station #:	940742
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	30000	27500
2015	26500	28300
2016	26000	29100
2017	31500	29900
2018	31500	30700
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	29900
2023 Design Year Trend		
2023	N/A	34700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	800
Trend R-squared:	22.3%
Trend Annual Historic Growth Rate:	2.91%
Trend Growth Rate (2018 to Design Year):	2.03%
Printed:	14-May-19

Straight Line Growth Option

Road Segment	5 Year Growth Rate	2018 Volume	Yearly Growth
Edwards Road	0.20%	10,100	20.2
Jenkins Road N of Okeechobee Rd	1.26%	10,000	126
Jenkins Road S of Okeechobee Rd	0.82%	7,500	61.5
McNeil Road	7.41%	3,500	259.35
Okeechobee Road E of I-95	6.49%	33,000	2141.7
Okeechobee Road E of McNeil Rd	2.91%	30,700	893.37
Sum		94,800	3502.12
Area Wide Growth Rate = $\frac{\text{Total 2018 Volumes}}{\text{Total Growth}}$		3.69%	

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

Mr. Brad Currie
EDC
469 NW Prima Vista Boulevard
Port St. Lucie, FL 34983

Prepared by:

O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

March 6, 2018
SR18021.0

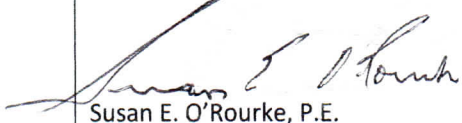
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Daily Net Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 28.75(X)	50%	50%	703	702	1405	703	702	1405
Automobile Care Center	942	15,035	SF	T = 16.28(X)	50%	50%	123	122	245	123	122	245
Recreational Vehicle Sales	842	17,750	SF	T = 5.00(X)	50%	50%	45	45	89	45	44	89
Total										**871**	**868**	**1739**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

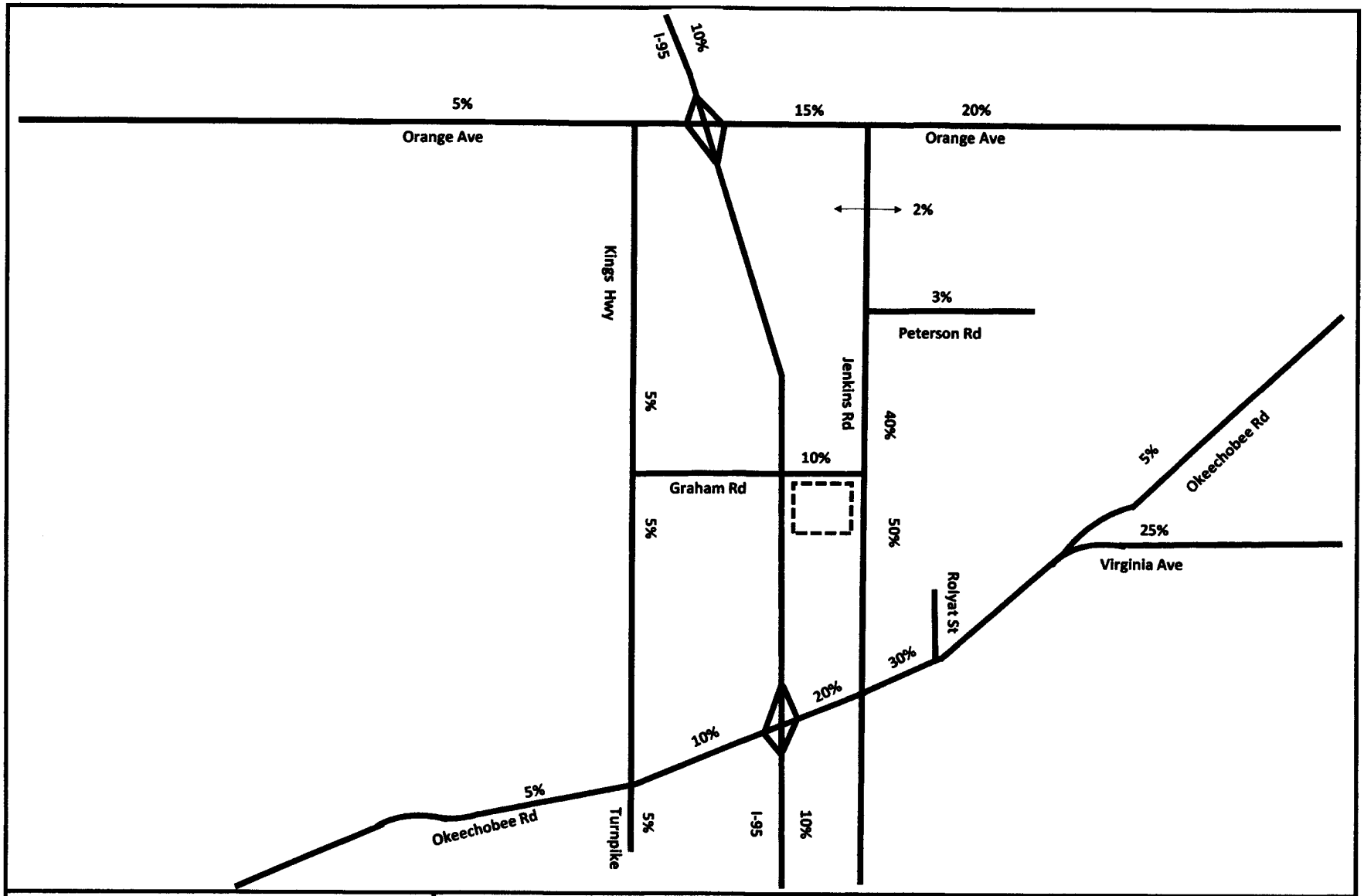
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational Vehicle Sales	842	17,750	SF	T = 0.46(X)	85%	15%	7	1	8	7	1	8
Total										**42**	**12**	**54**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	PM Trip Generation	Directional Split		Gross Trips			Net PM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 2.02(X)	48%	52%	48	51	99	48	51	99
Automobile Care Center	942	15,035	SF	T = 2.26(X)	40%	60%	14	20	34	14	20	34
Recreational Vehicle Sales	842	17,750	SF	T = 0.77(X)	31%	69%	4	10	14	4	10	14
Total										**66**	**81**	**147**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-135
January 22, 2004

Exhibit 3
Bent Creek
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Single Family	210	716 Dus	Ln (T) = 0.920Ln (X)+2.707	6,341
TOTALS				6,341

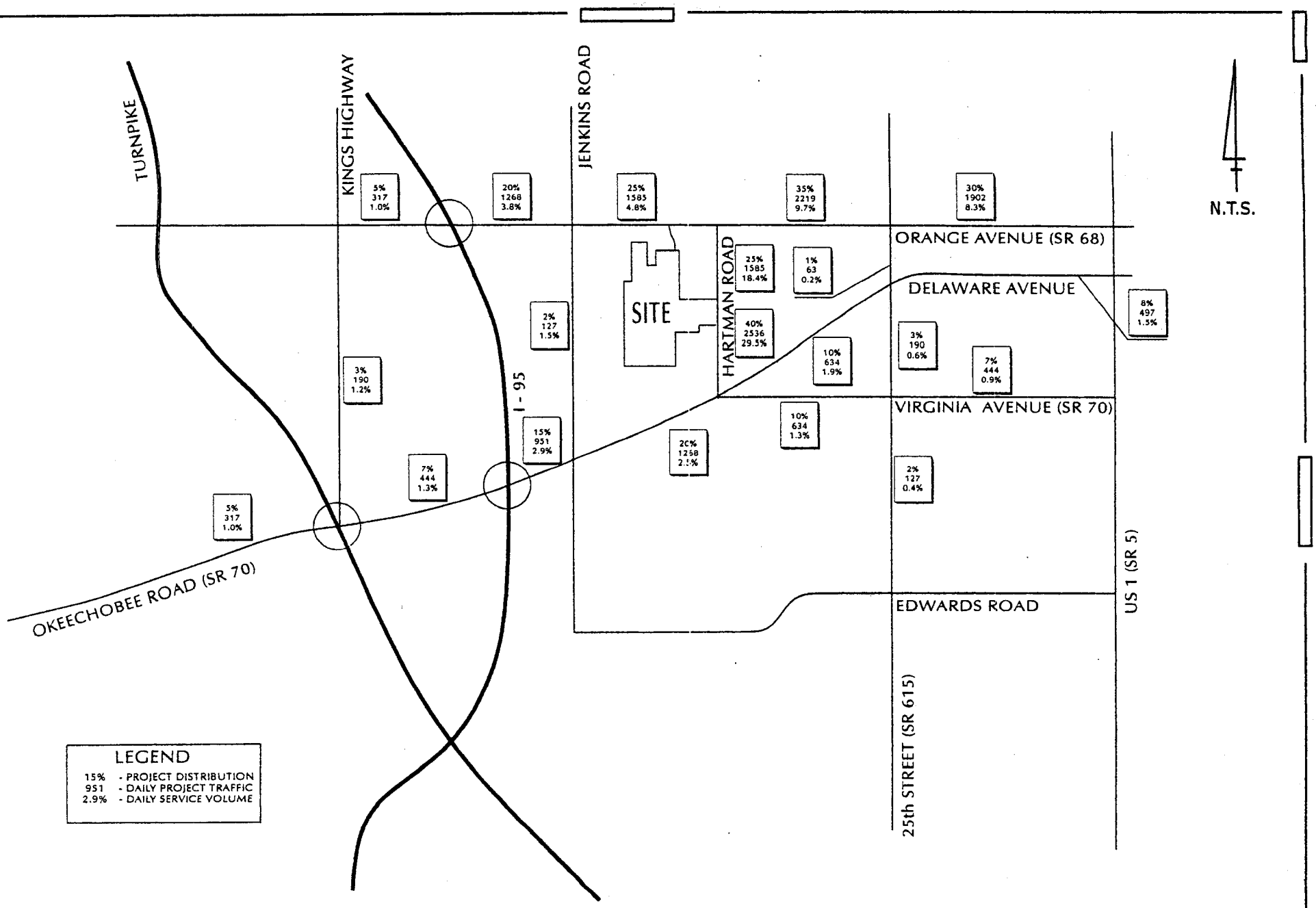
AM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	T=0.700(X)+9.477(25/75)	128	383	511
TOTALS				128	383	511

PM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	Ln (T) = 0.901Ln (X)+0.527(64/36)	405	228	633
TOTALS				405	228	633

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



01/21/04
03-135

BENT CREEK

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

LBFH Project No. 03-0014

PRELIMINARY TRAFFIC REPORT

FOR THE

TEN MILE ESTATES

Residential Subdivision Project

RECEIVED
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

Access to the site will be from Ralls Road. This road is currently a dead-end road connected to Selvitz Road south of Edwards Road and north of Glades Cutoff Road.

Trip Generation and Distribution

Based on the Institute of Transportation Engineer's Trip Generation Manual, 6th Edition and a Land Use Code of 210 for "Single Family Detached Housing", the estimated trips generated for the subject property are slightly over 2,000 trips per day.

When applied to the existing roadway network serving the site via the Metropolitan Planning Organizations (MPO) Spring 2003 counts for the St. Lucie Urban Area the level of service for the network is unchanged.

The roadway links considered in this analysis were:

- Glades Cutoff Road (west of Selvitz Road);
- Edwards Road (west of Selvitz Road)

Summary

In summary, there is no anticipated impacts to the roadway network serving the project as a result of the project. However, we are looking at the possible need for a turn lane on Selvitz Road into the project for safety and sight issues.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Commited Carriage Pointe Development								
Single Family Detached	200 DU	2000	148	37	111	198	125	73
Driveway Volumes		2000	148	37	111	198	125	73
Net New External Trips		2000	148	37	111	198	125	73

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)	Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)	0.0%

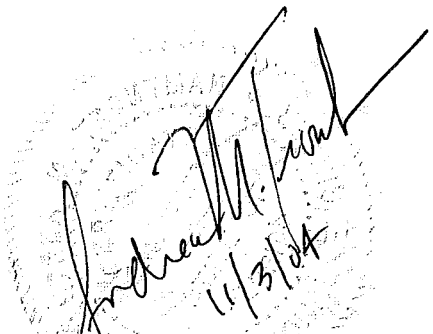
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-254
February 23, 2004
Revised October 22, 2004
Revised November 3, 2004

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	318 Dus	9.57 /DU	3,043
Residential-Townhomes	230	437 DUs	5.86 /DU	2,561
TOTALS		755 Dus		5,604

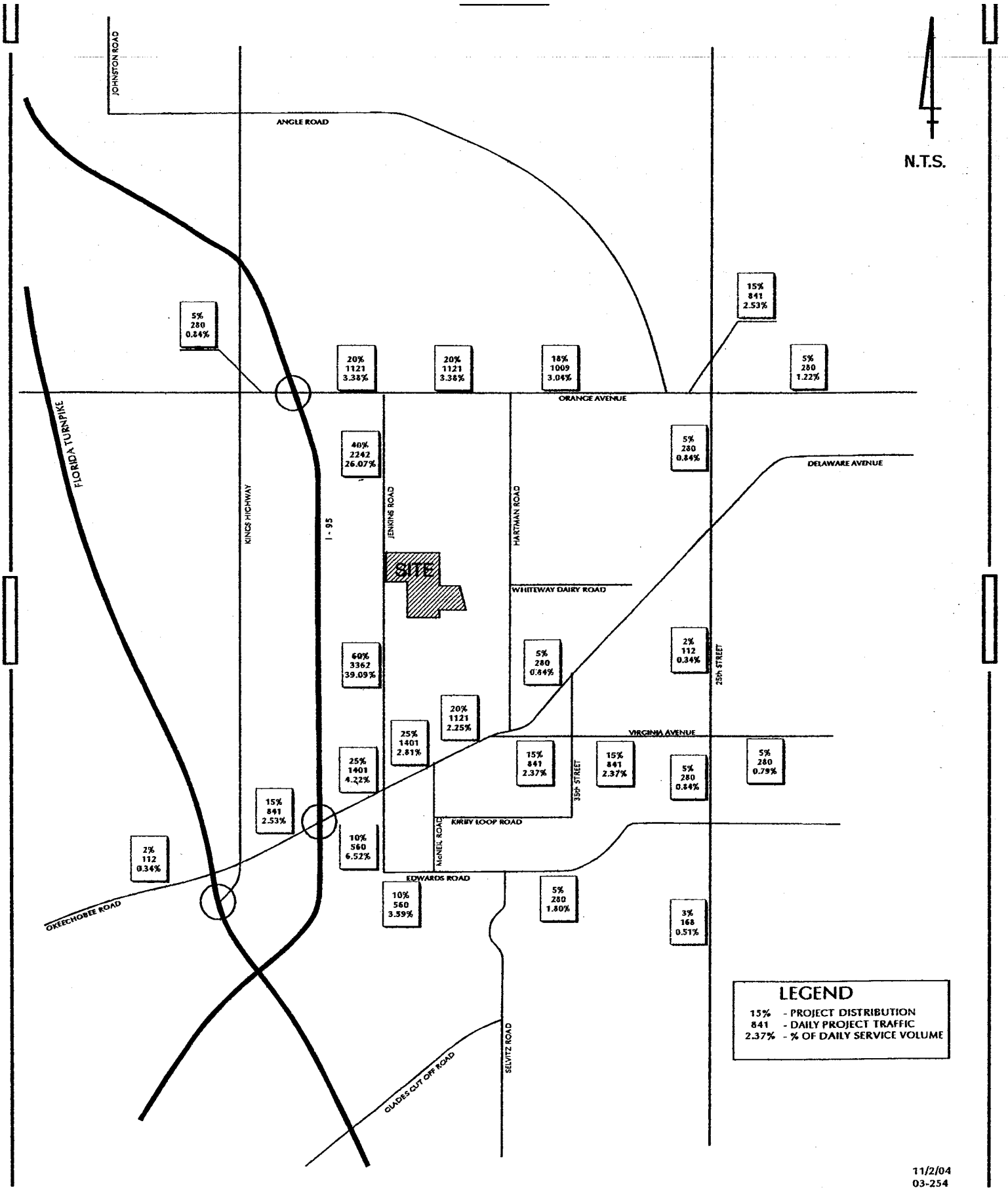
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	0.75 /DU (25/75)	60	179	239
Residential-Townhomes	230	437 DUs	0.44 /DU(17/83)	33	159	192
TOTALS		755 Dus		93	338	431

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	1.01 /DU (64/36)	205	116	321
Residential-Townhomes	230	437 DUs	0.54 /DU(67/33)	158	78	236
TOTALS		755 Dus		363	194	557

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

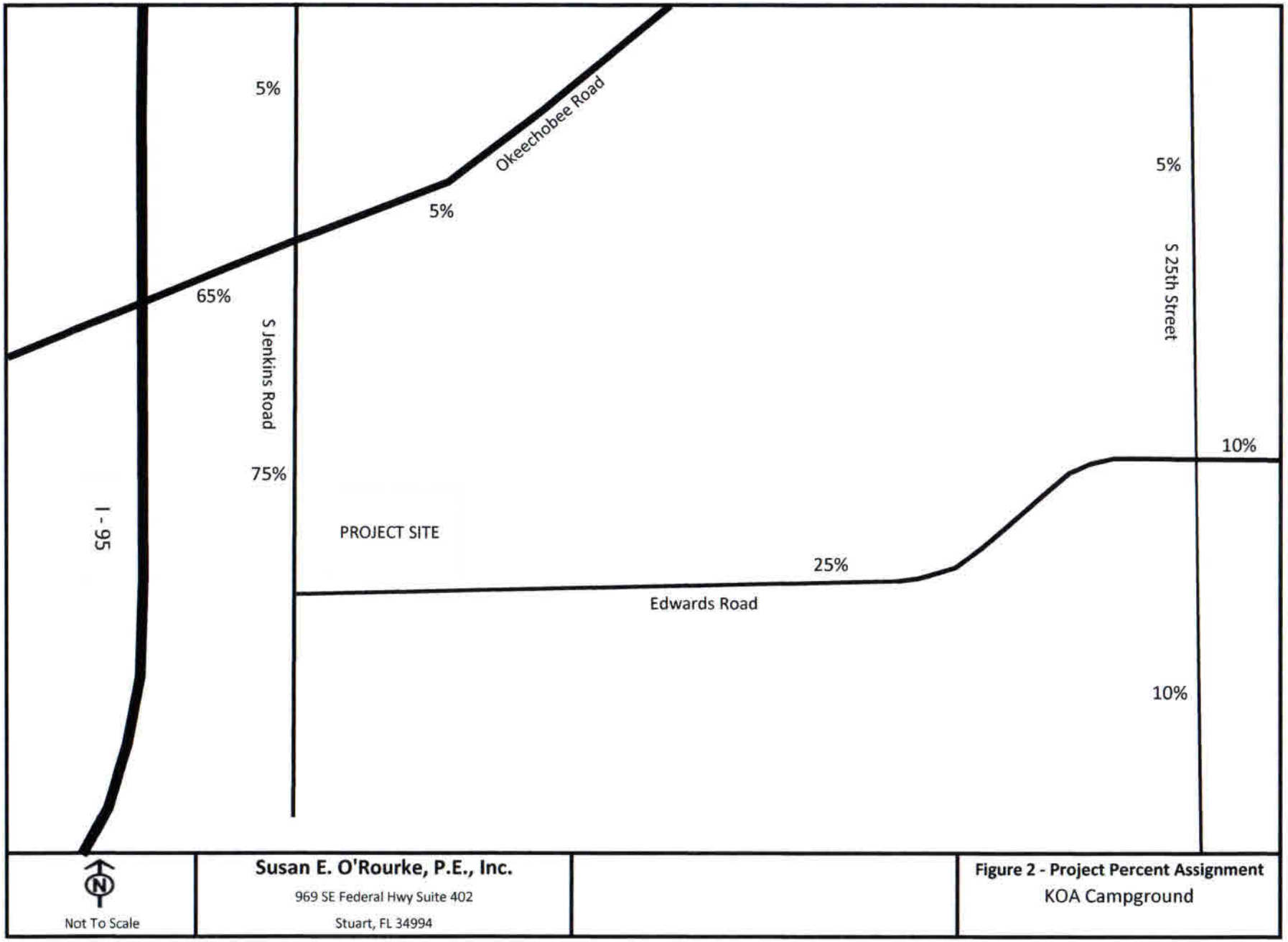
AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition


5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 SOUTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.13	1.13
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	234	0	254	0	879	176	0	615	456
Peak Season Volume	0	0	0	264	0	287	0	993	199	0	695	515
Traffic Volume Growth	0	0	0	41	0	45	0	155	31	0	108	80
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	0	0	0	0	0	27	0	0	36	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				7								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	7	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	7	0	0	0	42	0	0	92	0
1.0% Traffic Volume Growth	0	0	0	11	0	12	0	40	8	0	28	21
Committed + 1.0% Growth	0	0	0	18	0	12	0	82	8	0	120	21
Max (Committed + 1.0% or Historic Growth)	0	0	0	41	0	45	0	155	31	0	120	80
Background Traffic Volumes	0	0	0	305	0	332	0	1,148	230	0	815	595
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				10				1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	0	10	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	0	0	0	315	0	332	0	1,149	230	0	818	595
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	315	0	332	0	1,149	230	0	818	595

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	170	0	292	0	919	248	0	760	635
Peak Season Volume	0	0	0	192	0	330	0	1,038	280	0	859	718
Traffic Volume Growth	0	0	0	30	0	51	0	162	44	0	134	112
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	0	0	0	0	0	16	0	0	44	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				25								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	25	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	25	0	0	0	76	0	0	76	0
1.0% Traffic Volume Growth	0	0	0	8	0	13	0	42	11	0	35	29
Committed + 1.0% Growth	0	0	0	33	0	13	0	118	11	0	111	29
Max (Committed + 1.0% or Historic Growth)	0	0	0	33	0	51	0	162	44	0	134	112
Background Traffic Volumes	0	0	0	225	0	381	0	1,200	324	0	993	830
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				33				4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	0	33	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	0	0	0	258	0	381	0	1,204	324	0	995	830
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	258	0	381	0	1,204	324	0	995	830

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 NORTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	213	0	814	0	0	0	0	805	308	0	858	211
Peak Season Volume	232	0	887	0	0	0	0	877	336	0	935	230
Traffic Volume Growth	36	0	138	0	0	0	0	137	52	0	146	36
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			31					27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	31	0	0	0	0	27	0	0	36	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			4					4				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											1	
Project Traffic	0	0	4	0	0	0	0	4	0	0	1	0
Total Committed Projects	0	0	35	0	0	0	0	46	0	0	93	0
1.0% Traffic Volume Growth	9	0	36	0	0	0	0	36	14	0	38	9
Committed + 1.0% Growth	9	0	71	0	0	0	0	82	14	0	131	9
Max (Committed + 1.0% or Historic Growth)	36	0	138	0	0	0	0	137	52	0	146	36
Background Traffic Volumes	268	0	1,025	0	0	0	0	1,014	388	0	1,081	266
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			11					1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	11	0	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266
RTOR Reduction												
TOTAL TRAFFIC	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	186	0	548	0	0	0	0	759	330	0	1,209	266
Peak Season Volume	203	0	597	0	0	0	0	827	360	0	1,318	290
Traffic Volume Growth	32	0	93	0	0	0	0	129	56	0	206	45
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			18					16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	18	0	0	0	0	16	0	0	44	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			7					7				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											8	
Project Traffic	0	0	7	0	0	0	0	7	0	0	8	0
Total Committed Projects	0	0	25	0	0	0	0	83	0	0	84	0
1.0% Traffic Volume Growth	8	0	24	0	0	0	0	34	15	0	54	12
Committed + 1.0% Growth	8	0	49	0	0	0	0	117	15	0	138	12
Max (Committed + 1.0% or Historic Growth)	32	0	93	0	0	0	0	129	56	0	206	45
Background Traffic Volumes	235	0	690	0	0	0	0	956	416	0	1,524	335
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			37					4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	37	0	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	235	0	727	0	0	0	0	960	416	0	1,526	335
RTOR Reduction												
TOTAL TRAFFIC	235	0	727	0	0	0	0	960	416	0	1,526	335

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & JENKINS ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	212	101	13	122	139	32	114	1,028	175	24	652	27
Peak Season Volume	237	113	15	137	156	36	128	1,151	196	27	730	30
Traffic Volume Growth	47	22	3	27	31	7	25	229	39	5	145	6
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		10					26		26			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				93	37	93						
Project Traffic	0	10	0	93	37	93	26	0	26	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			11	8				57				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										15	77	10
Project Traffic	0	0	11	8	0	0	0	57	0	15	77	10
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							8					13
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				4		2						
Project Traffic	0	0	0	4	0	2	8	0	0	0	0	13
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					1			12			1	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	20	2	2									
Project Traffic	20	2	2	0	1	0	0	12	0	0	1	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									7			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	22											
Project Traffic	22	0	0	0	0	0	0	0	7	0	0	0
Total Committed Projects	42	12	13	105	38	95	34	69	33	15	78	23
1.0% Traffic Volume Growth	12	6	1	7	8	2	7	59	10	1	37	2
Committed + 1.0% Growth	54	18	14	112	46	97	41	128	43	16	115	25
Max (Committed + 1.0% or Historic Growth)	54	22	14	112	46	97	41	229	43	16	145	25
Background Traffic Volumes	291	135	29	249	202	133	169	1,380	239	43	875	55
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								3	19	3		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	57		8								8	
Project Traffic	57	0	8	0	0	0	0	3	19	3	8	0
Total Traffic w/o RTOR	348	135	37	249	202	133	169	1,383	258	46	883	55
RTOR Reduction												
TOTAL TRAFFIC	348	135	37	249	202	133	169	1,383	258	46	883	55

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	268	108	34	181	161	72	185	859	176	16	1,141	89
Peak Season Volume	300	121	38	203	180	81	207	962	197	18	1,278	100
Traffic Volume Growth	60	24	8	40	36	16	41	191	39	4	254	20
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		40					100		100			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				54	22	54						
Project Traffic	0	40	0	54	22	54	100	0	100	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			7	5				34				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										19	95	13
Project Traffic	0	0	7	5	0	0	0	34	0	19	95	13
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							13					20
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				24		16						
Project Traffic	0	0	0	24	0	16	13	0	0	0	0	20
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					4			46			4	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	25	2	2									
Project Traffic	25	2	2	0	4	0	0	46	0	0	4	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	40	42	9	83	26	70	113	80	125	19	99	33
1.0% Traffic Volume Growth	15	6	2	10	9	4	11	49	10	1	65	5
Committed + 1.0% Growth	55	48	11	93	35	74	124	129	135	20	164	38
Max (Committed + 1.0% or Historic Growth)	60	48	11	93	36	74	124	191	135	20	254	38
Background Traffic Volumes	360	169	49	296	216	155	331	1,153	332	38	1,532	138
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								9	65	9		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	38		5								5	
Project Traffic	38	0	5	0	0	0	0	9	65	9	5	0
Total Traffic w/o RTOR	398	169	54	296	216	155	331	1,162	397	47	1,537	138
RTOR Reduction												
TOTAL TRAFFIC	398	169	54	296	216	155	331	1,162	397	47	1,537	138

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & MCNEIL ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	45	34	65	163	50	62	47	1,231	42	29	709	80
Peak Season Volume	49	37	71	178	55	68	51	1,342	46	32	773	87
Traffic Volume Growth	8	6	11	28	9	11	8	209	7	5	121	14
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	5										21	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								74	19			
Project Traffic	5	0	0	0	0	0	0	74	19	0	21	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								77				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											102	
Project Traffic	0	0	0	0	0	0	0	77	0	0	102	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											13	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	13	0
Total Committed Projects	5	0	0	0	0	0	0	155	19	0	136	0
1.0% Traffic Volume Growth	2	2	3	7	2	3	2	54	2	1	31	4
Committed + 1.0% Growth	7	2	3	7	2	3	2	209	21	1	167	4
Max (Committed + 1.0% or Historic Growth)	8	6	11	28	9	11	8	209	21	5	167	14
Background Traffic Volumes	57	43	82	206	64	79	59	1,551	67	37	940	101
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									3	19	3	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	8		57					8				
Project Traffic	8	0	57	0	0	0	0	8	3	19	3	0
Total Traffic w/o RTOR	65	43	139	206	64	79	59	1,559	70	56	943	101
RTOR Reduction												
TOTAL TRAFFIC	65	43	139	206	64	79	59	1,559	70	56	943	101

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	96	76	38	265	74	79	109	967	53	50	1,105	192
Peak Season Volume	105	83	41	289	81	86	119	1,054	58	55	1,204	209
Traffic Volume Growth	16	13	6	45	13	13	19	164	9	9	188	33
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	20										80	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								43	11			
Project Traffic	20	0	0	0	0	0	0	43	11	0	80	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								46				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											127	
Project Traffic	0	0	0	0	0	0	0	46	0	0	127	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								24				
Project Traffic	0	0	0	0	0	0	0	24	0	0	20	0
Total Committed Projects	20	0	0	0	0	0	0	113	11	0	227	0
1.0% Traffic Volume Growth	4	3	2	12	3	3	5	43	2	2	49	8
Committed + 1.0% Growth	24	3	2	12	3	3	5	156	13	2	276	8
Max (Committed + 1.0% or Historic Growth)	24	13	6	45	13	13	19	164	13	9	276	33
Background Traffic Volumes	129	96	47	334	94	99	138	1,218	71	64	1,480	242
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									9	65	9	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	5		38					5				
Project Traffic	5	0	38	0	0	0	0	5	9	65	9	0
Total Traffic w/o RTOR	134	96	85	334	94	99	138	1,223	80	129	1,489	242
RTOR Reduction												
TOTAL TRAFFIC	134	96	85	334	94	99	138	1,223	80	129	1,489	242

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & KIRBY LOOP ROAD
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	46	91	0	2	1	0	8	0	24
Peak Season Volume	0	123	0	50	99	0	2	1	0	9	0	26
Traffic Volume Growth	0	19	0	8	15	0	0	0	0	1	0	4
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	5	0	2	4	0	0	0	0	0	0	1
Committed + 1.0% Growth	0	10	0	2	23	0	0	0	0	0	0	1
Max (Committed + 1.0% or Historic Growth)	0	19	0	8	23	0	0	0	0	1	0	4
Background Traffic Volumes	0	142	0	58	122	0	2	1	0	10	0	30
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		2										7
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				21	7							
Project Traffic	0	2	0	21	7	0	0	0	0	0	0	7
Total Traffic w/o RTOR	0	144	0	79	129	0	2	1	0	10	0	37
RTOR Reduction												
TOTAL TRAFFIC	0	144	0	79	129	0	2	1	0	10	0	37

PM Peak Hour

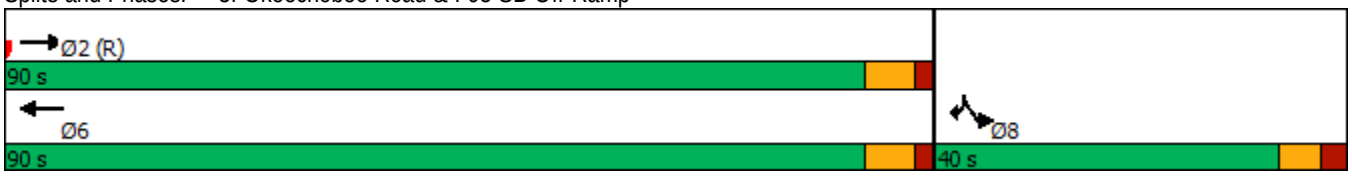
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	2	6	0	0	0	0	1	0	3
Committed + 1.0% Growth	0	26	0	2	17	0	0	0	0	1	0	3
Max (Committed + 1.0% or Historic Growth)	0	26	1	7	21	0	0	0	0	2	0	13
Background Traffic Volumes	1	179	9	53	157	0	0	0	0	18	1	95
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		7										24
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				14	4							
Project Traffic	0	7	0	14	4	0	0	0	0	0	0	24
Total Traffic w/o RTOR	1	186	9	67	161	0	0	0	0	18	1	119
RTOR Reduction												
TOTAL TRAFFIC	1	186	9	67	161	0	0	0	0	18	1	119

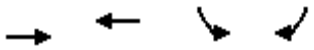
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1149	818	315	332
Future Volume (vph)	1149	818	315	332
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
LOS	B	A	D	A
Approach Delay	11.4	6.4	21.4	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay: 12.4	Intersection LOS: B
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

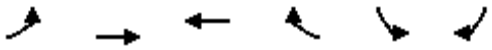
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1209	861	332	349
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
Queue Length 50th (ft)	164	42	79	0
Queue Length 95th (ft)	192	64	108	31
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1181
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.26	0.26	0.30

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1149	818	0	315	332
Future Volume (vph)	0	1149	818	0	315	332
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1209	861	0	332	349
RTOR Reduction (vph)	0	0	0	0	0	260
Lane Group Flow (vph)	0	1209	861	0	332	89
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.24	0.17		c0.07	0.02
v/s Ratio Perm						
v/c Ratio		0.37	0.26		0.26	0.10
Uniform Delay, d1		11.1	10.1		38.6	37.0
Progression Factor		1.00	0.61		1.00	1.00
Incremental Delay, d2		0.3	0.0		0.5	0.2
Delay (s)		11.4	6.3		39.1	37.2
Level of Service		B	A		D	D
Approach Delay (s)		11.4	6.3		38.1	
Approach LOS		B	A		D	

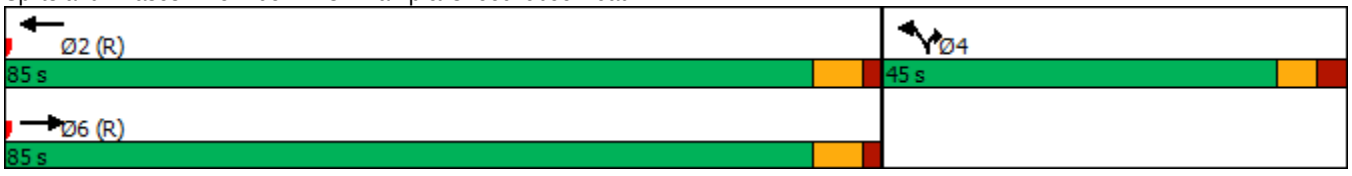
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	1015	1084	268	1036
Future Volume (vph)	1015	1084	268	1036
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	85.0	85.0	45.0	45.0
Total Split (%)	65.4%	65.4%	34.6%	34.6%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	79.5	79.5	36.7	36.7
Actuated g/C Ratio	0.61	0.61	0.28	0.28
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
LOS	B	B	D	D
Approach Delay	12.7	10.1	45.3	
Approach LOS	B	B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 24.4	Intersection LOS: C
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1068	1141	282	1091
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
Queue Length 50th (ft)	198	113	63	314
Queue Length 95th (ft)	243	143	87	#403
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3108	3108	1458	1222
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.37	0.19	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1015	0	0	1084	268	1036
Future Volume (vph)	1015	0	0	1084	268	1036
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1068	0	0	1141	282	1091
RTOR Reduction (vph)	0	0	0	0	0	170
Lane Group Flow (vph)	1068	0	0	1141	282	921
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	79.5			79.5	36.7	36.7
Effective Green, g (s)	79.5			79.5	36.7	36.7
Actuated g/C Ratio	0.61			0.61	0.28	0.28
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3109			3109	1408	1019
v/s Ratio Prot	0.21			c0.22	0.06	c0.26
v/s Ratio Perm						
v/c Ratio	0.34			0.37	0.20	0.90
Uniform Delay, d1	12.4			12.6	35.5	44.9
Progression Factor	0.98			0.76	1.00	1.00
Incremental Delay, d2	0.3			0.3	0.1	11.1
Delay (s)	12.5			9.9	35.6	56.0
Level of Service	B			A	D	E
Approach Delay (s)	12.5			9.9	51.8	
Approach LOS	B			A	D	

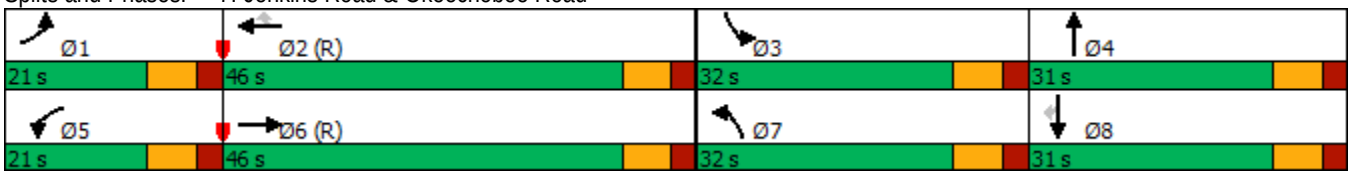
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	21.0	46.0		21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%		16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	11.7	46.1	130.0	8.9	40.7	40.7	19.1	33.2	15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.35	1.00	0.07	0.31	0.31	0.15	0.26	0.12	0.23	0.23
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
LOS	E	C	A	D	E	A	E	C	E	D	A
Approach Delay		26.2			54.0			52.5		43.1	
Approach LOS		C			D			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 12 (9%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 39.3	Intersection LOS: D
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

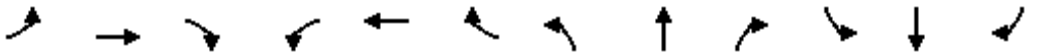




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Length 50th (ft)	69	274	0	40	224	6	154	54	110	78	0
Queue Length 95th (ft)	m92	357	m0	84	261	35	199	91	151	121	42
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	361	2270	1583	186	2006	604	652	892	652	798	480
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.64	0.17	0.26	0.46	0.10	0.56	0.20	0.40	0.27	0.29

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	178	1456	272	48	929	58	366	142	39	262	213	140
RTOR Reduction (vph)	0	0	0	0	0	40	0	18	0	0	0	108
Lane Group Flow (vph)	178	1456	272	48	929	18	366	163	0	262	213	32
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Effective Green, g (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.34	1.00	0.06	0.31	0.31	0.15	0.26		0.12	0.23	0.23
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	308	2198	1583	106	2006	495	504	874		401	797	356
v/s Ratio Prot	c0.05	c0.23		0.03	0.14		c0.11	0.05		0.08	c0.06	
v/s Ratio Perm			c0.17			0.01						0.02
v/c Ratio	0.58	0.66	0.17	0.45	0.46	0.04	0.73	0.19		0.65	0.27	0.09
Uniform Delay, d1	56.8	36.3	0.0	59.0	35.9	31.0	53.0	37.8		54.9	41.5	39.8
Progression Factor	0.97	0.71	1.00	0.78	1.55	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	2.1	1.2	0.2	2.9	0.7	0.1	5.2	0.5		3.8	0.8	0.5
Delay (s)	57.2	27.0	0.2	48.9	56.2	31.2	58.1	38.3		58.7	42.3	40.3
Level of Service	E	C	A	D	E	C	E	D		E	D	D
Approach Delay (s)		26.0			54.5			51.6			48.8	
Approach LOS		C			D			D			D	

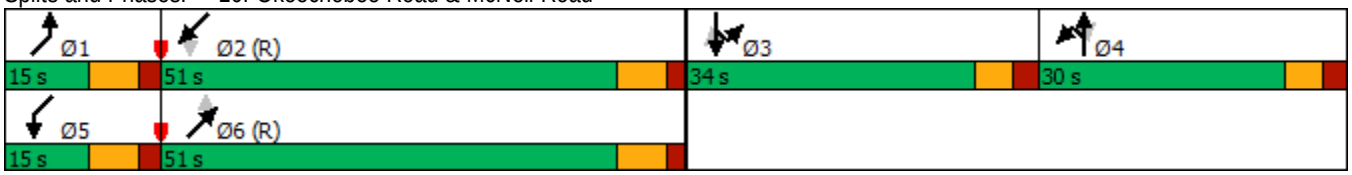
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	30.0	30.0	30.0	34.0	34.0	34.0	15.0	51.0		15.0	51.0
Total Split (%)	23.1%	23.1%	23.1%	26.2%	26.2%	26.2%	11.5%	39.2%		11.5%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	10.5	10.5	10.5	16.4	16.4	16.4	78.6	72.4	130.0	78.4	72.3
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.60	0.56	1.00	0.60	0.56
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
LOS	E	E	B	E	E	A	C	D	A	B	B
Approach Delay		37.7			53.5			44.3			18.3
Approach LOS		D			D			D			B

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 18 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 36.3	Intersection LOS: D
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	68	45	146	141	143	83	62	1641	74	59	1099
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Length 50th (ft)	56	36	0	121	123	0	44	539	0	17	189
Queue Length 95th (ft)	102	74	64	186	187	4	m74	591	m0	43	278
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	324	341	409	359	368	449	328	2832	1583	210	2796
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.13	0.36	0.39	0.39	0.18	0.19	0.58	0.05	0.28	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1724	1583	1770	5085	1583	1770	5012	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.21	1.00	1.00	0.09	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1724	1583	394	5085	1583	177	5012	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	68	45	146	217	67	83	62	1641	74	59	993	106
RTOR Reduction (vph)	0	0	134	0	0	73	0	0	0	0	7	0
Lane Group Flow (vph)	68	45	12	141	143	10	62	1641	74	59	1092	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Effective Green, g (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.59	0.55	1.00	0.59	0.55	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	142	150	127	212	217	199	299	2777	1583	179	2733	
v/s Ratio Prot	c0.04	0.02		c0.08	0.08		0.01	c0.32		c0.02	0.22	
v/s Ratio Perm			0.01			0.01	0.11		c0.05	0.18		
v/c Ratio	0.48	0.30	0.09	0.67	0.66	0.05	0.21	0.59	0.05	0.33	0.40	
Uniform Delay, d1	57.1	56.3	55.3	54.2	54.1	50.0	11.6	19.8	0.0	13.7	17.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	2.04	2.20	1.00	1.00	1.00	
Incremental Delay, d2	2.5	1.1	0.3	7.6	7.0	0.1	0.3	0.8	0.0	1.1	0.4	
Delay (s)	59.7	57.4	55.7	61.8	61.2	50.1	23.9	44.2	0.0	14.8	17.6	
Level of Service	E	E	E	E	E	D	C	D	A	B	B	
Approach Delay (s)		57.0			58.9			41.7			17.5	
Approach LOS		E			E			D			B	

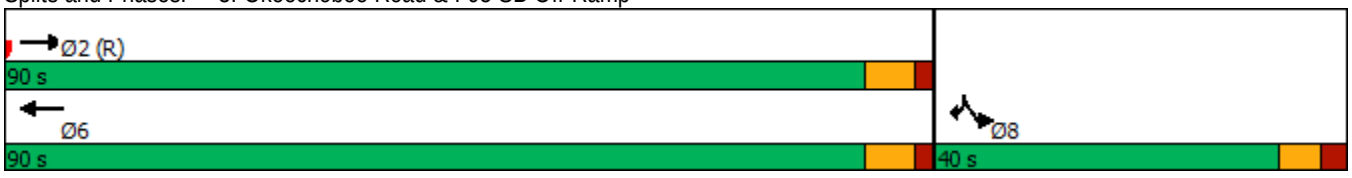
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

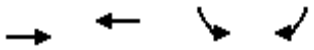
c Critical Lane Group

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1204	995	258	381
Future Volume (vph)	1204	995	258	381
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
LOS	B	A	D	B
Approach Delay	11.6	5.3	22.8	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.39	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

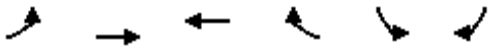
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1267	1047	272	401
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
Queue Length 50th (ft)	175	40	64	32
Queue Length 95th (ft)	204	167	90	67
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1135
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.39	0.32	0.21	0.35

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1204	995	0	258	381
Future Volume (vph)	0	1204	995	0	258	381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1267	1047	0	272	401
RTOR Reduction (vph)	0	0	0	0	0	214
Lane Group Flow (vph)	0	1267	1047	0	272	187
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.25	0.21		c0.05	0.05
v/s Ratio Perm						
v/c Ratio		0.39	0.32		0.21	0.20
Uniform Delay, d1		11.2	10.6		38.1	38.0
Progression Factor		1.00	0.47		1.00	1.00
Incremental Delay, d2		0.4	0.1		0.4	0.5
Delay (s)		11.6	5.0		38.5	38.5
Level of Service		B	A		D	D
Approach Delay (s)		11.6	5.0		38.5	
Approach LOS		B	A		D	

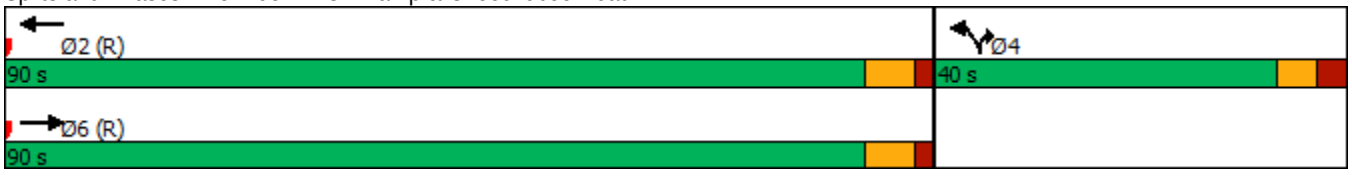
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	960	1526	235	727
Future Volume (vph)	960	1526	235	727
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	91.6	91.6	24.6	24.6
Actuated g/C Ratio	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
LOS	A	A	D	D
Approach Delay	3.8	8.8	38.7	
Approach LOS	A	A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 15.8	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1011	1606	247	765
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
Queue Length 50th (ft)	14	164	63	167
Queue Length 95th (ft)	195	198	83	213
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3581	3581	1266	1147
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.20	0.67

Intersection Summary

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	960	0	0	1526	235	727
Future Volume (vph)	960	0	0	1526	235	727
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1011	0	0	1606	247	765
RTOR Reduction (vph)	0	0	0	0	0	251
Lane Group Flow (vph)	1011	0	0	1606	247	514
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	91.6			91.6	24.6	24.6
Effective Green, g (s)	91.6			91.6	24.6	24.6
Actuated g/C Ratio	0.70			0.70	0.19	0.19
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3582			3582	944	683
v/s Ratio Prot	0.20			c0.32	0.05	c0.14
v/s Ratio Perm						
v/c Ratio	0.28			0.45	0.26	0.75
Uniform Delay, d1	7.1			8.3	45.0	49.8
Progression Factor	0.48			0.96	1.00	1.00
Incremental Delay, d2	0.2			0.3	0.1	4.7
Delay (s)	3.6			8.2	45.1	54.5
Level of Service	A			A	D	D
Approach Delay (s)	3.6			8.2	52.2	
Approach LOS	A			A	D	

Intersection Summary			
HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	25.0	62.0		15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%		11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	16.7	57.7	130.0	7.3	45.7	45.7	19.4	21.5	16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.44	1.00	0.06	0.35	0.35	0.15	0.17	0.13	0.15	0.15
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
LOS	E	B	A	F	B	A	E	D	E	D	A
Approach Delay		23.9			17.1			59.5		46.4	
Approach LOS		C			B			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

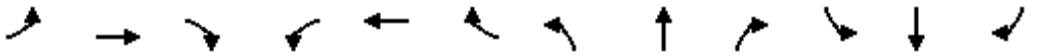




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Length 50th (ft)	138	190	0	44	84	1	176	83	131	94	0
Queue Length 95th (ft)	192	207	0	m54	124	m2	235	130	176	137	20
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	467	2845	1583	104	2254	699	546	587	546	516	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.43	0.26	0.47	0.72	0.21	0.77	0.40	0.57	0.44	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	348	1223	418	49	1618	145	419	178	57	312	227	163
RTOR Reduction (vph)	0	0	0	0	0	94	0	23	0	0	0	139
Lane Group Flow (vph)	348	1223	418	49	1618	51	419	212	0	312	227	24
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Effective Green, g (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.43	1.00	0.05	0.35	0.35	0.15	0.17		0.13	0.15	0.15
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	441	2775	1583	83	2252	556	512	563		446	517	231
v/s Ratio Prot	c0.10	0.19		0.03	c0.25		c0.12	0.06		0.09	c0.06	
v/s Ratio Perm			c0.26			0.03						0.02
v/c Ratio	0.79	0.44	0.26	0.59	0.72	0.09	0.82	0.38		0.70	0.44	0.10
Uniform Delay, d1	54.9	25.8	0.0	60.7	36.6	28.2	53.6	48.3		54.1	50.6	48.1
Progression Factor	0.99	0.75	1.00	1.24	0.42	1.93	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	8.5	0.5	0.4	6.3	1.2	0.2	9.8	1.9		4.8	2.7	0.9
Delay (s)	62.8	19.9	0.4	81.9	16.4	54.7	63.4	50.2		58.9	53.3	49.0
Level of Service	E	B	A	F	B	D	E	D		E	D	D
Approach Delay (s)		23.3			21.2			58.7			54.8	
Approach LOS		C			C			E			D	

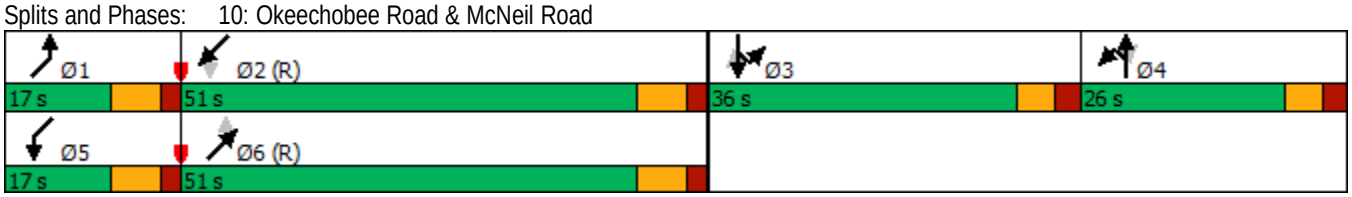
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	26.0	26.0	26.0	36.0	36.0	36.0	17.0	51.0		17.0	51.0
Total Split (%)	20.0%	20.0%	20.0%	27.7%	27.7%	27.7%	13.1%	39.2%		13.1%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
LOS	E	E	A	E	E	A	E	C	A	C	D
Approach Delay		49.3			54.4			29.3			39.1
Approach LOS		D			D			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 109 (84%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 38.4	Intersection LOS: D
Intersection Capacity Utilization 76.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	141	101	89	222	229	104	145	1287	84	136	1822
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Length 50th (ft)	115	80	0	188	194	0	69	382	0	53	512
Queue Length 95th (ft)	182	134	10	267	274	21	#177	460	0	106	#713
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	269	283	360	385	394	471	213	2178	1583	254	2116
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.36	0.25	0.58	0.58	0.22	0.68	0.59	0.05	0.54	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1721	1583	1770	5085	1583	1770	4979	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.07	1.00	1.00	0.13	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1721	1583	134	5085	1583	249	4979	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	141	101	89	352	99	104	145	1287	84	136	1567	255
RTOR Reduction (vph)	0	0	79	0	0	86	0	0	0	0	15	0
Lane Group Flow (vph)	141	101	10	222	229	18	145	1287	84	136	1807	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Effective Green, g (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	208	219	186	296	303	278	205	2178	1583	242	2102	
v/s Ratio Prot	c0.08	0.05		0.13	c0.13		c0.06	0.25		0.04	c0.36	
v/s Ratio Perm			0.01			0.01	0.30		c0.05	0.24		
v/c Ratio	0.68	0.46	0.06	0.75	0.76	0.07	0.71	0.59	0.05	0.56	0.86	
Uniform Delay, d1	55.0	53.5	50.9	50.8	50.9	44.6	27.6	28.4	0.0	19.7	34.1	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.57	0.88	1.00	1.00	1.00	
Incremental Delay, d2	8.5	1.5	0.1	10.2	10.3	0.1	9.7	1.1	0.1	3.0	4.9	
Delay (s)	63.5	55.0	51.1	61.0	61.1	44.7	53.0	26.2	0.1	22.7	38.9	
Level of Service	E	E	D	E	E	D	D	C	A	C	D	
Approach Delay (s)		57.6			58.0			27.3			37.8	
Approach LOS		E			E			C			D	

Intersection Summary			
HCM 2000 Control Delay	38.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	76.7%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

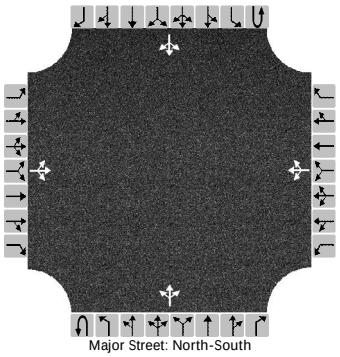
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total AM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2.00	1.00	0.00		10.00	0.00	37.00		0.00	144.00	0.00		79.00	129.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3.16				49.47			0.00				83.16		
Capacity, c (veh/h)			489.05				776.98			1451.00				1431.87		
v/c Ratio			0.01				0.06			0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.02				0.20			0.00				0.18		
Control Delay (s/veh)			12.41				9.95			7.48		0.00		7.67		0.00
Level of Service (LOS)			B				A			A		A		A		A
Approach Delay (s/veh)	12.41				9.95				0.00				2.91			
Approach LOS	B				A											

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HCS7 Two-Way Stop-Control Report

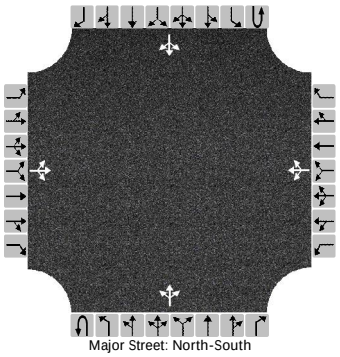
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total PM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0.00	0.00	0.00		18.00	1.00	119.00		1.00	186.00	9.00		67.00	161.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0.00				145.26			1.05				70.53		
Capacity, c (veh/h)							762.00			1410.47				1368.58		
v/c Ratio							0.19			0.00				0.05		
95% Queue Length, Q_{95} (veh)							0.70			0.00				0.16		
Control Delay (s/veh)							10.83			7.55		0.00		7.77		0.00
Level of Service (LOS)							B			A		A		A		A
Approach Delay (s/veh)						10.83				0.04				2.29		
Approach LOS						B										

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APPENDIX G: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: JENKINS ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
JENKINS ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	326	0	0	338	0	0	0	0	0	0	0
Peak Season Volume	0	365	0	0	379	0	0	0	0	0	0	0
Traffic Volume Growth	0	72	0	0	75	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		10										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					37							
Project Traffic	0	10	0	0	37	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		22										
Project Traffic	0	22	0	0	7	0	0	0	0	0	0	0
Total Committed Projects	0	32	0	0	44	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	19	0	0	19	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	51	0	0	63	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	72	0	0	75	0	0	0	0	0	0	0
Background Traffic Volumes	0	437	0	0	454	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			2	22								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										5		66
Project Traffic	0	0	2	22	0	0	0	0	0	5	0	66
Total Traffic w/o RTOR	0	437	2	22	454	0	0	0	0	5	0	66
RTOR Reduction												
TOTAL TRAFFIC	0	437	2	22	454	0	0	0	0	5	0	66

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	410	0	0	353	0	0	0	0	0	0	0
Peak Season Volume	0	459	0	0	395	0	0	0	0	0	0	0
Traffic Volume Growth	0	91	0	0	78	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		40										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					22							
Project Traffic	0	40	0	0	22	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		15										
Project Traffic	0	15	0	0	25	0	0	0	0	0	0	0
Total Committed Projects	0	55	0	0	47	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	23	0	0	20	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	78	0	0	67	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	91	0	0	78	0	0	0	0	0	0	0
Background Traffic Volumes	0	550	0	0	473	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			6	74								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										3		44
Project Traffic	0	0	6	74	0	0	0	0	0	3	0	44
Total Traffic w/o RTOR	0	550	6	74	473	0	0	0	0	3	0	44
RTOR Reduction												
TOTAL TRAFFIC	0	550	6	74	473	0	0	0	0	3	0	44

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: Jenkins Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	45		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	74	2.0%	75
	Through	-	473	2.0%	478
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	550	2.0%	556
	Right	Yes	6	2.0%	7

Advancing Volume:	553
Opposing Volume:	563
Left Turn Volume:	75
% Left Turns in Advancing Volume:	13.56%

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings

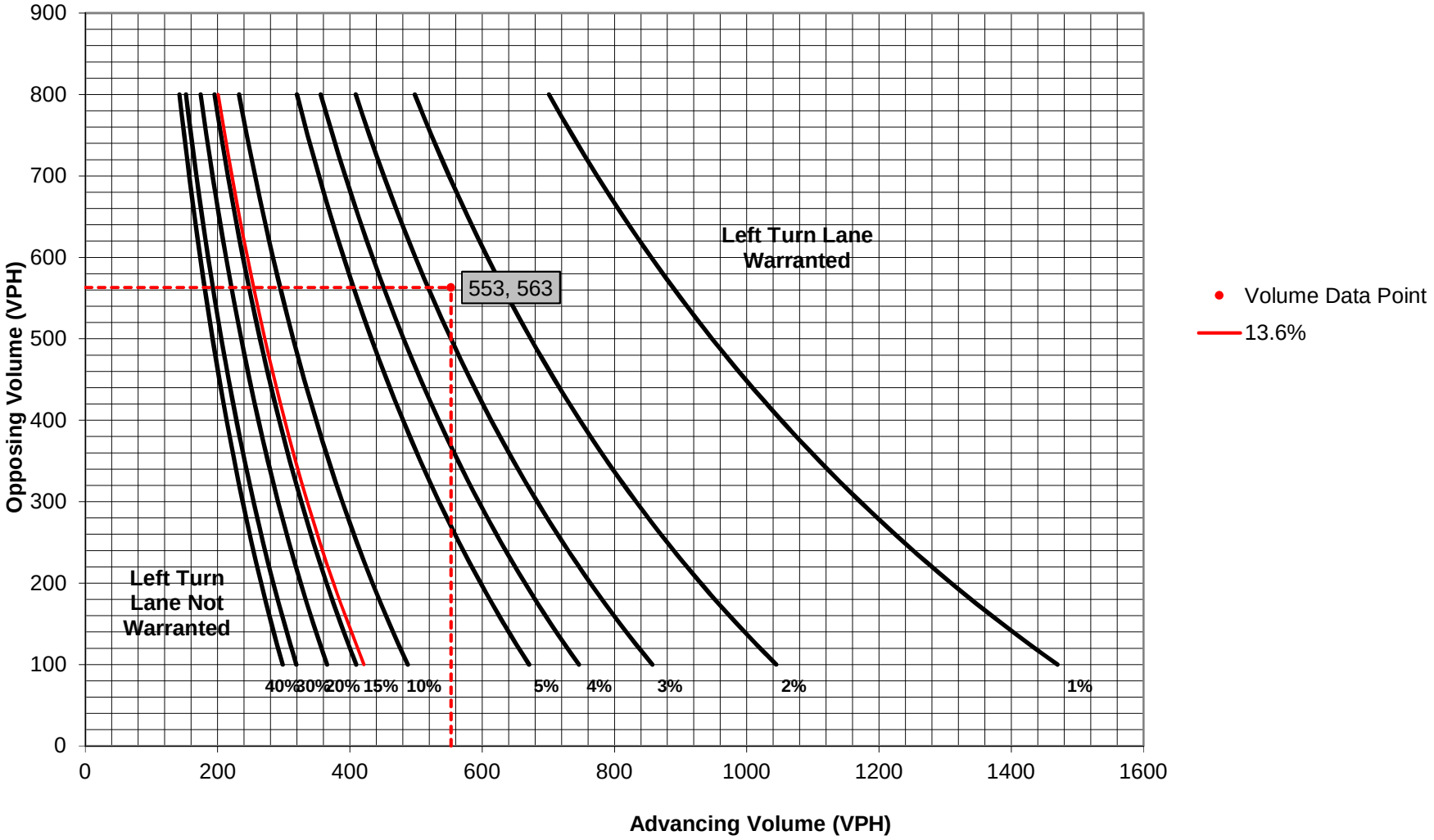
Applicable Warrant Figure: Figure 3

Warrant Met?: Yes

Additional Comments / Justifications:

Figure 3. Warrant for left turn lanes on two-lane highways (45 mph speed, unsignalized and signalized intersections)

(L = % Left Turns in Advancing Volume)



APPENDIX H: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: MCNEIL ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	0	91	0	0	0	0	0	0	0
Peak Season Volume	0	123	0	0	99	0	0	0	0	0	0	0
Traffic Volume Growth	0	24	0	0	20	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	0	5	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	11	0	0	24	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	0	0	24	0	0	0	0	0	0	0
Background Traffic Volumes	0	147	0	0	123	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	9					22						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							66		28			
Project Traffic	9	0	0	0	0	22	66	0	28	0	0	0
Total Traffic w/o RTOR	9	147	0	0	123	22	66	0	28	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	9	147	0	0	123	22	66	0	28	0	0	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	140	0	0	125	0	0	0	0	0	0	0
Peak Season Volume	0	153	0	0	136	0	0	0	0	0	0	0
Traffic Volume Growth	0	30	0	0	27	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	8	0	0	7	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	28	0	0	18	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	30	0	0	27	0	0	0	0	0	0	0
Background Traffic Volumes	0	183	0	0	163	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	31					74						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							44		19			
Project Traffic	31	0	0	0	0	74	44	0	19	0	0	0
Total Traffic w/o RTOR	31	183	0	0	163	74	44	0	19	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	31	183	0	0	163	74	44	0	19	0	0	0

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: McNeil Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	30		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	31	2.0%	32
	Through	-	183	2.0%	185
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	163	2.0%	165
	Right	Yes	74	2.0%	75

Advancing Volume:	217
Opposing Volume:	240
Left Turn Volume:	32
% Left Turns in Advancing Volume:	14.75%

TURN LANE WARRANT FINDINGS

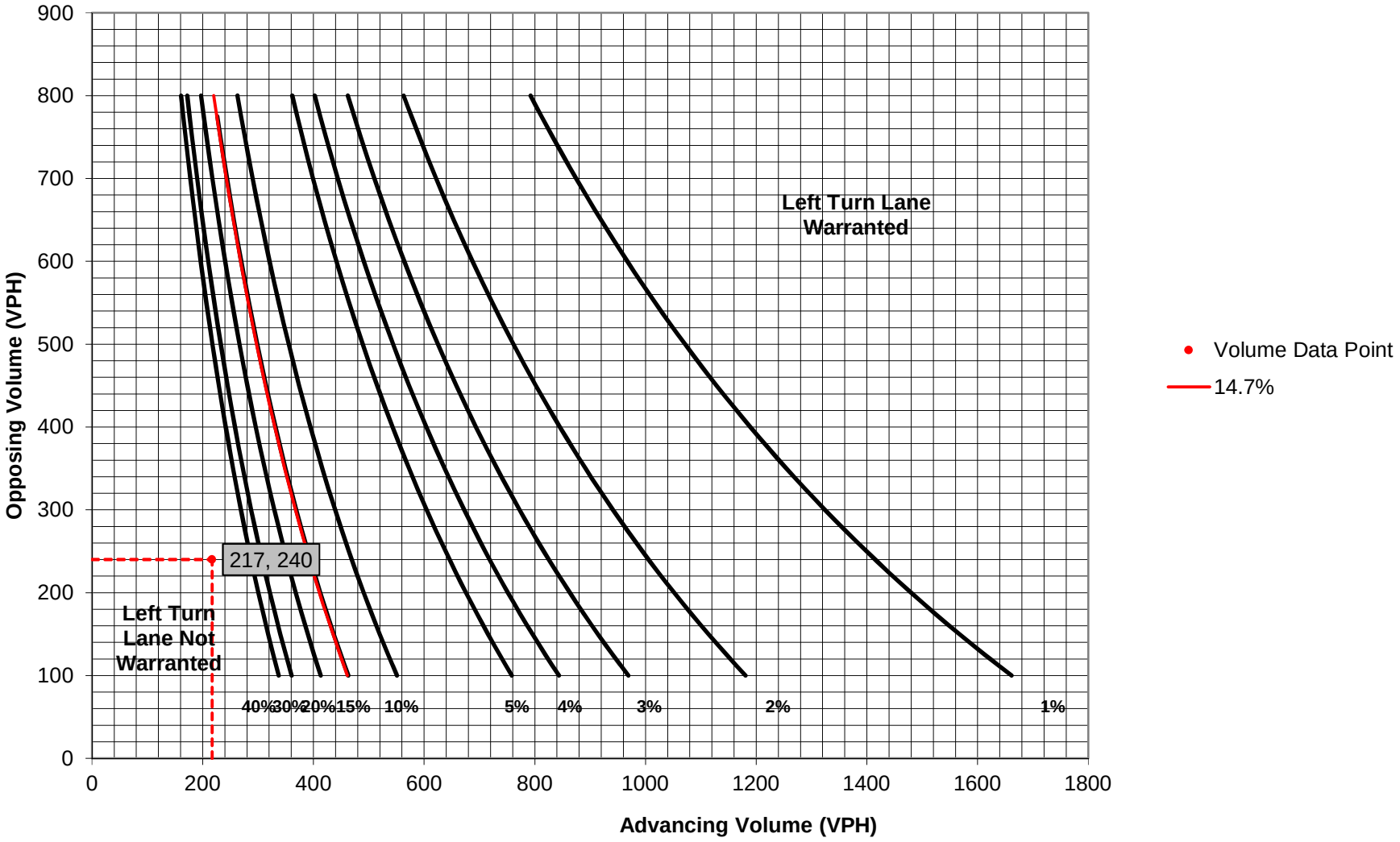
Left Turn Lane Warrant Findings

Applicable Warrant Figure: Figure 1

Warrant Met?: No

Additional Comments / Justifications:

Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



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JENKINS ROAD
POSTED SPEED = 45 MPH
DESIGN SPEED = 55 MPH

JENKINS ROAD
(STATE ROAD S-611)
(164' R/W)
ST. LUCIE COUNTY MAINTAINED

W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

N00°00'18"E 666.22'

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 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

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES
SCALE: AS SHOWN
DATE: 04JAN19

REVISION COMMENTS

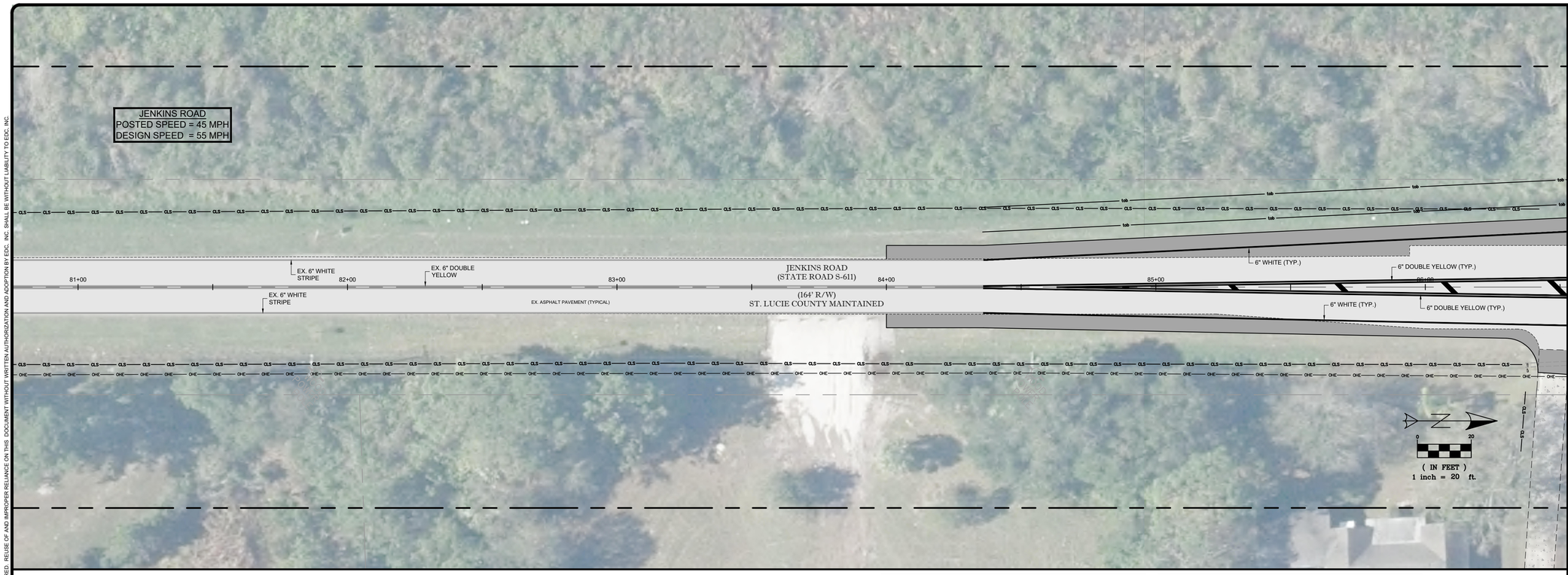
DATE

NEILL FARMS
PRELIMINARY TURN LANE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

1 OF 3



RIGHT - OF - WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS-BUILT DRAWINGS FOR JENKINS ROAD (FINANCIAL PROJECT ID: 428984-1-52-01).
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
3. PROPOSED RIGHT-OF-WAY DEDICATION IS BASED ON ULTIMATE WIDTH FOR JENKINS ROAD AS SHOWN ON MOST RECENT FDOT AS-BUILT DRAWINGS (FINANCIAL PROJECT ID: 428984-1-52-01).
4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
5. ANY PORTION OF EXISTING BERMS OR FILL THAT LIE WITHIN THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION SHALL BE REMOVED AND/OR RELOCATED WITHIN THE PROPERTY BOUNDARY.
6. EXISTING RIGHT-OF-WAY DRAINAGE CONVEYANCE AND STORAGE SHALL BE MAINTAINED UPON COMPLETION OF THE PROPSOED IMPROVEMENTS. A MODIFICATION TO THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ERP PERMIT SHALL BE REQUIRED.
7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AND FDOT AS NEEDED.

CONTRACTOR NOTE:

1. FOR ALL SIGNAGE AND PAVEMENT MARKINGS REFER TO FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
2. ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
3. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
4. ALL EX. PAVEMENT MARKINGS TO BE REMOVED BY GRINDING.
5. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED PER FDOT INDEX #706-001.
6. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 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

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

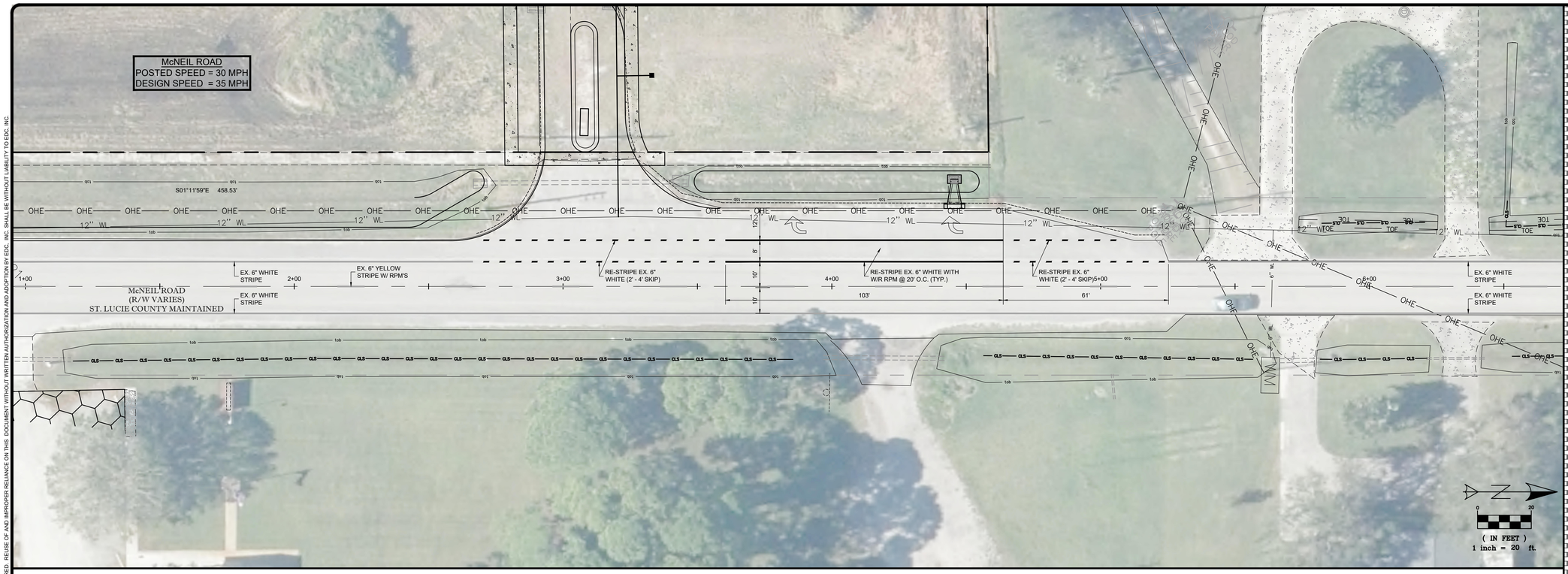
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

2 OF 3

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



RIGHT-OF-WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED TO EDC, INC. BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND PREVIOUSLY APPROVED CONSTRUCTION PLANS FOR NEILL FARMS FROM EDC, INC.
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PRELIMINARY TURN LANE PLAN

FORT PIERCE FLORIDA

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Brian J. Nolan, Jr., AICP, ASLA
Senior Project Manager
Lucido & Associate
701 SE Ocean Blvd.
Stuart, FL 34994
bnolan@lucidodesign.com

Education

5-year Bachelor of Landscape Architecture
University of Florida 2000-2005
Associate in Arts Degree
Indian River State College 1998-2000

Professional Experience

Senior Project Manager – Lucido & Associates, Stuart, FL	2011-Present
Project Manager – Lucido & Associates, Fort Pierce, FL	2008-2011
Sr. Project Designer – Lucido Associates, Fort Pierce, FL	2006-2008
Project Designer – Lucido & Associates Fort Pierce, FL	2005-2006

Professional Affiliations

American Society of Landscape Architects – National and Florida Chapters
American Planning Association – National and Florida Chapters
American Institute of Certified Planners #29251
United States Green Building Council

Civic Participation

St. Lucie County Chamber of Commerce Development Review Taskforce – 2018 to Present
St. Lucie County Economic Development Council – 2017 to Present
Visiting Nurse Association Foundation – 2017 to Present

Professional Experience

While in professional practice for almost 15 years, Brian has worked on a wide array of land planning projects, ranging from feasibility studies and preliminary planning efforts, to large-scale community planning in the form of Planned Developments and Developments of Regional Impact. Brian has participated in several community planning charrettes, assisted local governments in updated and rewriting land development codes and comprehensive plans, and assisting in streamlining the development review processes for several local jurisdictions. Aside from residential development, Brian has provided professional land planning services for numerous small and large-scale commercial projects ranging from a few thousand square-feet, to projects of upwards of several million square-

feet in commercial use allocations. Brian has also provided professional land planning services for the energy sector, including solar-based energy facilities, co-generation facilities and the region's only bio-diesel generation plant.

In addition to Land Planning, Brian has extensive experience in the field of Landscape Architecture. Being a member of the American Society of Landscape Architects, Brian has worked on numerous local roadway construction and beautification projects for both local governments and the Florida Department of Transportation, public parks and open spaces, and private-sector projects ranging commercial, residential and golf courses.

With the except of attending the University of Florida, Brian has spent his entire life on the Treasure Coast, and currently resides in Jensen Beach with his wife and children.

Representative Projects

Victoria Oaks PUD – St. Lucie County, FL
Planned Unit Development comprised of 813 dwelling units consisting of Single-family, Multiple-family and Townhome units. Project also consisted of planning and designing both passive and active recreation parks internal to the project, designing the internal road network, participation in the rewriting of a St. Lucie County-sponsored Jenkins Road Overlay Zoning Ordinance as well as designating and designing open space tracts and preserves areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Harbour Isle PUD – City of Fort Pierce, FL
Planned Unit Development consisting of 912 condominium units situated on approximately 109 acres of land on South Hutchinson Island in Fort Pierce, FL. Project program elements consist of 912 condominium dwelling units, , two club houses with pools and tennis facilities along with a 30,000 sf. on-site indoor storage building;
a 63-slip marina with marina related services such as restaurant, retail and fuel service along with commercial out parcels for additional future commercial development. Scope of work included coordinating the entitlement process including PUD rezoning, development plan approval and project representation along with production of required development plan graphics including, site plan, landscape plan and ancillary planning exhibits for submittal to the City of Fort Pierce. Additionally, upon local government approval, produced landscape and hardscape plans for bidding and installation purposes.

Miller's Plantation PUD – St. Lucie County, FL
Planned Unit Development consisting of 310 single-family lots and 96 multi-family units on approximately 202 acres of land. Proposed development consisted of internal roadways, connections to the surrounding transportation network, provision of open space and preservation of existing native upland habitat, along with passive and active recreation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Village at Midway PUD – City of Fort Pierce, FL
Planned Unit Development and Comprehensive Plan Text Amendment on approximately 516 ac. of land consisting of a mix of uses, including: 1.5 mm sf. of Warehouse uses; 160,000 sf. of Shopping Center uses; 1.2 mm sf. of General Light Industrial uses; 5,000 sf. of Convenience Store uses; 10,000 sf. of Fast Food Restaurant uses; 25,000 sf. of High-Turnover Restaurant uses, and; 650 multi-family units. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Jenkins Road KOA PUD – City of Fort Pierce, FL
Planned Unit Development and Large-scale Comprehensive Plan Amendment on approximately 56 ac. of land, consisting of 323 campground sites, on-site recreation, open spaces and tree preservation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Quail Creek Planation – Okeechobee County, FL
Provided preliminary land planning and site assessment services on over 5,000 ac. of land for the owners of Quail Creek Planation. Services included preliminary site plan and feasibility study exhibits and review of pertinent Okeechobee County Land Development Code and Comprehensive Plan goals, policies and objectives in Owner's desires to potential develop portions of their land holdings.

The Reserve Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past redevelopment of golf-related amenities and other community improvements, current development of Mainstreet Village, and review of DRI compliance and status as it relates to current and future development projects within the DRI.

Harbour Ridge Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past and current redevelopment of recreational amenities and other community improvements and review of DRI compliance and status as it relates to current and future development projects within the DRI.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Resume



David C. Baggett, P.E.
Project Engineer

10250 SW Village Parkway,
Suite 201
Port St. Lucie, Florida
Ph: 772-462-2455
davidbaggett@edc-inc.com

Professional Record

Mr. Baggett has over 9 years of experience in civil design, permitting, and construction ranging across Central, North, and South Florida. He has design experience with numerous commercial, industrial, and residential projects. He is a Project Engineer for the civil engineering firm of Engineering Design & Construction, Inc. (EDC) located and established in St. Lucie County, Florida. He resides in Malabar, Florida. Prior to joining EDC he worked for the Florida Department of Environmental Protection as a lead permitting engineer and inspector in Submerged Lands and Environmental Resource Program. In addition to civil engineering design, Mr. Baggett has extensive experience as an environmental specialist in wetland and surface water delineation, soils, and ecology.

Education

Univ. of Central Florida. Orlando, FL. – Masters of Science, Environ. Engineering
Univ. of Central Florida. Orlando, FL. – Bachelors of Science, Environ. Engineering

Registrations

Professional Engineer, State of Florida, PE # 81375
Stormwater Management Inspector, Certification # 29612

Notable Projects

Western Grove – Approximately 1733-acre development entailing all facets of drainage, mass grading design, basin maps, and earthwork calculations for a master planned community, including lots, lakes, and golf.
ref: Nelson Bennett, WCI Communities, LLC, 561-691-3563

Tradition – 2,500-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Southern Grove – 3,175-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Oculina Bank – 37,000-sf bank site and associated infrastructure in Fort Pierce.
ref: Chris Russell, Oculina Bank, 772-563-2212

Mariner Sands – 220,000-sf tennis and pool complex at a country club in Martin County.
ref: Bill Ward, Mariner Sands Country Club, LLC, 772-283-1114

Sunshine Farms Treasure Coast – 3000-acre farm including drainage, above ground impoundment, and irrigation.
ref: Patrick B. Cheney, Colvin & Co. LLP, 651-285-6387

The Hammocks – Martin County roadway, utility, and drainage construction serving a single family residential neighborhood.
ref: Paul Quinn, D.R. Horton, Inc., 954-949-3000

409/411 Osceola – 3-story mixed use development on the St. Lucie River in Stuart, FL.
ref: Joe Slater, Four Eleven, LLC, 772-486-0719

Clarity Pointe – 60,000 SF memory care facility with interior courtyard and outparcel in Stuart, FL.
ref: Rick Olson, Olson Land Partners, LLC, 850-650-4353

FDOT/CFX (FKA OOCEA) Wekiva Parkway (multiple sections) – $1.6 billion expressway construction project spanning three counties in Central Florida.
ref: Casey Lyons, FDOT, 386-943-5479
Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000

CFX (FKA OOCEA) SR-417 & Boggy Creek Road Interchange – Expressway interchange and bridge construction project and culverted creek crossing of a major drainage conveyance and floodplain.
ref: Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000
Don Bernhoft, SEMA Construction, 321-251-0558

Port Canaveral – Deep water cruise, cargo, and naval port in Brevard County, Florida.
ref: Carol Noble, P.E., Canaveral Port Authority, 321-783-7831

OUC Stanton Energy Center – 930 MW coal fired power plant and solar energy facility.
ref: Charlie Doud, P.E., Orlando Utilities Commission (OUC), 407-423-9100

Brevard County Central Disposal Facility – 975-acre Class I Landfill site.
ref: Euripides Rodriguez, Brevard County Solid Waste, 321-633-2043

Ocean Place Condominium – 20,000-sf condominium site in Brevard County, Florida.
ref: Clayton Bennett, P.E., Bennett Engineering and Consulting, 321-622-4462

P&S Paving Expansion – 15.3-acre expansion to an existing asphalt plant.
ref: Tim Phillips, P&S Paving, 386-258-7911

Adena Beef – 30-acre beef harvesting and processing facility in Marion County, Florida.
ref: John Grady, Adena Meat Products, 352-246-3004

Black Gold North – 100-acre composting and bagging facility in Sumter County, Florida.
ref: Robert Michael Lange, Black Gold Compost Company, 352-748-4125

Waterford Condominium – 42,000-sf condominium site in Volusia County, Florida.
ref: Ken Eckelcamp, New Smyrna Condominium Development, LLC, 727-580-4157

Marion County Newton Recycling Center – 36-acre public recycling center.
ref: Andy Race, Marion County Board of County Commissioners, 352-671-8750

Rutowski Single Family Home – Single family residence constructed in wetlands and floodplain.
ref: Robert Robb, P.E., Robb & Taylor Engineering Solutions, 321-302-2313

Neill Farms PUD and Preliminary Plat

Public Hearing Outline

- Opening Statement
  - Thank staff and the Board for their time and attention to the pending applications
  - Introduce project team and ownership

- Statements
  - We concurrence with staff's recommendation and the TRC's review and approval of the subject plans, documents, etc.
  - Staff Report and supporting documentation speak for themselves, relative to the basis for the Board's decision on the pending requests.
  - Relative to two items that were discussed at Planning Board
    - Bus Stop: We've come to an agreement with the School Board on their ability to utilize the project's internal round-a-bout as a pick-up and drop-off location and the appropriate and agreed upon language will be added to the Final Plat – a COA stating as such is agreeable.
    - Project Name: the project will be known as "Avalon Crossing".

- Request the reservation of rebuttal
  - Request the Board to grant the Applicant the right to rebut or otherwise address the testimony given by any intervening party or parties, and that of staff and/or the Board.

lucido&associates

June 19, 2019

Mr. Marvin Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
582 NW University Blvd., Ste 500
Port Saint Lucie, FL 34986

Re: Neill Farms Subdivision – Proposed Plat Language
Our Reference Number: 18-896

Dear Mr. Sanders,

With regard to discussions had at the Planning Board meeting on the evening of June 11, 2019, regarding the School District's ability to utilize the project's internal round-a-bout as a school bus pick-up and drop-off location, we offer the following language to be added as a note in the Dedications section on the cover sheet of the Preliminary and Final subdivision Plat of Neill Farms:

> *"For the purposes of picking up and/or dropping off school children residing within this subdivision, school buses, whether servicing public or private educational institutions, may utilize "Placeholder Street 'A'" up to and including the round-a-bout at the intersection of said street and "Placeholder Street 'D'" for such purposes. All school buses shall utilize the subdivision's South Jenkins Road entrance as the primary point of ingress and egress of this subdivision."*

It should be understood that the proposed language, above, is proposed as an accommodation to the School District's request for such language to be added to the Preliminary and Final Plat of the Neill Farms subdivision. Additionally, it should also be understood that inclusion of such language on the Preliminary and Final Plat of the Neill Farms subdivision in no way constitutes an interpretation of Florida law by this office, nor of its employees, nor of the current subject property owner, it's successors or assigns.

We appreciate your efforts in this regard and we look forward to working with you further. Please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

Cc: Rebecca Guerra – City of Fort Pierce
Brandon Creagan – City of Fort Pierce
Joe Paladin – Owner Representative

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Preliminary Plat - Neill Farms

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/2019

City Commission Regular Meeting **12. k.**

Meeting Date: 09/16/2019

Re: Ordinance 19-041 - Zoning Atlas Map Amendment - FP Aggregate Facility

SUBJECT:

Quasi-Judicial Hearing - Ordinance 19-041 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; Rezoning property generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road from St. Lucie County Industrial Heavy (IH) to City of Fort Pierce Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date.

SUMMARY:

- In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County Heavy Industrial (HI) to City of Fort Pierce Planned Development (PD). The land size for the project is approximately 52 acres.
- The subject site, in addition to seven other parcels, was annexed into the City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street that were identified as being contiguous to the municipal boundary. As such, these parcels were corresponding to FPUA annexation agreements on file with the City.
- The Planning Board at their meeting on August 13, 2019 and voted 5-0 to recommend approval of the request with 11 conditions. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).
- Thirty-one letters were sent out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with Conditions

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance #19-041
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Presentation & Supporting Documents
Applicant Packet Submitted to City
Affidavit of Notification & Mailing
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:36 AM

Form Started By: Brandon Creagan
Started On: 09/06/2019 11:45 AM
Final Approval Date: 09/10/2019

ORDINANCE NO. 19-041

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED BETWEEN GLADES CUT OFF ROAD & BANDY BOULEVARD APPROXIMATELY 1,100 FEET EAST OF SELVITZ ROAD FROM ST. LUCIE COUNTY IH, INDUSTRIAL HEAVY, TO CITY OF FORT PIERCE PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road within the City of Fort Pierce, Florida, representing approximately 52.00 acres of land; and

WHEREAS, the owner/applicant seeks rezone the property located at 3896 Selvitz Road from St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 13, 2019 meeting, voted 5-0 to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2432-123-0001-000-8

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND BEING A PORTION OF THE NEW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18’27” EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34’35” WEST, A DISTRANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34’35” WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33’45” EAST A DISTANCE OF 685.15 FEET; THENC SOUTH 01°13’27” WEST, A DISTANCE OF 785.15 FEET; THENCE NORTH 89°54’55” WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56’43” EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49’02” EAST, A DISTANCE OF 436.28 FEET; THENCE NORTH 00°47’37” EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49’03” EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10’58” EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49’02” EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

said properties being generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road in Fort Pierce, Florida shall be and

the Zoning Designation is hereby changed from St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

SECTION 3. The following are conditions that are placed upon the Planned Development subject to the Zoning Atlas Map Amendment process.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.

5. No melting or burning of any materials shall take place on site.

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-041 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

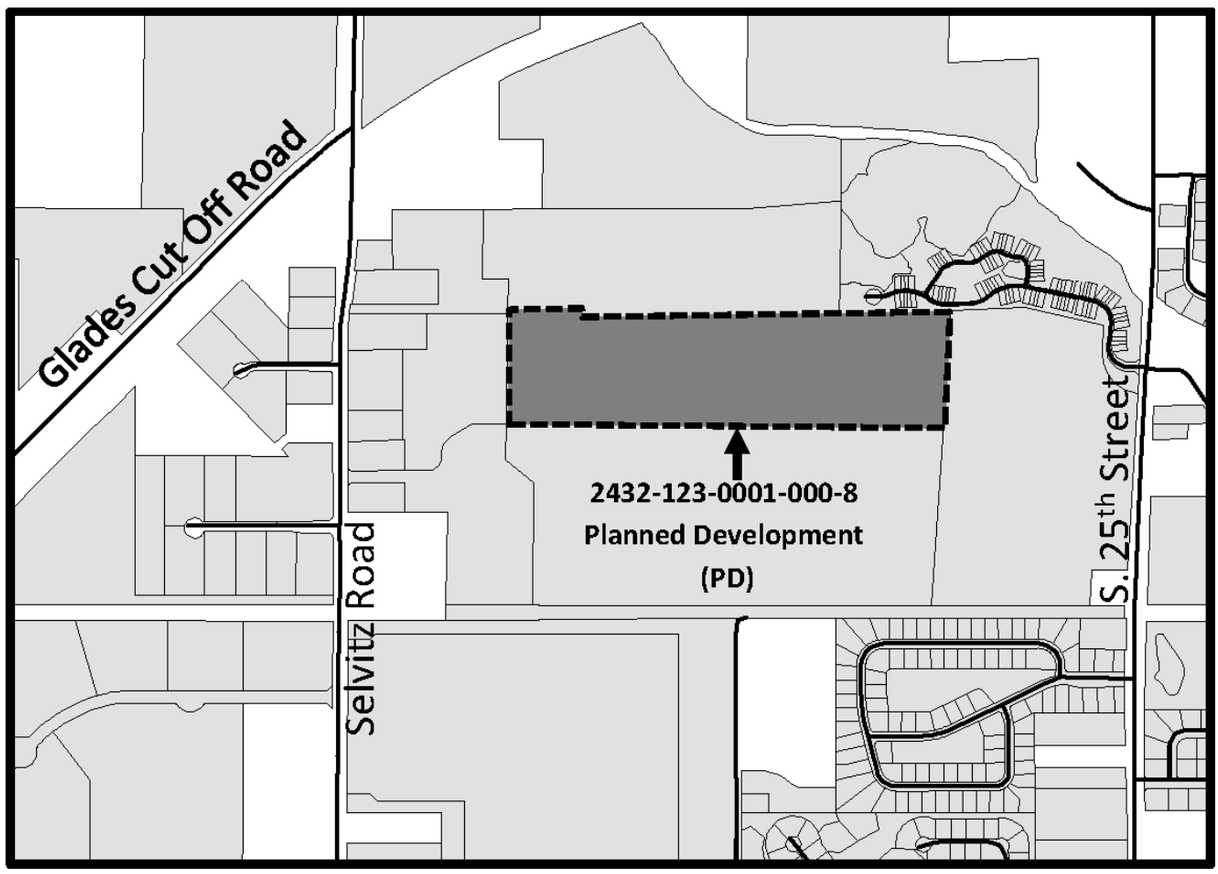
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

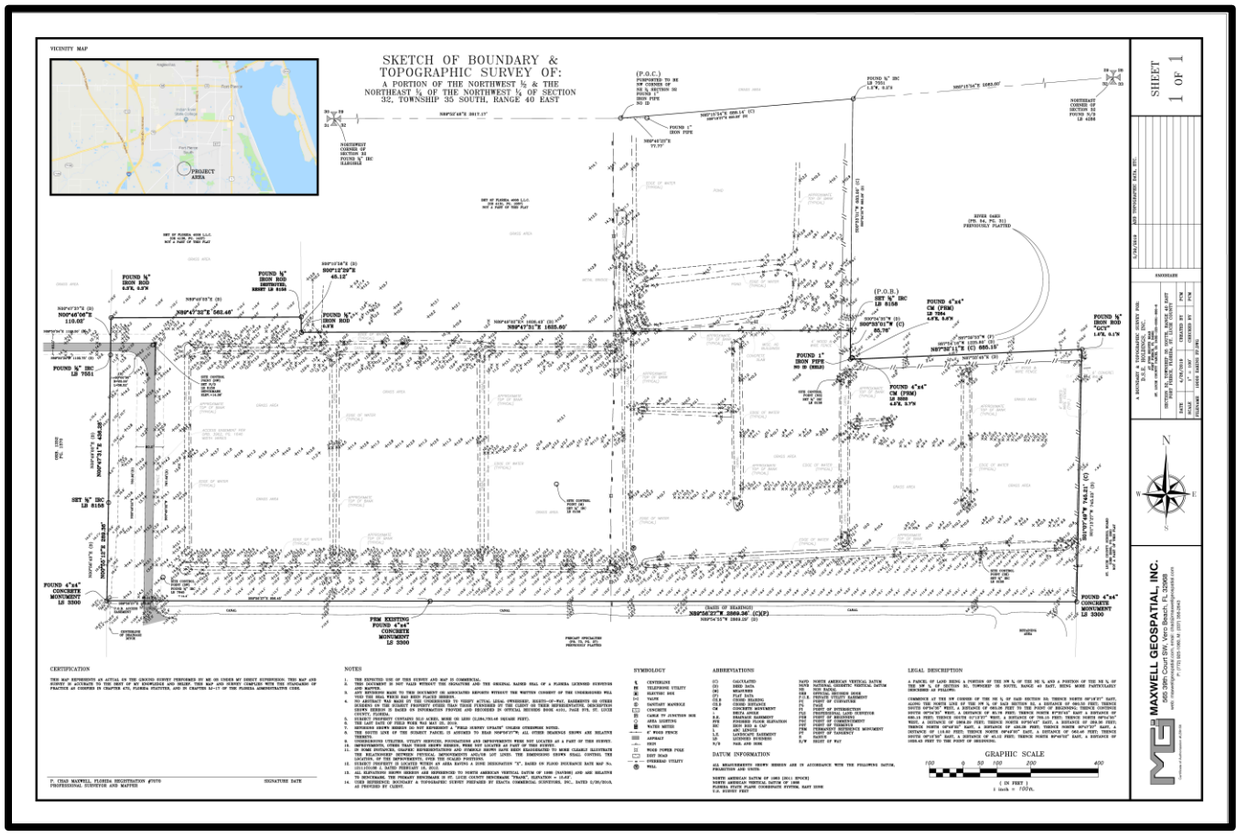
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The property is rezoned St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development

Exhibit B
Sketch and Legal Description



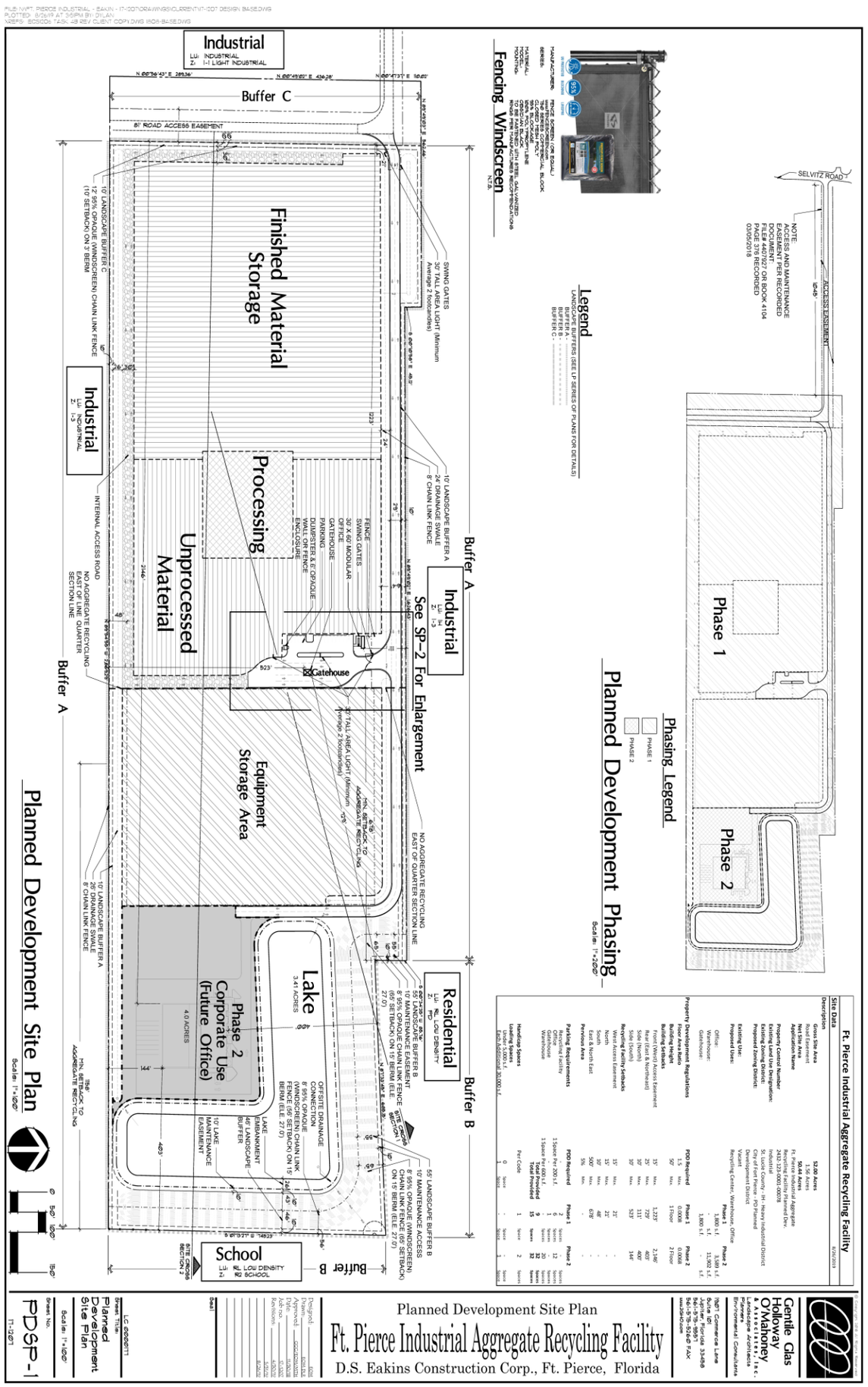
Parcels IDs: 2432-123-0001-000-8

From and after the effective date hereof, the following properties legally described as:

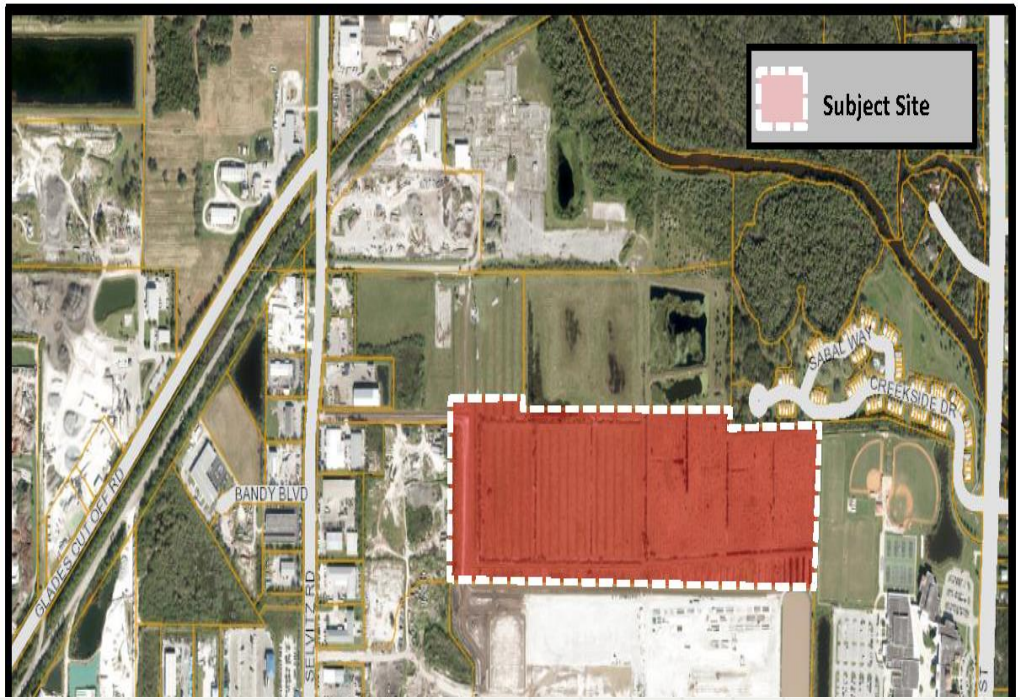
A PARCEL OF LAND BEING A PORTION OF THE NEW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18’27” EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34’35” WEST, A DISTRANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34’35” WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33’45” EAST A DISTANCE OF 685.15 FEET; THENC SOUTH 01°13’27” WEST, A DISTANCE OF 785.15 FEET; THENCE NORTH 89°54’55” WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56’43” EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49’02” EAST, A DISTANCE OF 436.28 FEET; THENCE NORTH 00°47’37” EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49’03” EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10’58” EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49’02” EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

Exhibit C
Planned Development

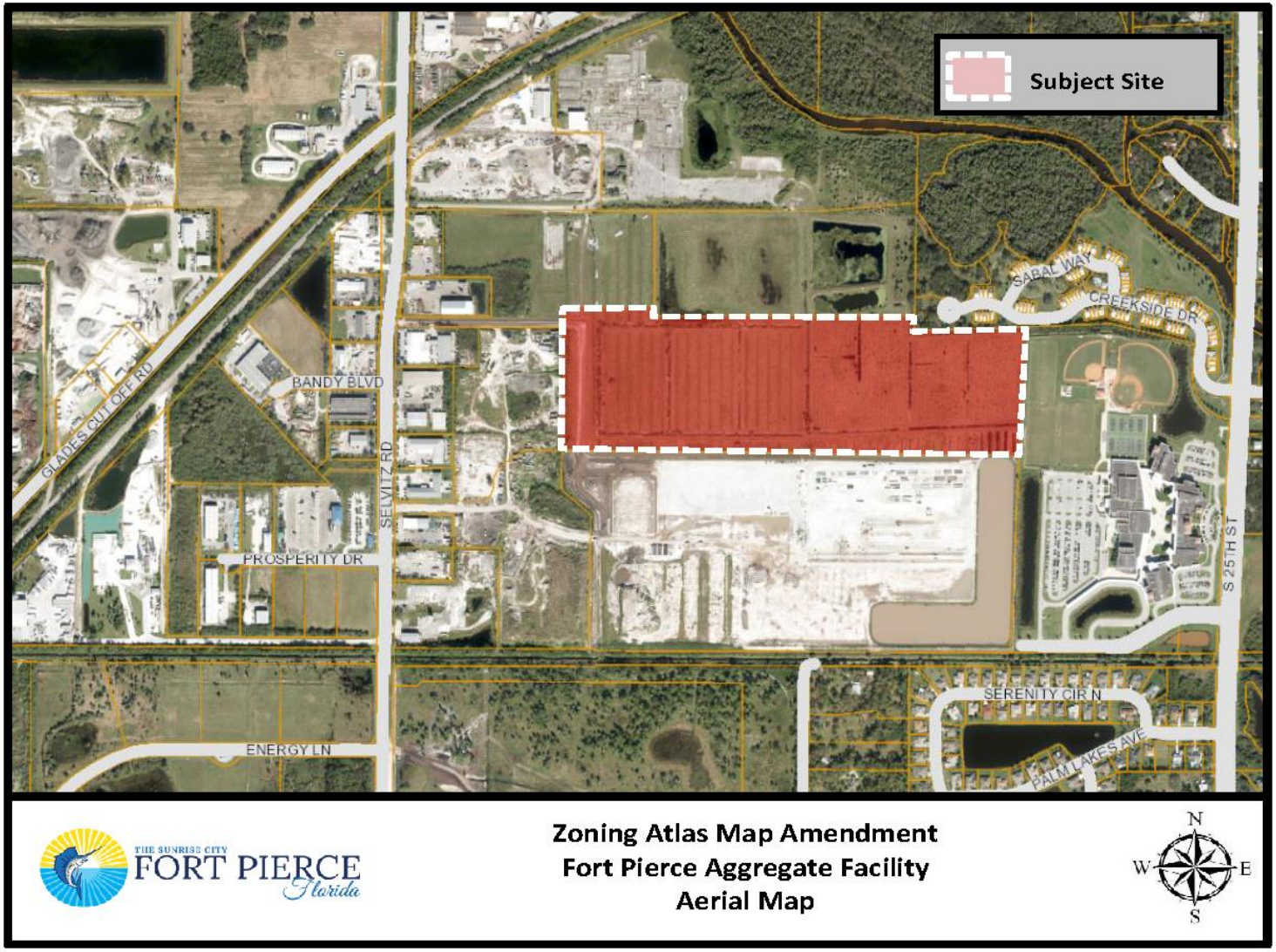


Application for Zoning Atlas Map Amendment & Final Plat



Parcel ID: 2432-123-0001-000-8

Aerial Map


Subject Site
SABAL WAY
CREEKSIDE DR
BANDY BLVD
GLADES CUT OFF RD
SELVITZ RD
PROSPERITY DR
S 25TH ST
SERENITY CIR N
PALM LAKES AVE
ENERGY LN
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map
N
W
E
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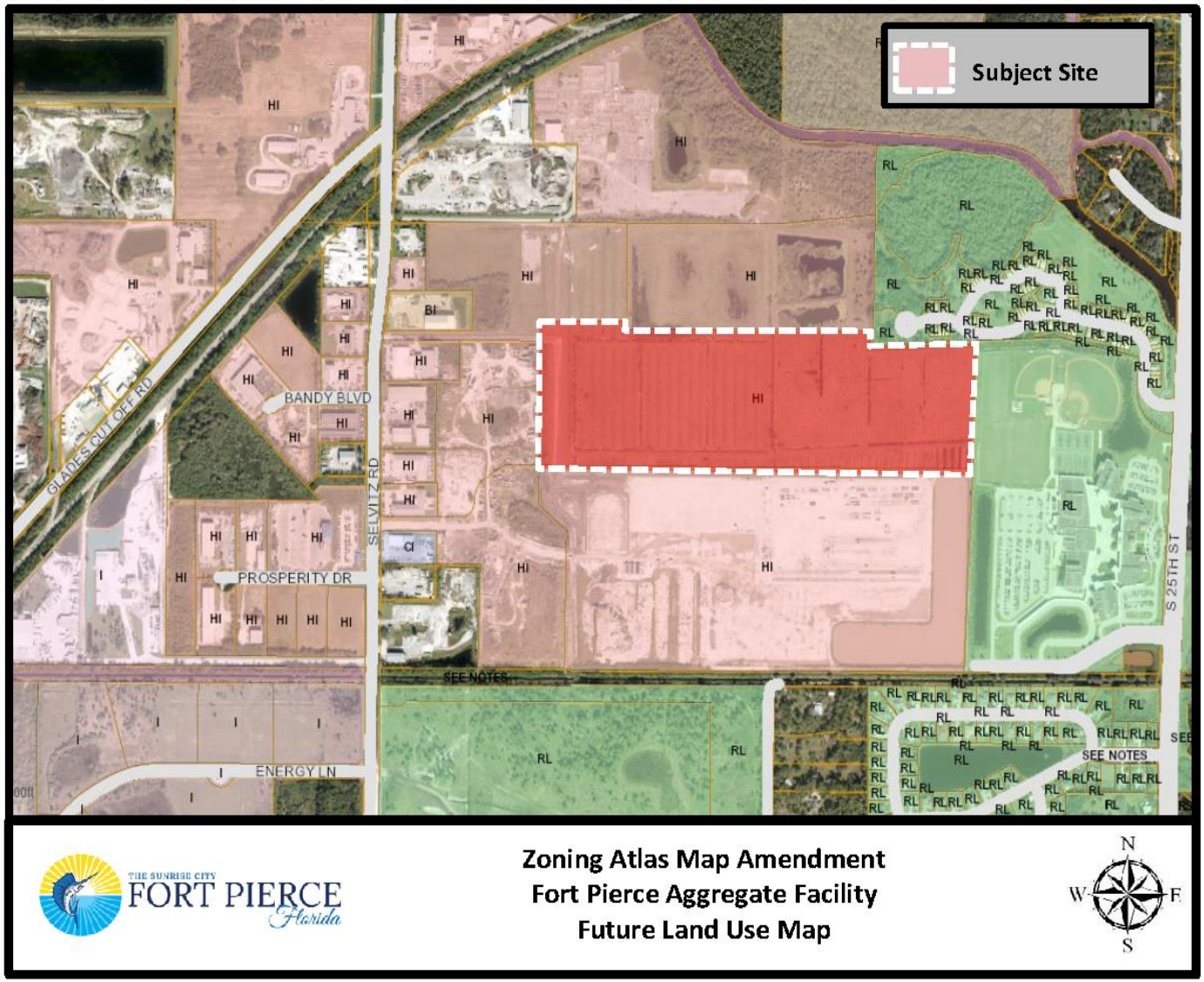
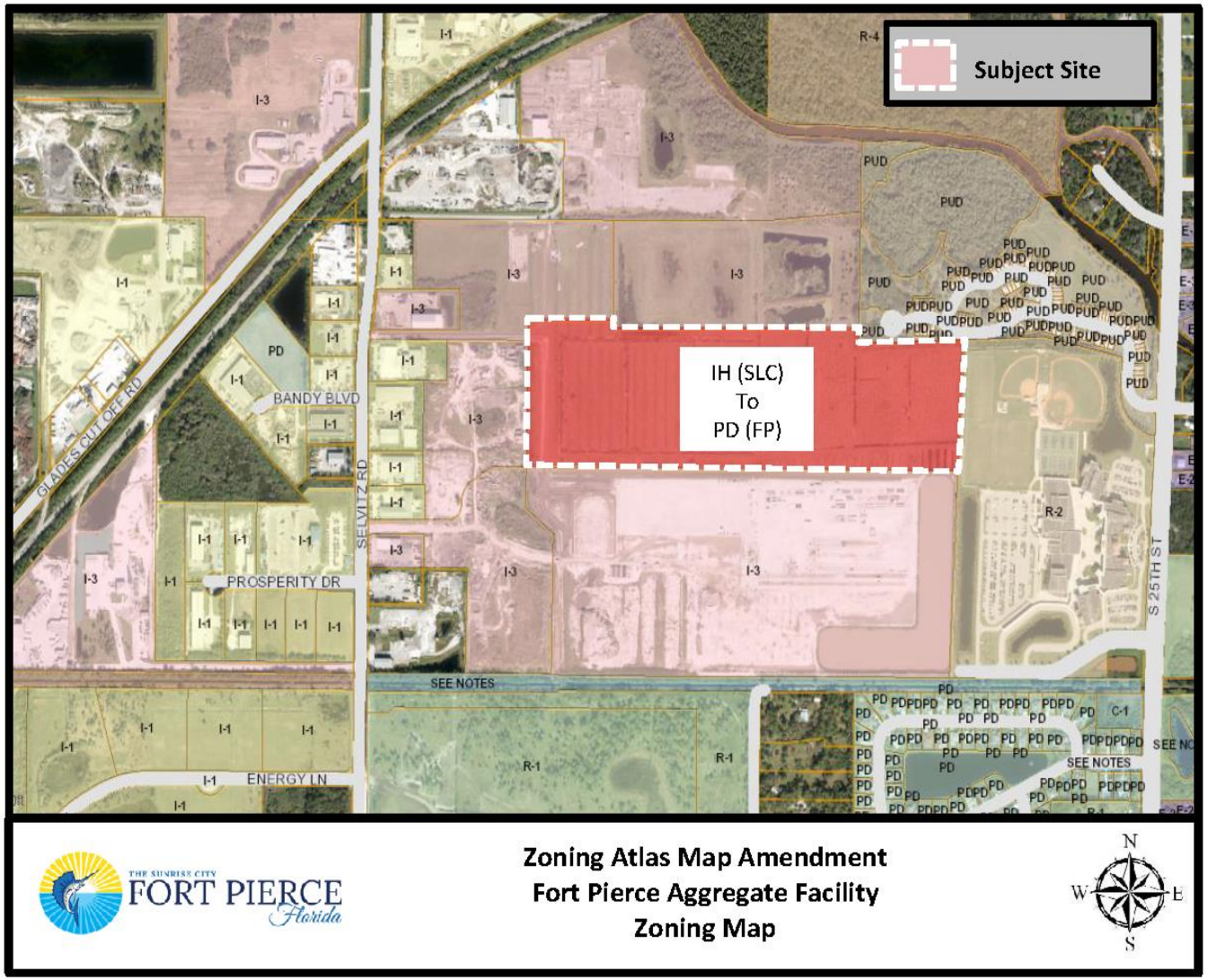
Future Land Use Map



Zoning Map


Subject Site
IH (SLC)
To
PD (FP)
BANDY BLVD
PROSPERITY DR
ENERGY LN
SELVITZ RD
GLADES CUT OFF RD
S 25TH ST
SEE NOTES
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map
N
W
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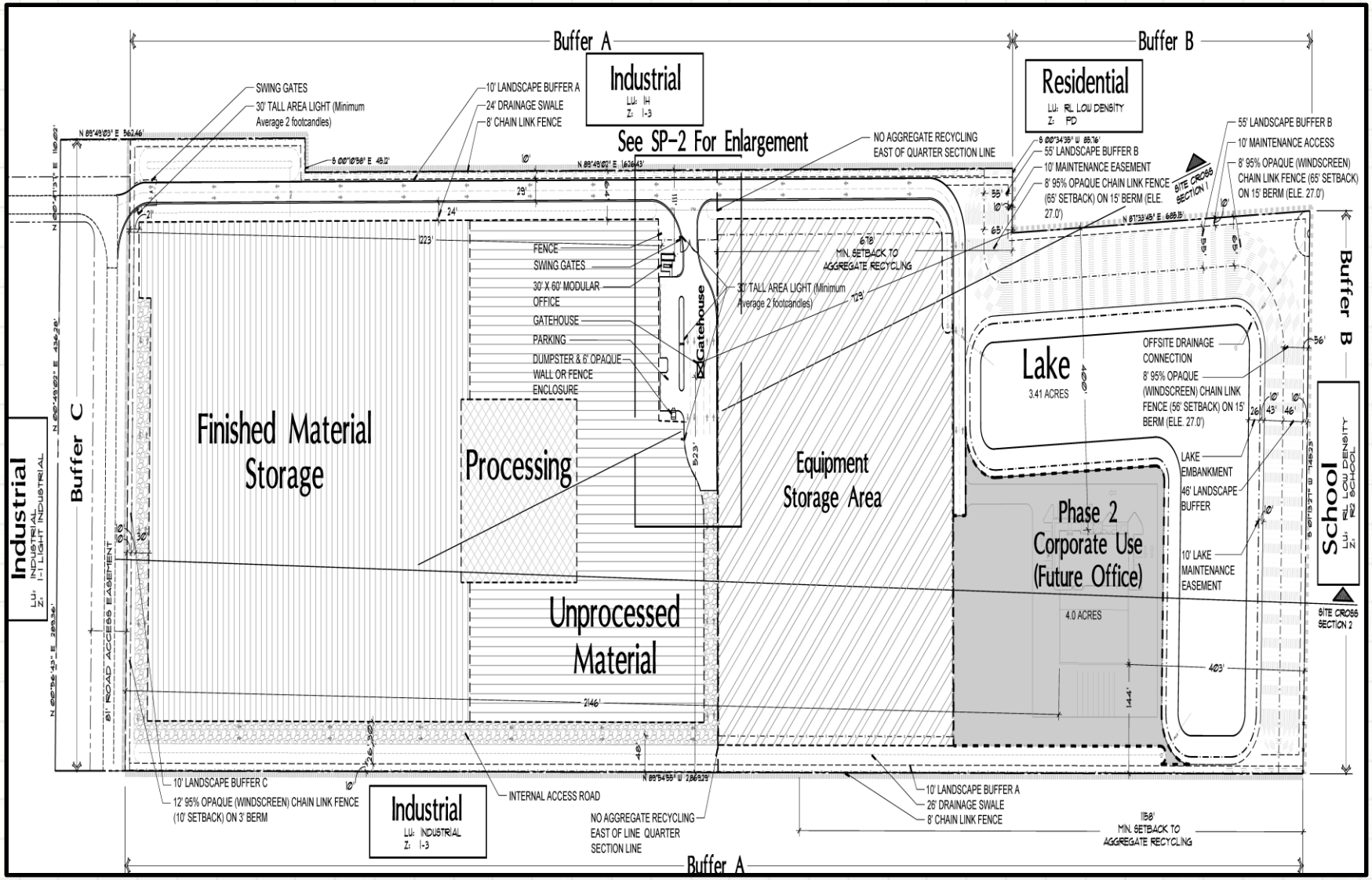
S

Zoning Atlas Map Amendment

Rezoning property from IH, Industrial Heavy (SLC) to PD, Planned Development (FP) with an associated development plan

- Staff recommends **Approval** with eleven (11) conditions
  - ❑ The Planning Board voted 5-0 to recommend approval with 11 conditions
  - ❑ The Future Land Use is Heavy Industrial & the operation requested is only suitable for a Heavy Industrial zone.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


Buffer A
Buffer B
Buffer C
Industrial
LU: IH
Z: I-3
Residential
LU: RL LOW DENSITY
Z: PD
See SP-2 For Enlargement
SWING GATES
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
10' LANDSCAPE BUFFER A
24' DRAINAGE SWALE
8' CHAIN LINK FENCE
NO AGGREGATE RECYCLING EAST OF QUARTER SECTION LINE
55' LANDSCAPE BUFFER B
10' MAINTENANCE EASEMENT
8' 95% OPAQUE CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
10' MAINTENANCE ACCESS
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
SITE CROSS SECTION 1
FENCE
SWING GATES
30' X 60' MODULAR OFFICE
GATEHOUSE
PARKING
DUMPSTER & 6' OPAQUE WALL OR FENCE ENCLOSURE
678' MIN. SETBACK TO AGGREGATE RECYCLING
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
Gatehouse
Finished Material Storage
Processing
Equipment Storage Area
Unprocessed Material
Lake
3.41 ACRES
OFFSITE DRAINAGE CONNECTION
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (56' SETBACK) ON 15' BERM (ELE. 27.0')
LAKE EMBANKMENT
46' LANDSCAPE BUFFER
10' LAKE MAINTENANCE EASEMENT
Phase 2 Corporate Use (Future Office)
4.0 ACRES
School
LU: RL LOW DENSITY
Z: SCHOOL
SITE CROSS SECTION 2
Industrial
LU: INDUSTRIAL
Z: I-1 LIGHT INDUSTRIAL
81' ROAD ACCESS EASEMENT
10' LANDSCAPE BUFFER C
12' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (10' SETBACK) ON 3' BERM
INTERNAL ACCESS ROAD
Industrial
LU: INDUSTRIAL
Z: I-3
NO AGGREGATE RECYCLING EAST OF LINE QUARTER SECTION LINE
10' LANDSCAPE BUFFER A
26' DRAINAGE SWALE
8' CHAIN LINK FENCE
158' MIN. SETBACK TO AGGREGATE RECYCLING
Buffer A

Staff Recommendation

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** with the following eleven (11) conditions:

1. The height of staked materials shall not exceed 25 feet.
2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.
3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).
4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.
5. No melting or burning of any materials shall take place on site.

Staff Recommendation

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the Zoning Atlas Map Amendment to PD with no changes.
    - Planning Board voted 5-0 to recommend approval with 11 conditions.
    - Staff recommends APPROVAL with seven (11) Conditions
- **APPROVE** of the proposed Zoning Atlas Map Amendment to PD with changes or additional Conditions.
- **DISAPPROVE** of the proposed Zoning Atlas Map Amendment to PD.

Final Plat

Final Plat for a Subdivision titled “D.S.E Holdings.”

- Staff recommends **Approval** of the request.
  - ❑ Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

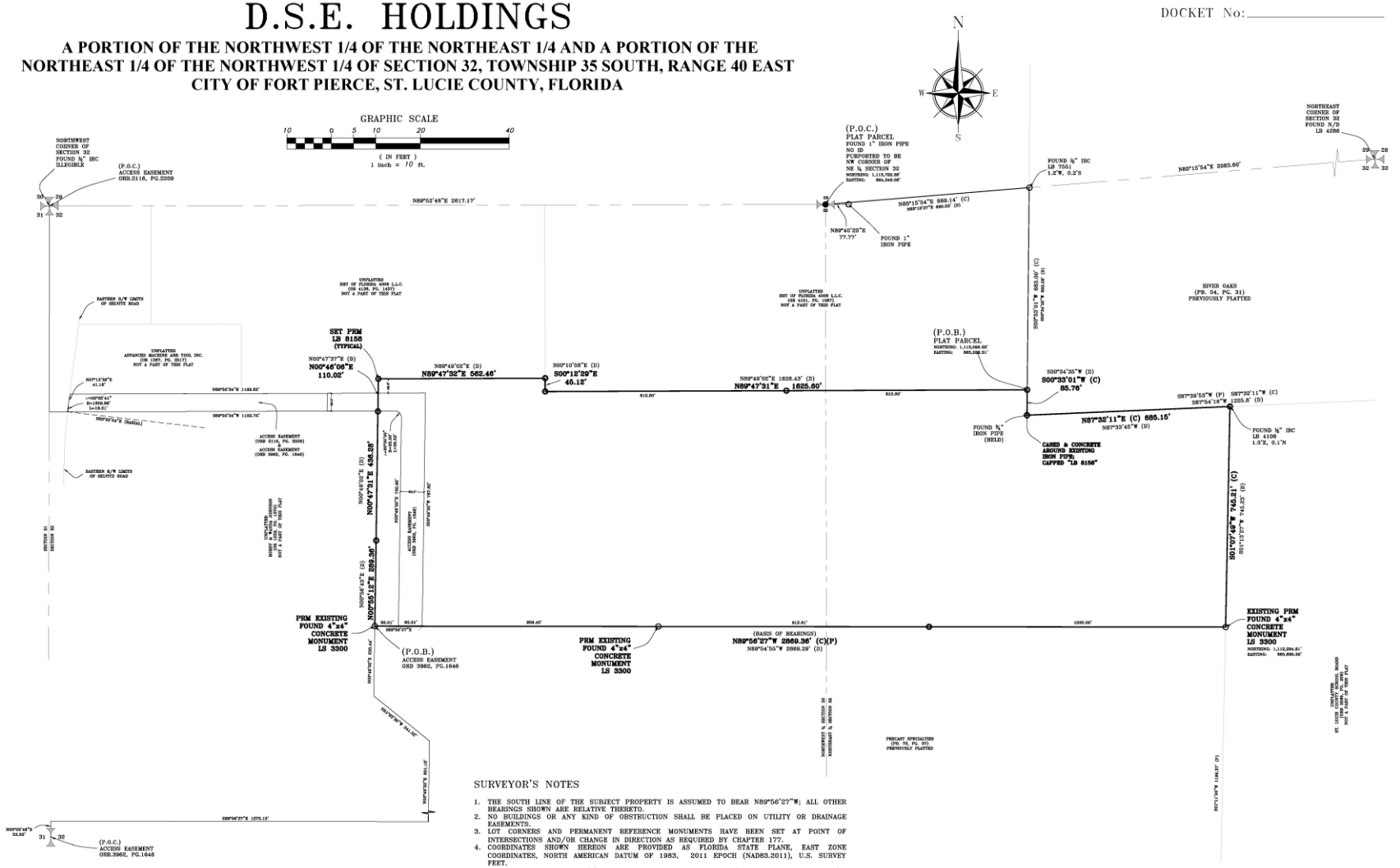
Plat

PLAT BOOK:_____ PAGE:_____

DOCKET No:_____

D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
4. COORDINATES SHOWN HEREON ARE PROVIDED AS FLORIDA STATE PLANE, EAST ZONE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 EPOCH (NAD83.2011), U.S. SURVEY FEET.
5. THIS PLAT CONTAINS ONE (1) LOT WITH AN AREA OF 52.0 ACRES (2,264,730.46 SQUARE FEET).
6. ABBREVIATIONS AND SYMBOLS USED AS FOLLOWS:

(P) PLAT DATA
CM CONCRETE MONUMENT
IRC IRON ROD & CAP
LB LICENSED BUSINESS
N/D NAIL AND DISK
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT

○ 4"x4" CONCRETE MONUMENT WITH N/D "LB 8156"

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158

Staff Recommendation

Staff **APPROVAL** to the City Commission, subject to one (1) Condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Final Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Final Plat with changes
- **DISAPPROVE** of the proposed Final Plat.

Application for Zoning Atlas Map Amendment & Final Plat

Parcel ID: 2432-123-0001-000-8

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Zoning Atlas Amendment (Rezoning)**
IH, Industrial Heavy (County) to PD, Planned Development (City)
Application for Subdivision (Final Plat)
FP Aggregate Recycling Facility – 2432-123-0001-000-8

BOARD DATE: September 16, 2019

STAFF REPORT

Property Owner/Applicant: D.S.E. Holdings Inc.
1483 Kinetic Road
West Palm Beach, FL 33403

Representative: 2GHO (Emily O'Mahoney)
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Requested Action: Approval to rezone the subject property from Industrial Heavy (IH), (St. Lucie County Zoning) to Planned Development (PD), (City of Fort Pierce Zoning) with an accompanying development plan

Approval of a Final Plat

Site Location: Between Glade Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road

Parcel IDs: 2432-123-0001-000-8

Existing Use: Vacant

Parcel Size: 52 Acres

Current Zoning: Industrial Heavy (IH) – St. Lucie County Zoning

Future Land-Use Heavy Industrial (HI)

Proposed Zoning: Planned Development (PD)

Surrounding Zoning:

North	East	South	West
I-3/PD	R-2	I-3	I-3

Staff Analysis:
Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County Heavy Industrial (HI) to City of Fort Pierce Planned Development (PD). The land size for the project is approximately 52 acres.

In conjunction with the Zoning Atlas Map Amendment application, pursuant to Chapter 18, the applicant is also requesting review and approval of a Final Plat for 52 acres of property.

History

The subject site, in addition to seven other parcels, was annexed into the City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street that were identified as being contiguous to the municipal boundary. As such, these parcels were corresponding to FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH zoning classification by St. Lucie County at the time of annexation. However, the City Code did not include a heavy industrial zoning classification until several years after annexation in December of 2008 via Ordinance L-63. The property was originally annexed into the City as I-1. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property reverted back to its original zoning with St. Lucie County of IH in 2011 through Ordinance L-226. The purpose of this reversion was that it was deemed that the City zoning that was given to the parcel in 2004 was incorrect. Even though the City had a Heavy Industrial Zoning designation by 2011, it could not assign this zoning district to the parcel because it did not exist at the time of annexation in 2004. The only option was to return to the previous zoning that was in place in 2004. This places the onus on any future property owners to go through the City's rezoning process in order to allow the property to be used for its intended purpose.

Future Land Use Designation & Comprehensive Plan

The subject site has a Future Land Use designation of HI. This designation is intended for parcels suitable for industrial development to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum Floor Area Ratio (FAR) of 2.0.

The requested zoning designation and proposed development plan are consistent with the Future Land Use Element of the Comprehensive Plan.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(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.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and Future Land Use designation of HI. Furthermore, the amendment will not have an adverse an effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Planned Development Overview:

The Applicants are seeking a PD to operate a facility that will be known as the "Fort Pierce Industrial Aggregate Recycling Facility." The uses of this facility will be office, warehouse, and a recycling center. The recycling facility will be used for unused and retired concrete and asphalt materials. The project will be developed in two phases, with the recycling facility portion being Phase 1 and the office/warehouse facility being Phase 2 of the project. During Phase 1, a small office will be utilized as the applicant has indicated there is not an immediate need for a full office complex at this time.

The applicant has stated that the site plan is laid out in such a way that the storing and processing of aggregate materials is as far away as possible from any residential structures or the adjacent school. Between the stored material and the residential buildings/school, there will be an equipment storage area, the future office complex, and a retention pond. All of these areas will act as separate buffers from the residential buildings and the school. To further this buffer, the applicant is providing a heavy landscaping buffer and opaque fencing along all areas of the property that it shares with the residential and school properties. This particular landscape buffer ranges between 33 feet to 42 feet in width. The standard requirement for a landscape buffer in the City is 10 feet, and the applicant is providing more than the requirement in an attempt to mitigate any potential impacts of the development on adjacent property owners.

The applicants are requesting as part of the subject PD that the outdoor storage of materials be stacked as high as 30 feet tall. Staff opposes this request and has placed a condition that the outdoor storage of material comply with a maximum height of 15 feet, as outlined in City Code 22-67(e)(5). With the close proximity to a school and residential communities, Staff would not recommend increasing the height above what City Code currently allows in other commercial and industrial zoning districts.

The applicants have provided a dust control plan and expressed that they have almost 30 years of experience in operating a facility like this without a dust problem. A watering truck will be kept on site to keep all areas moistened to prevent excess dust from occurring. The specialized recycling equipment also uses a water feature to prevent the creation of dust.

The hours of operation for the site will be Monday through Friday, from 7am to 7pm, with the concrete recycling portion of the development occurring Monday through Thursday and maintenance and repairing of equipment taking place on Fridays. Saturdays are reserved for either recycling or maintenance activities.

Technical Review Committee:

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

Planning Board:

The Planning Board at their meeting on August 13, 2019 and voted 5-0 to recommend approval of the request with 11 conditions. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Public Notification:

Thirty-one letters were sent out to property owners within 500 feet of the subject property. There have not been any letters returned and an update will be given at the City Commission meeting.

Staff Recommendation:

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 and 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** of the request with the following 11 conditions.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

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6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

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8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

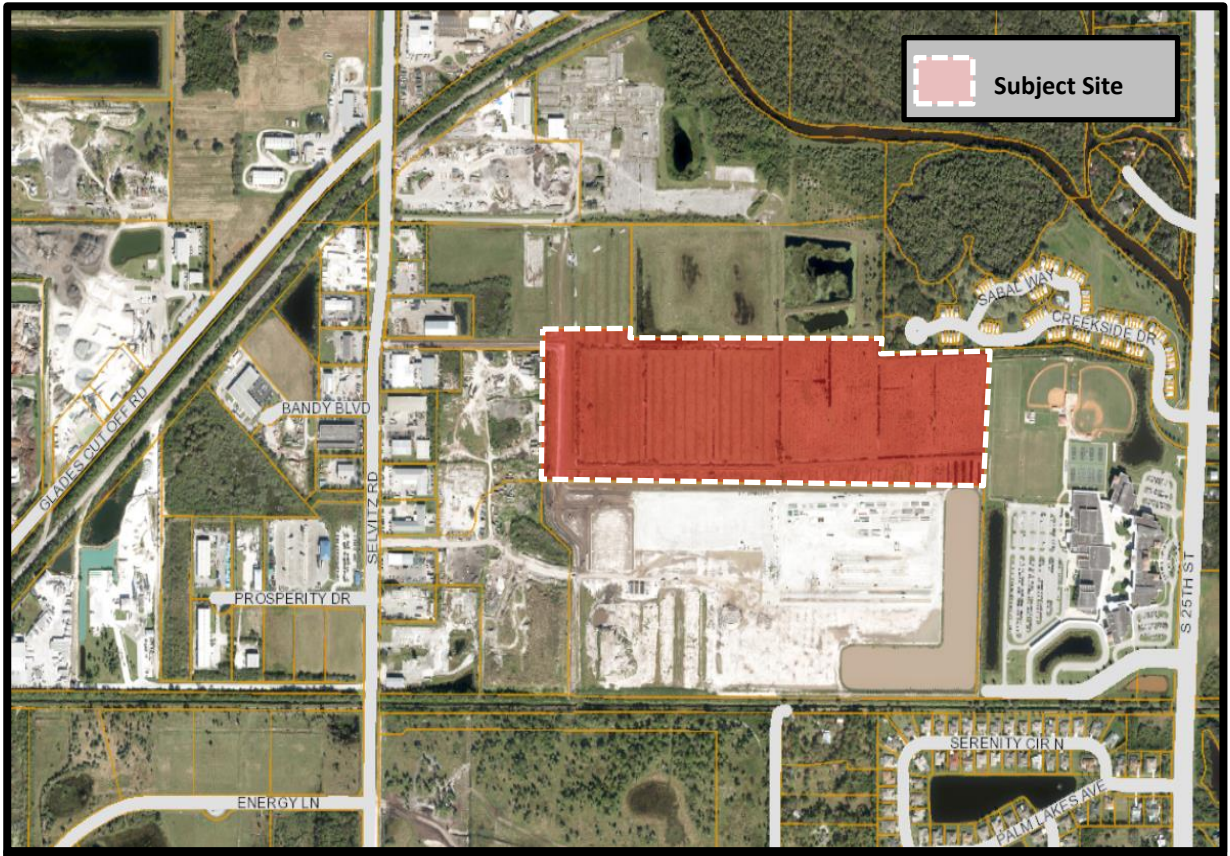
10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

Staff Recommendation: Final Plat

The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following condition:

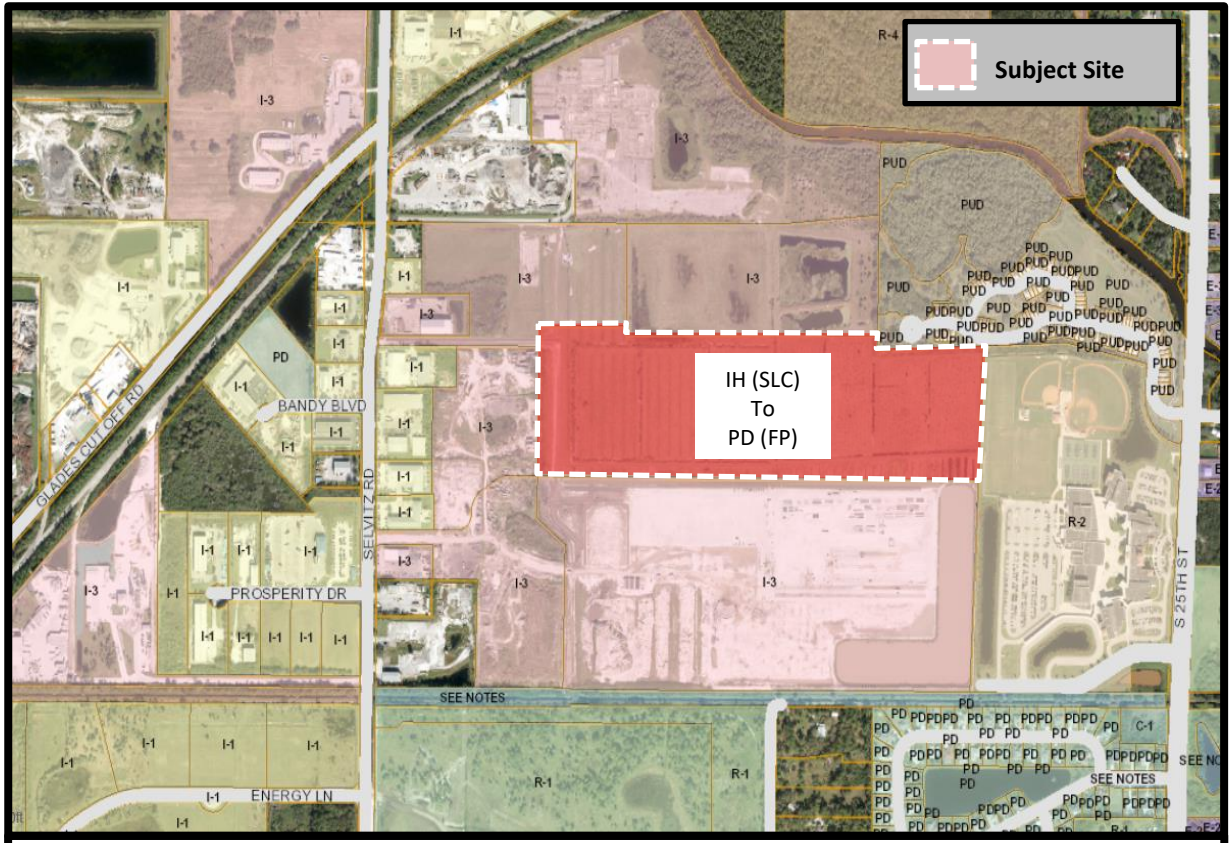
1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



THE SUNRISE CITY FORT PIERCE Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map

N
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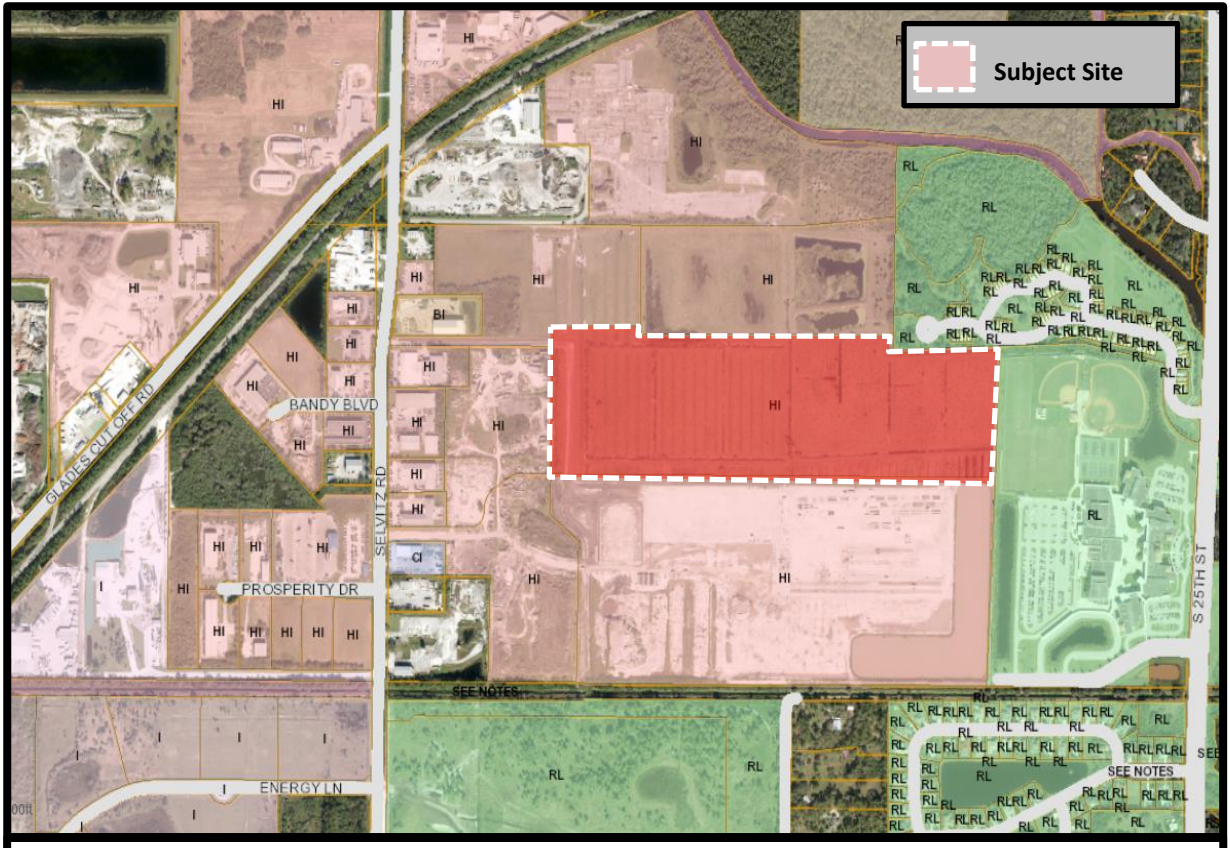

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Future Land Use Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: **FP Aggregate Facility – 3896 Selvitz Road**
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 2019 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED

JUN 04 2019

CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : June 4, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 31, 2019:

- [x] Planned Development 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 w/ Conditions
- [ ] Do not Recommend

- [x] Approval of PD
- [ ] 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. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
2. The Phase II parking lot shall include the appropriate curbing at all landscaped islands as per the requirements listed in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Planned Development 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

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Industrial Aggregate Recycling\Plat and PD\Submittal No. 1 - 050319\Planned Development\Plannned Development Comments - 051519.docx

ENGINEERING COMMENTS:

1. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
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: 5/13/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
2. A review of the traffic report may be required by an outside consultant at the cost of the applicant.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

Application for a Zoning Atlas Map Amendment and Final Plat for the construction and operation of a Concrete Aggregate Recycling Facility located at 3896 Selvitz Road. The property is zoned St. Lucie County IH, Industrial Heavy with a City of Fort Pierce Future Land Use of HI, Heavy Industrial. The property size is approximately 52 acres. The rezoning would seek to change the zoning to City of Fort Pierce PD, Planned Development. The Final Plat would seek to plat the property as this property has been split off more than once from the former parent tract and platting is required per Chapter 18 of the Fort Pierce City Code and Florida State Statue Chapter 177.

Review Comments

Thank you for providing responses to previous comments and notes. The redesigned development plan presents notable improvements in layout and orientation, with adjacent uses.

General Notes:

- The City may encouraged to use an alternative to chain link fence with an opaque screen or appropriate conditions applied to maintenance.
- The small modular office facility (permanent) is encouraged to meet any applicable design review guidelines.
- In the absence of the property featuring any roadway/street frontage, the City may consider requesting the applicant detail this waiver/deviation as part of the proposed PD, Planned Development.
- The Traffic Report references TPO counts for 2017, whereas the 2018 counts may be available. Is the TPO standard evaluation for this project, 1-mile (used) or 2-miles? The City of Fort Pierce may consider any vested or committed trips from the LTC Ranch Project to review potential impacts.
- The landscape plan (current or revised) could not be located within the transmitted packet.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: **FP Aggregate Facility – 3896 Selvitz Road**
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 2019 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Planned Development 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

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Industrial Aggregate Recycling\Plat and PD\Submittal No. 1 - 050319\Planned Development\Plannned Development Comments - 051519.docx

ENGINEERING COMMENTS:

1. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : D.S.E. Holdings Final Plat
3896 Selvitz Road
TRC No. 19-09000003

Date : May 16, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Final Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Final Plat
- [ ] 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 comments

Q:\ENGINEERING\Site Development Projects\D\DSE Holdings\Final Plat and PD\Submittal No. 1 - 050219\Plat Comments - 051619.docx

ENGINEERING COMMENTS:

1. Please make the following modifications to the submitted plat:
    a. Sheet 1 of 2 – Add the City Attorney's Certification
    b. Sheet 1 of 2 – Under the description revise the bearing noted as N 87°33'45" E to match the bearing identified on Sheet 2 of 2 which identifies the bearing as N 87°33'45 W
    c. Sheet 1 of 2 – Under the City Commission Certificate revise the plat from preliminary to final.
    d. Sheet 1 of 2 – Remove the reference to Preliminary as stamped at the bottom of the page.
    e. Sheet 1 of 2 – Rename the "Certification of City Surveyor" to read "Certification of City's Reviewing Surveyor".
    f. Sheet 1 of 2 – Under the Certification of City Surveyor, update the surveyor's name to Gregory S. Fleming, Florida Registration No. 4350, City of Fort Pierce.
2. Advisory Comment: Additional review comments may be forthcoming once the City's reviewing surveyor has completed his review. His review of the plat will commence once review fees have been paid, see attached invoice.

JRA/TST/tst

TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

NORTHSTAR GEOMATICS

SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
5/13/2019	6356

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

NS Proj # / Location	P.O. Number:	Terms
19-029		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Professional Plat Review and PRM Inspection --- D.S.E. Holdings Plat		1,200.00	1,200.00

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

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
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
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☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
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☐ 10. Building Permit required.

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☐ 13. Sprinkler system is required.

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☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/13/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
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ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

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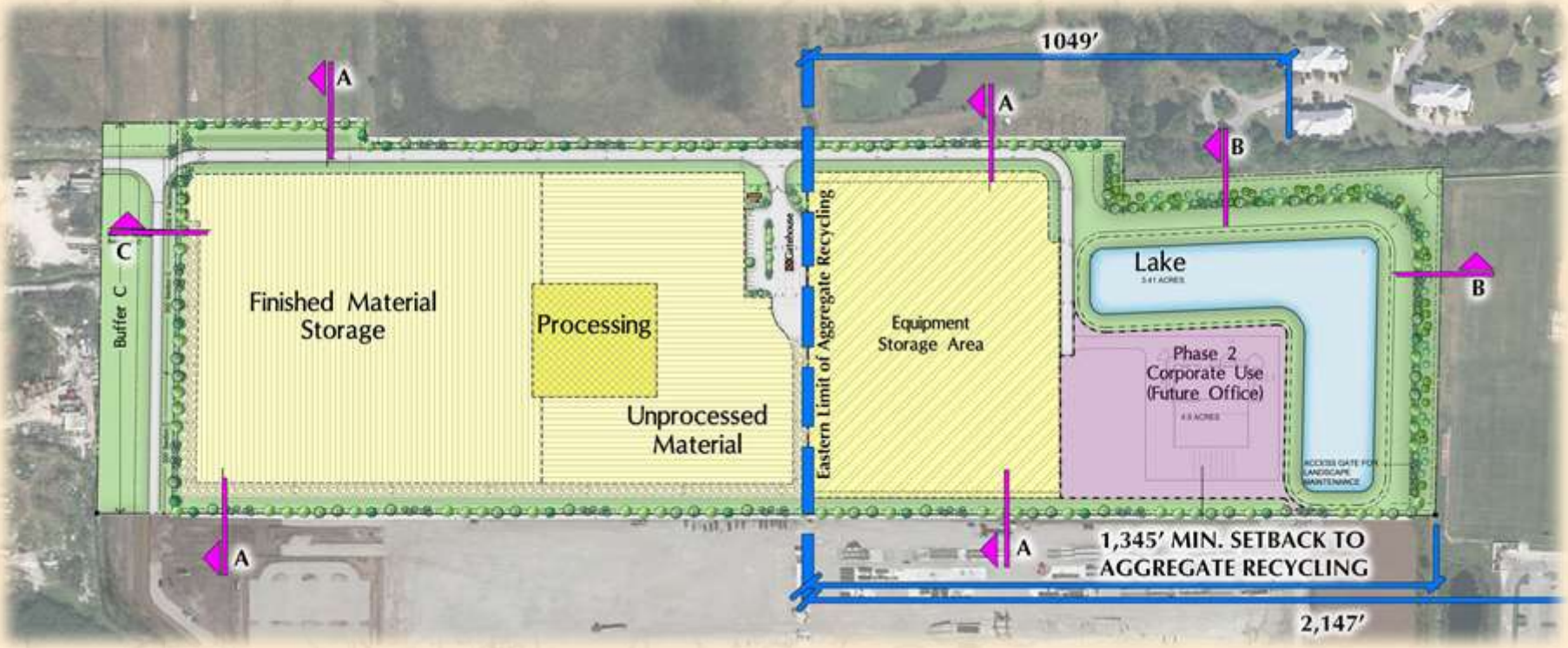
- The landscape plan (current or revised) could not be located within the transmitted packet.

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

Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



DSE Holdings

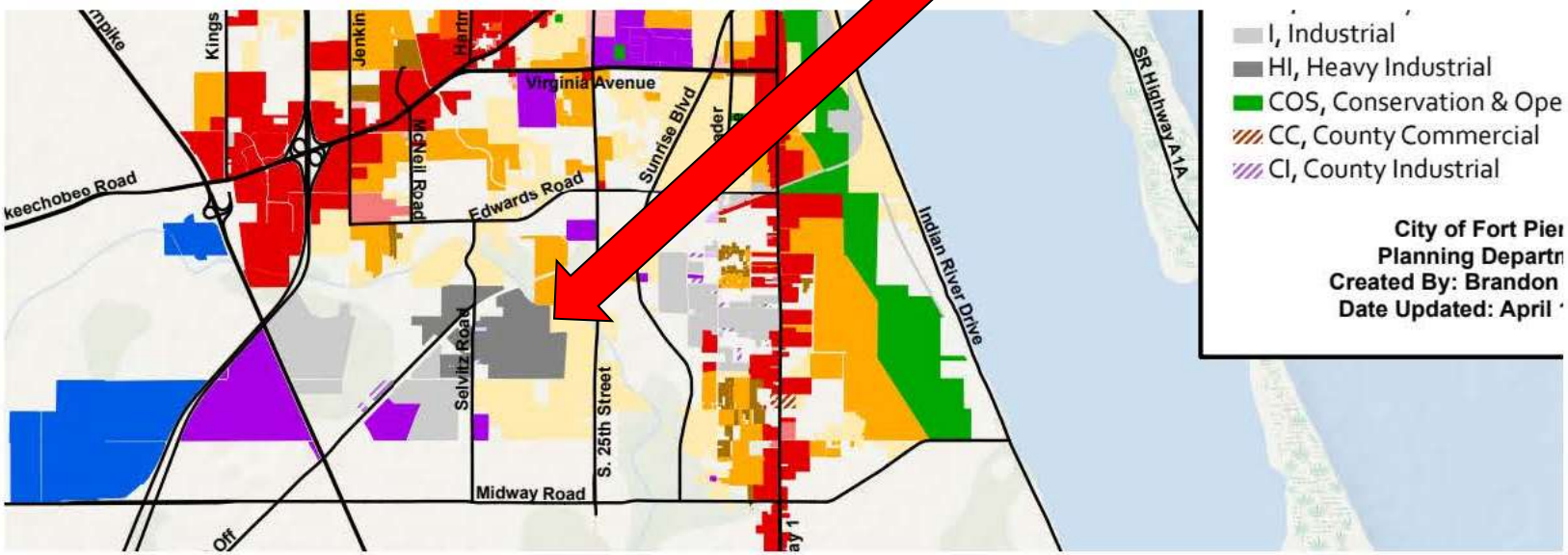
Our Family





Our Story

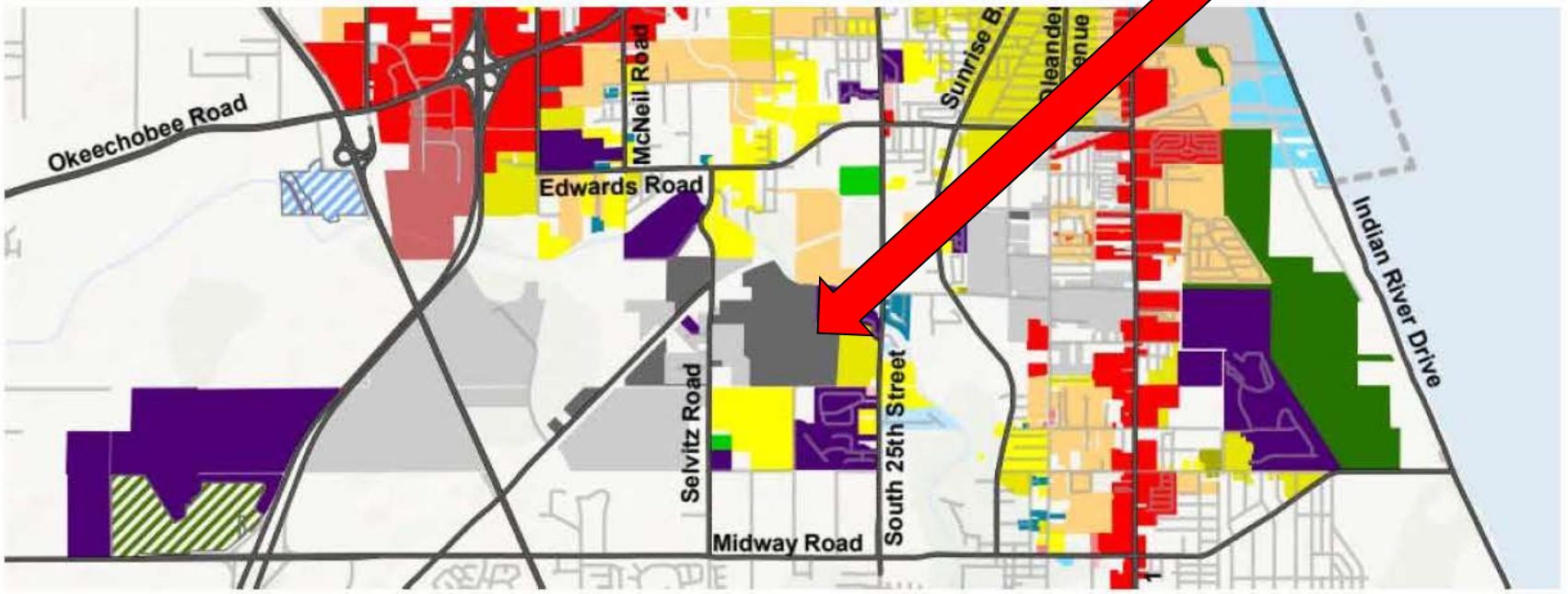
- 2017 - DSE Holdings looked for a piece of land with Heavy **Industrial** FLU & Zoning in Ft. Pierce



Future land use 2019

Our Story

- 12/19/2017 - Zoning Confirmation from the City - *a 31 page document*



Zoning Map 2019

Our Story

- DSE Holdings – bought property in 03/02/2018



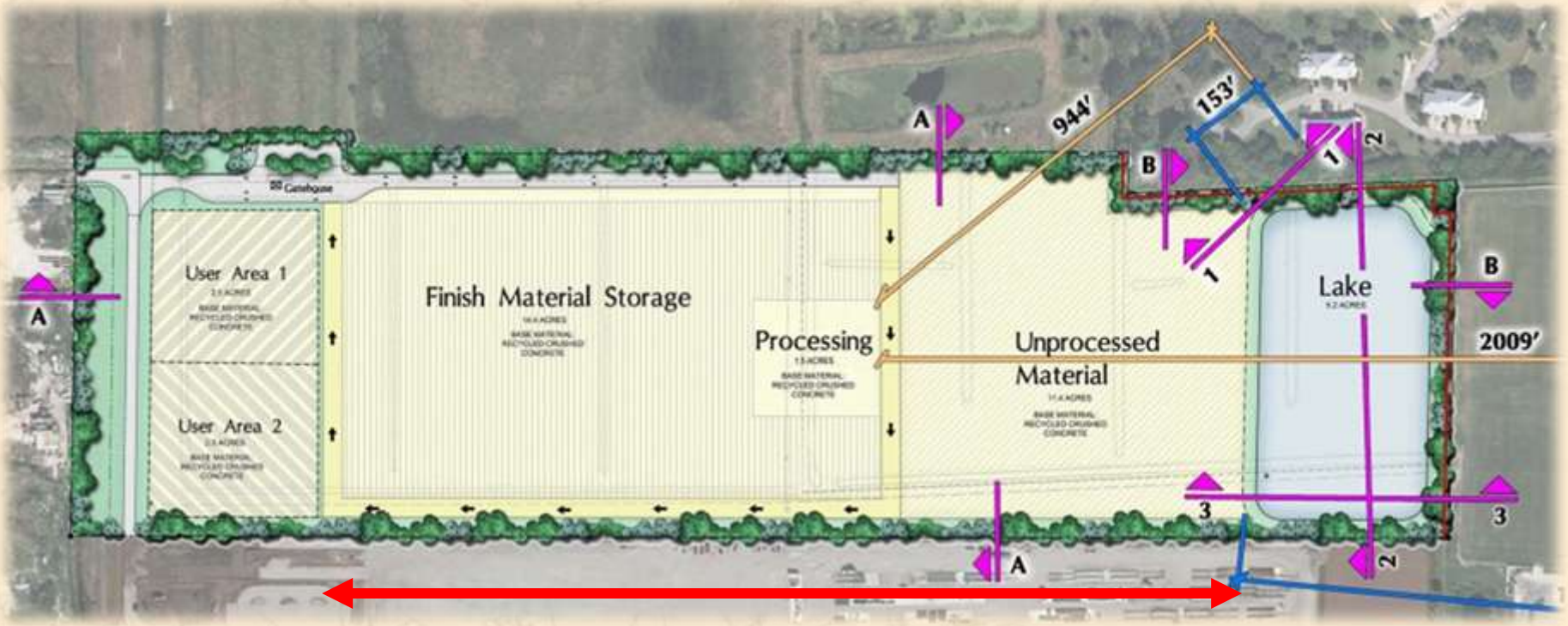
Our Story

- In an Industrial Area



Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



Our Story

- Neighborhood Public Workshop – 01/20/19

  We listened and acted to:

  - Moved the recycling to the west
  - Increased the buffer height and density



Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019

  in prep for Planning and Zoning Hearing –July 9, 2019



Our Story

- Planning and Zoning Hearing – July 9, 2019 POSTPONED
- 2nd set of DOORHANGERS 8/6/19



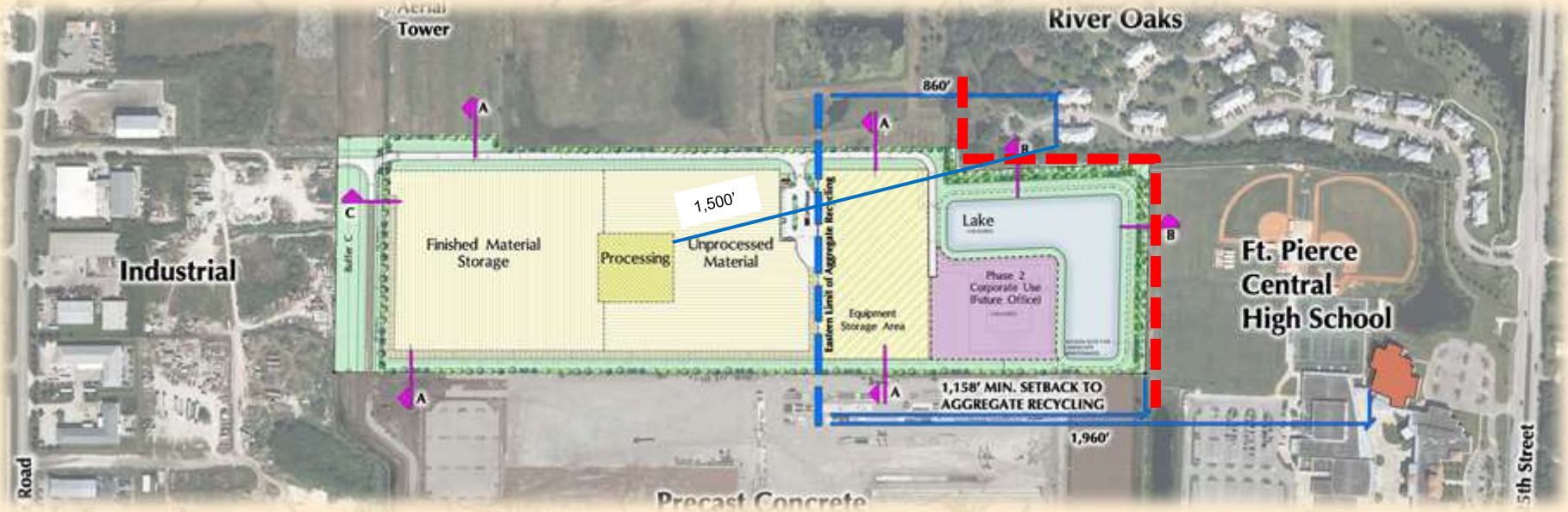


Version 2

P&Z Meeting – 08/13/2019

Increased Buffers

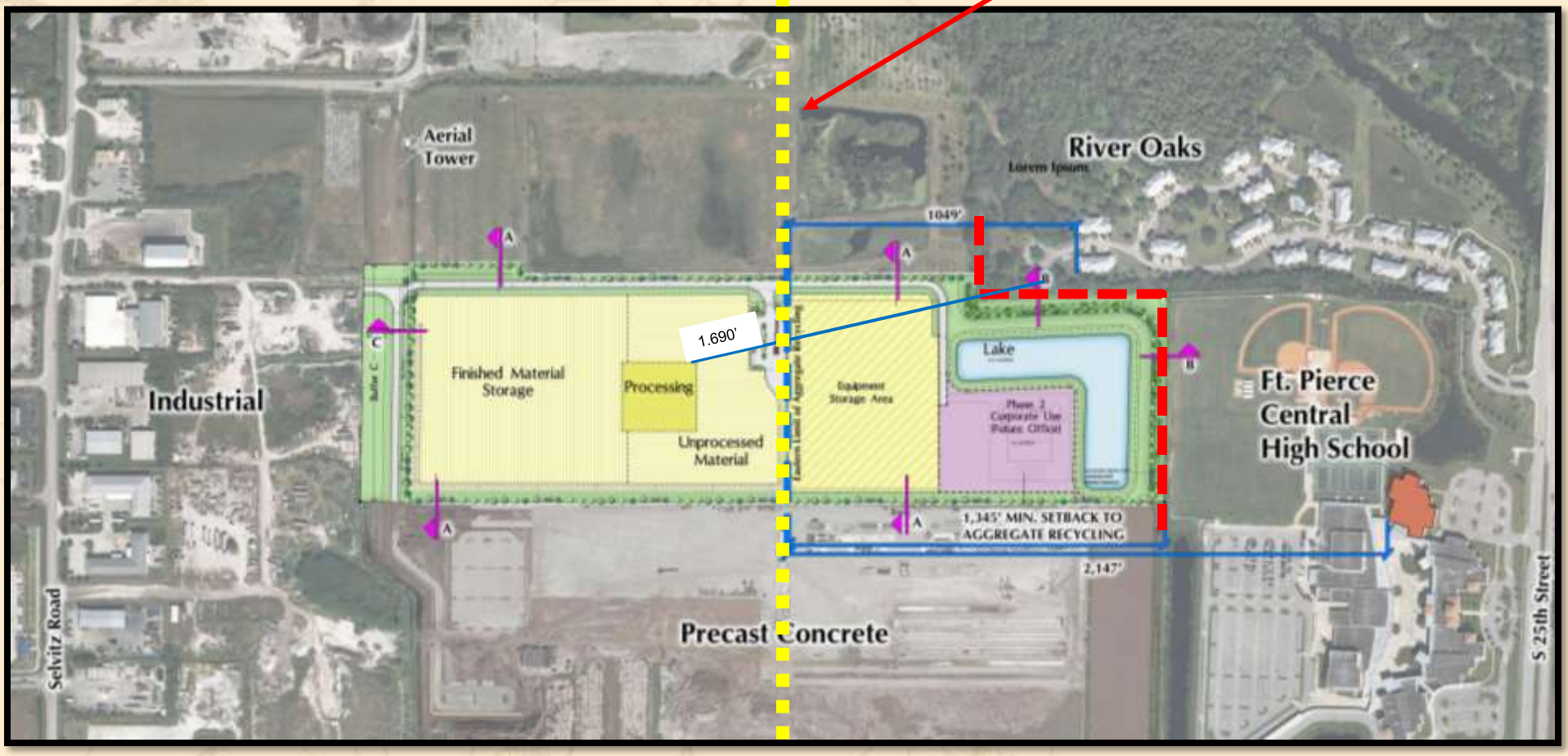
Separation of aggregate recycling



Project Request

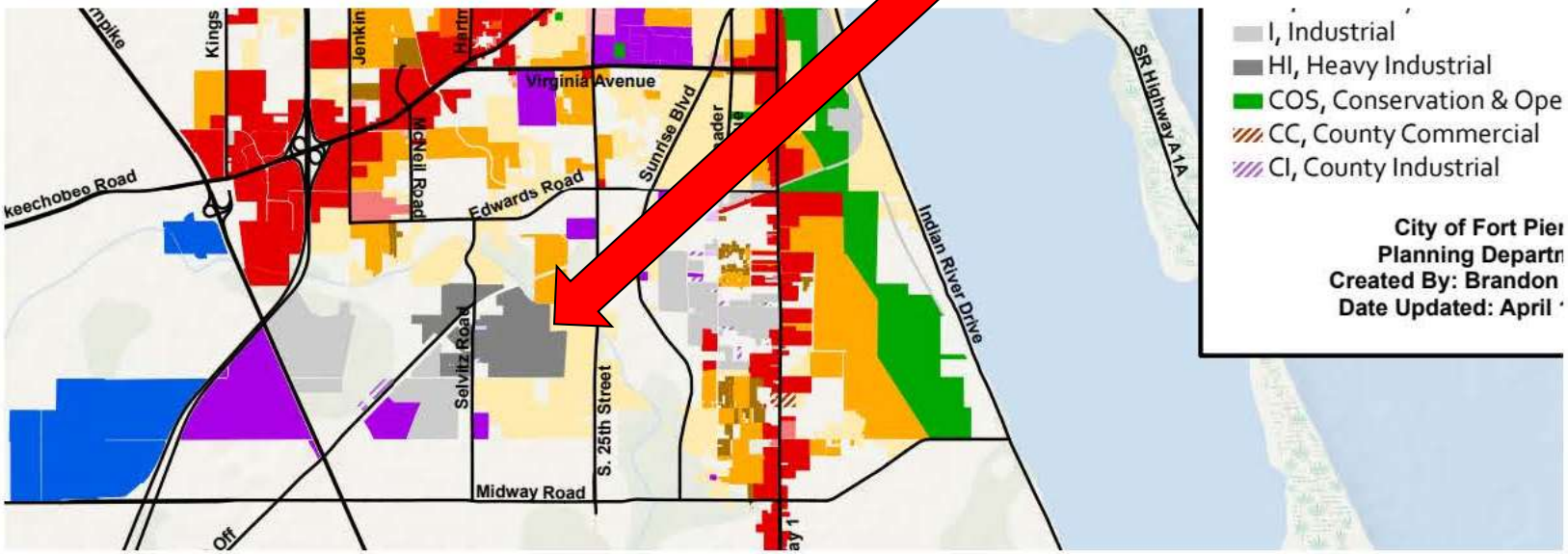
- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
  - Includes a request to have outdoor storage of materials at 25 feet;
  - Hours of operation – 7am to 7pm Monday through Saturday, and;
  - Modified buffers to increased screening to residential & high school uses

Aerial



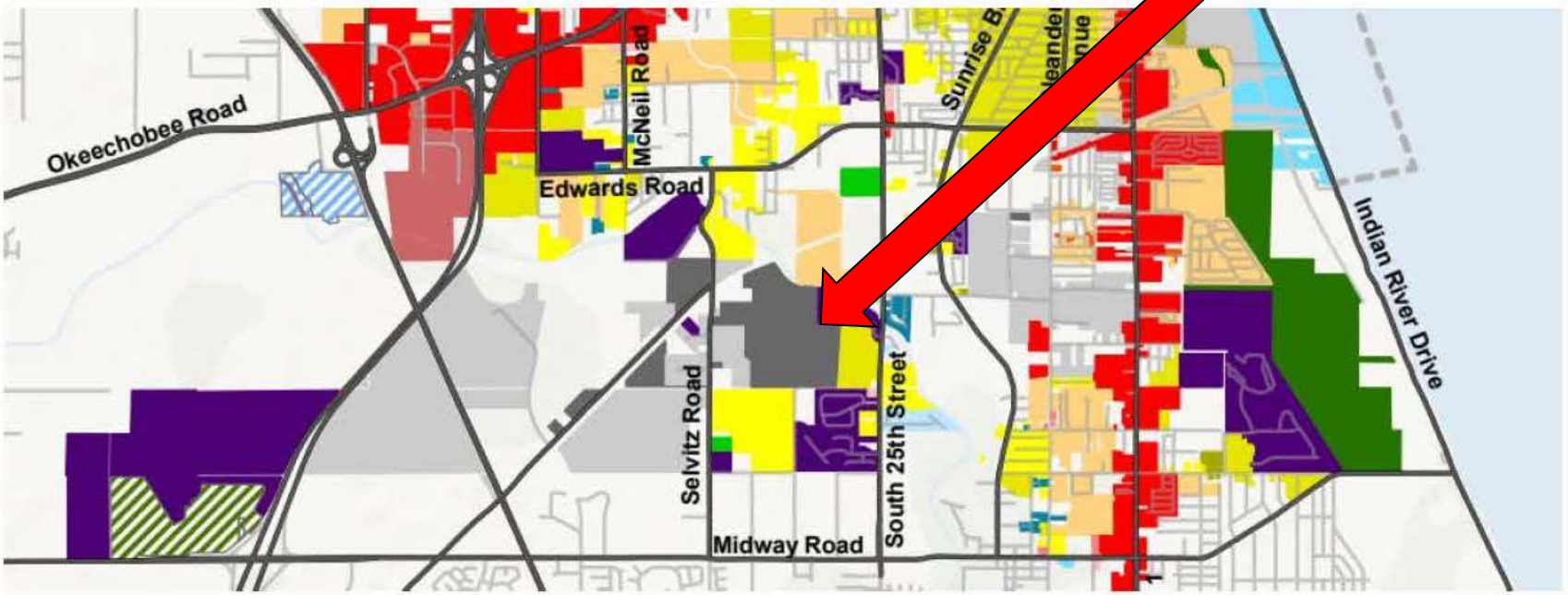
Moved Recycling 188’ west to ¼ Section Line

Fort Pierce Land Use



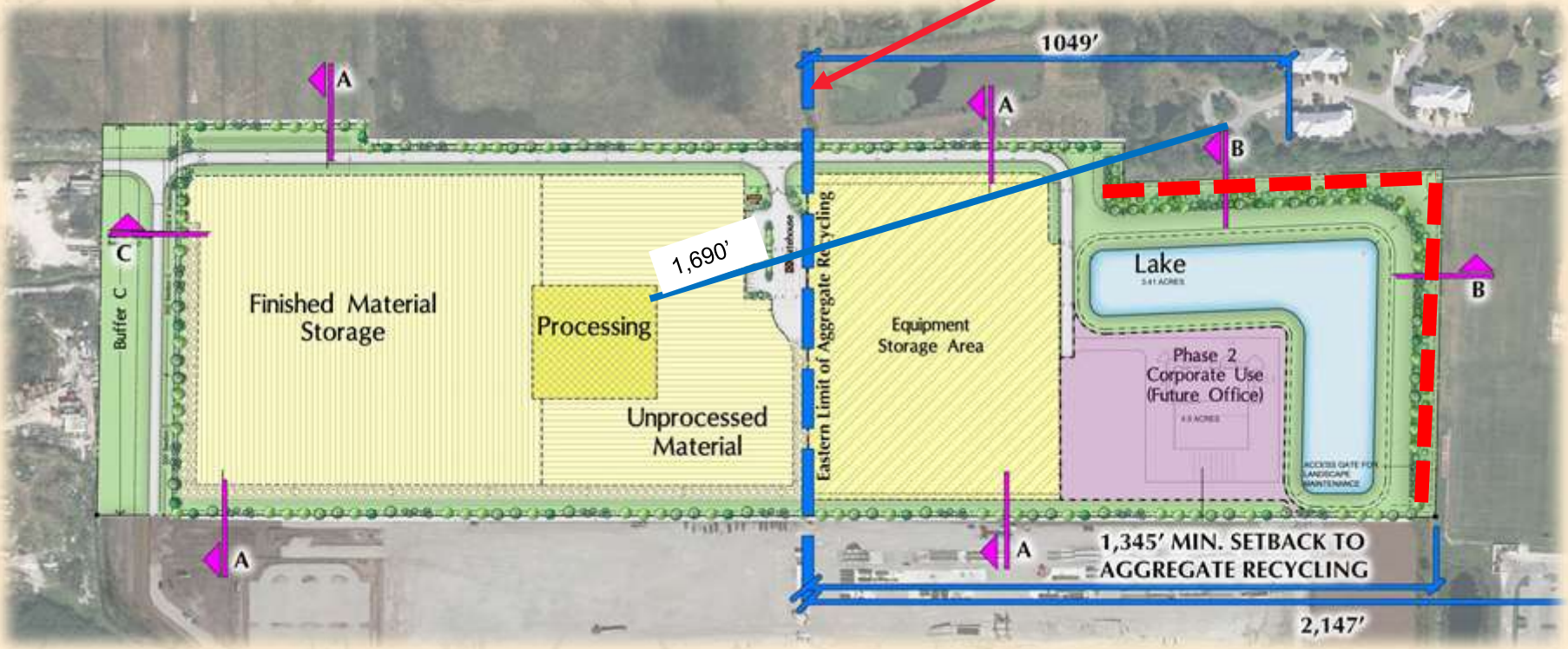
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

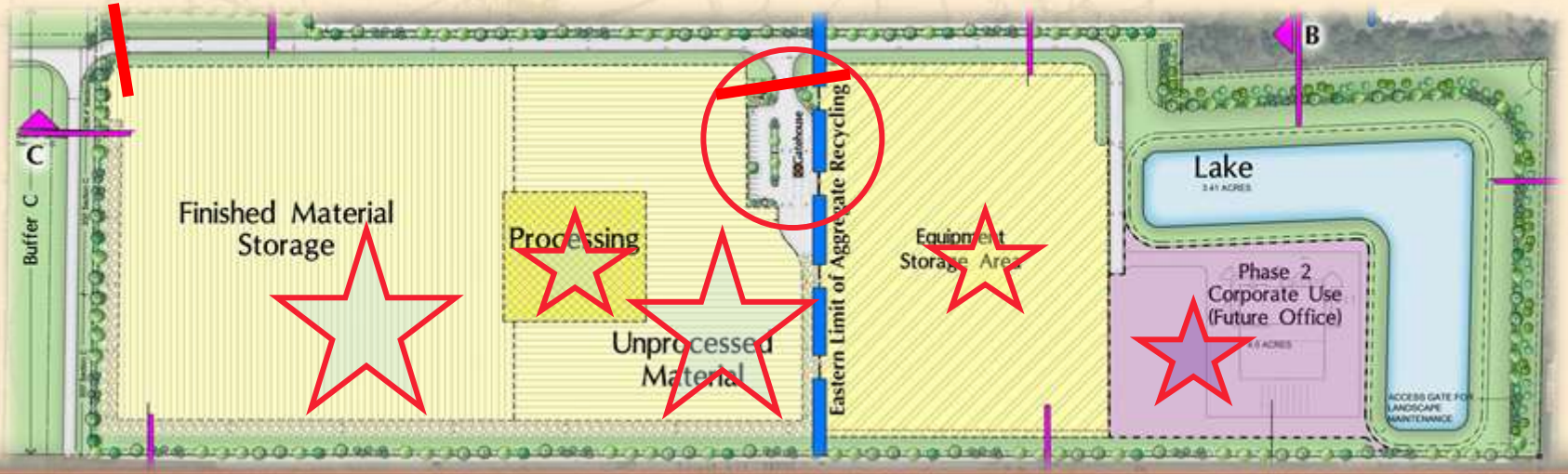
Proposed Site Plan



Recycling Area

Project Uses

- **The following is a list of the areas on the PDD Development Plan:**
  - Finished material storage area – approximately 11.15 acres
  - Unprocessed materials area – approximately 6.13 acres;
  - Processing area – approximately 1.48 acres;
  - Equipment storage area – approximately 8.57 acres; and
  - Phase 2 office/warehouse area – approximately 3.69 acres.

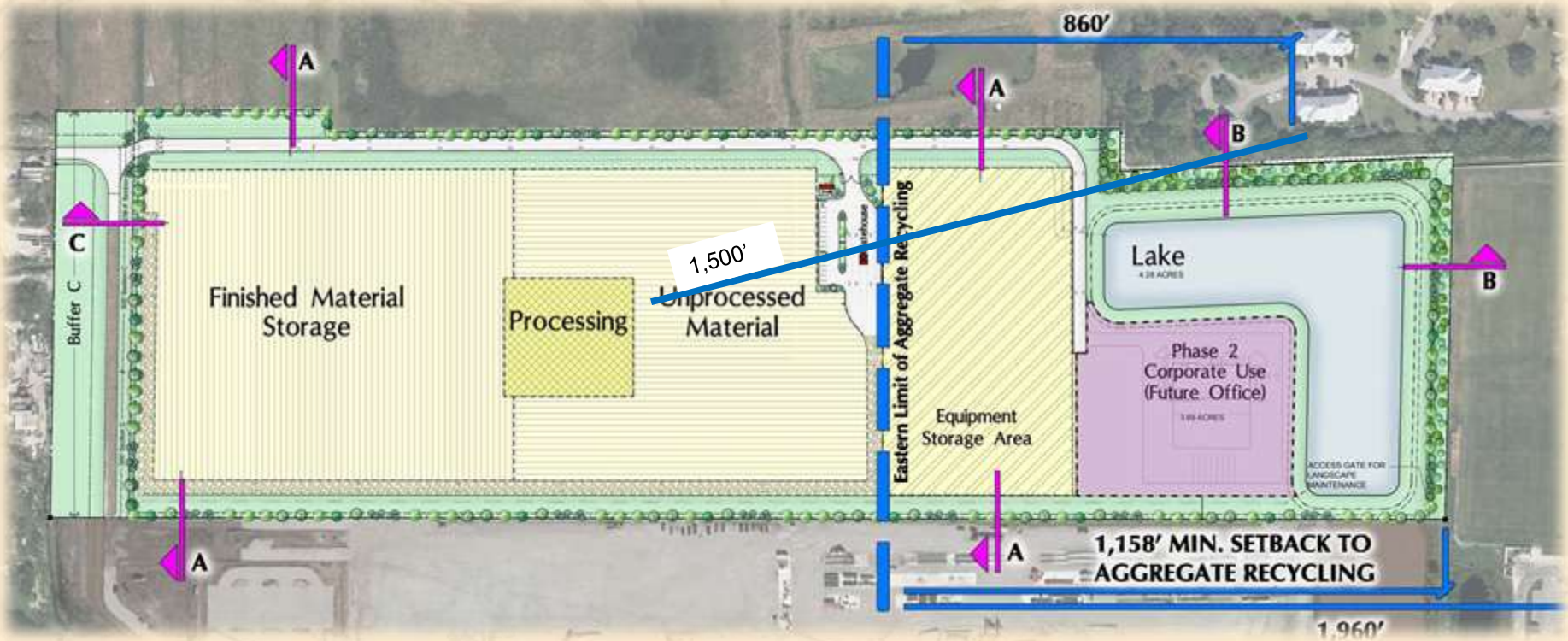


Original Site Plan



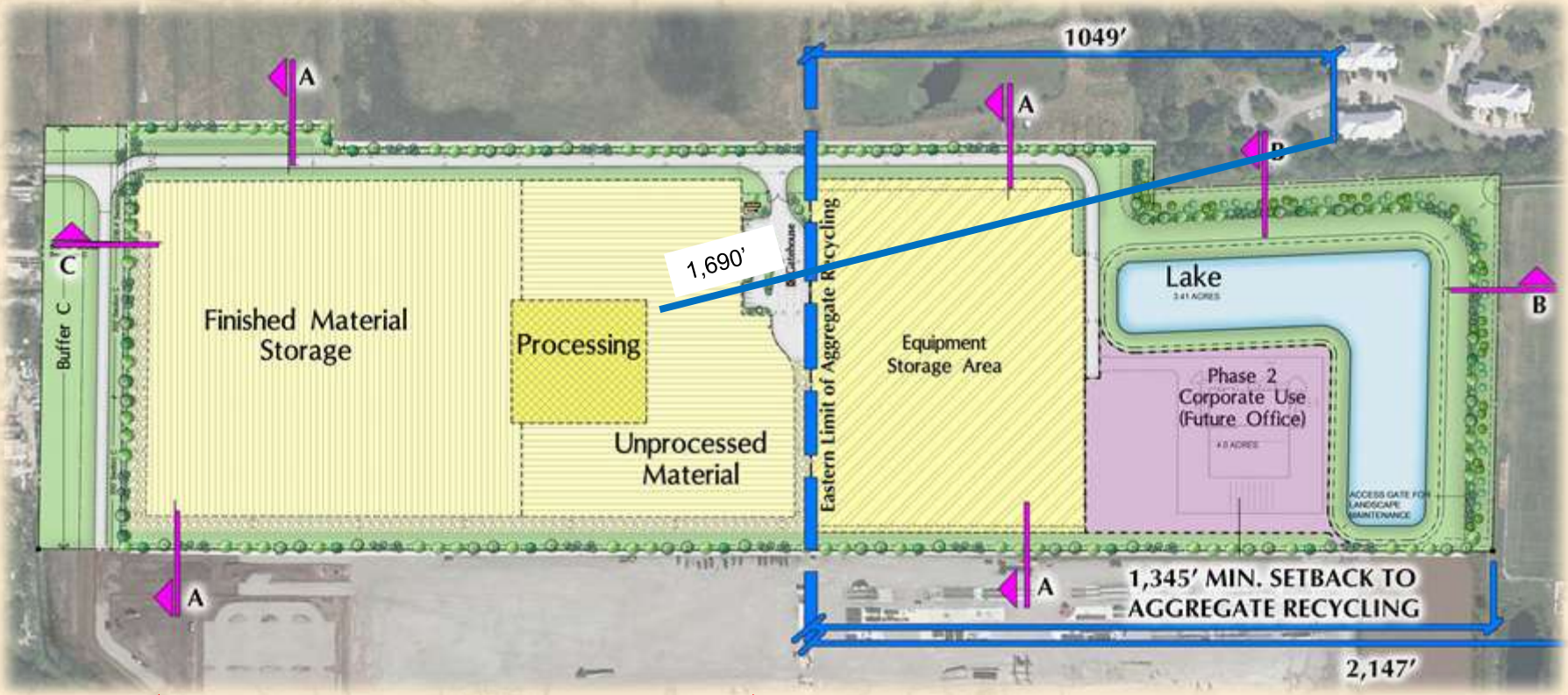
Recycling Area

P&Z Site Plan



Recycling Area

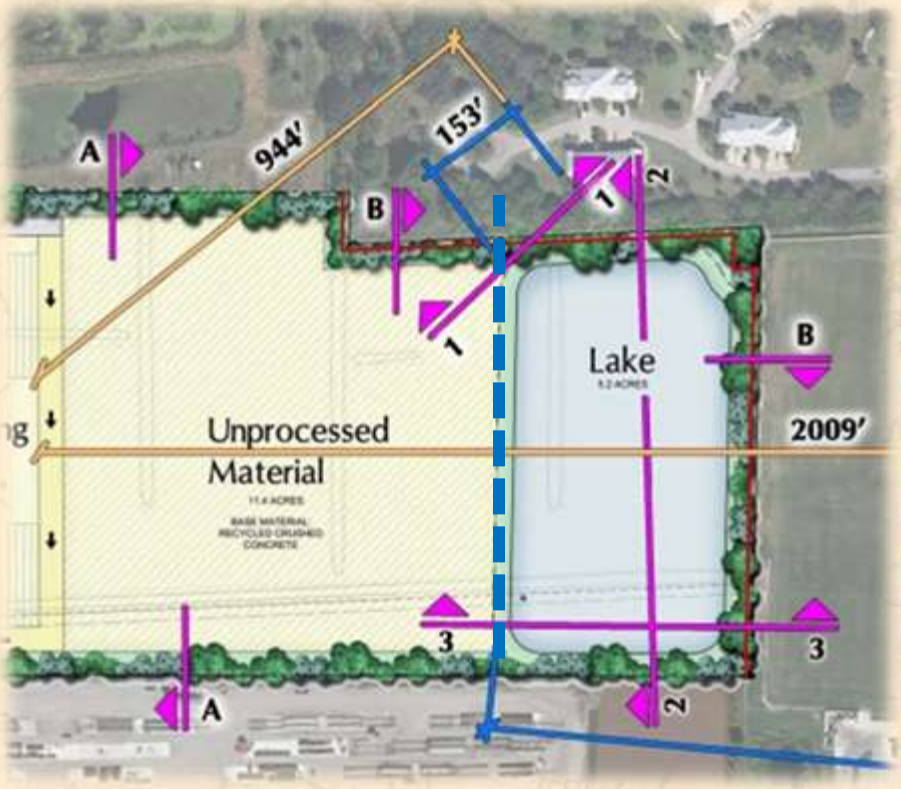
Current Proposed Site Plan



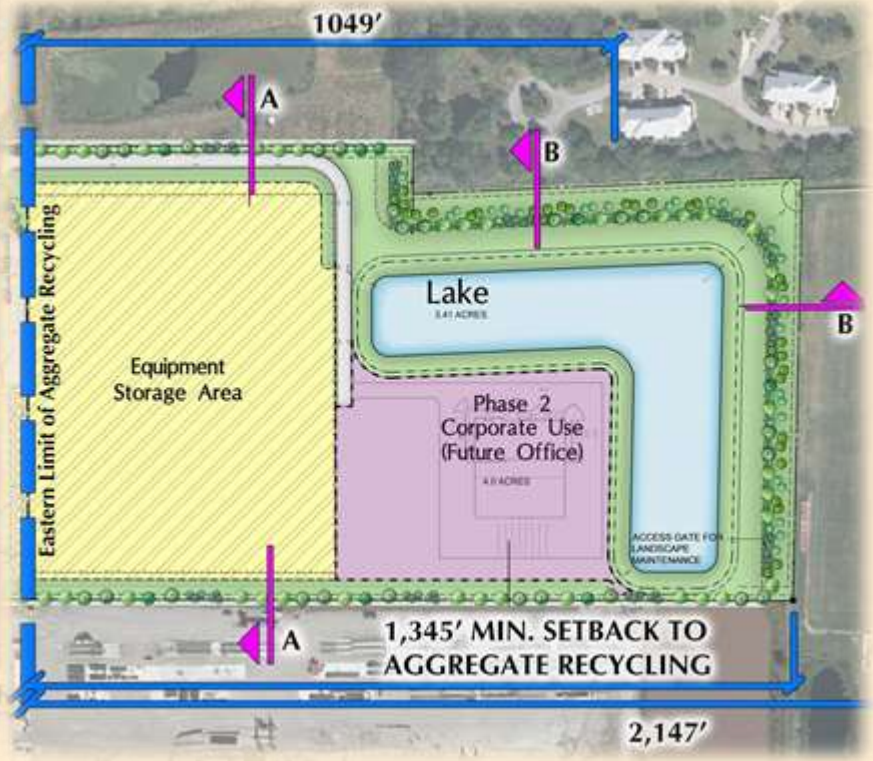
Recycling Area

Comparisons

Original Site Plan



Current Proposed Site Plan



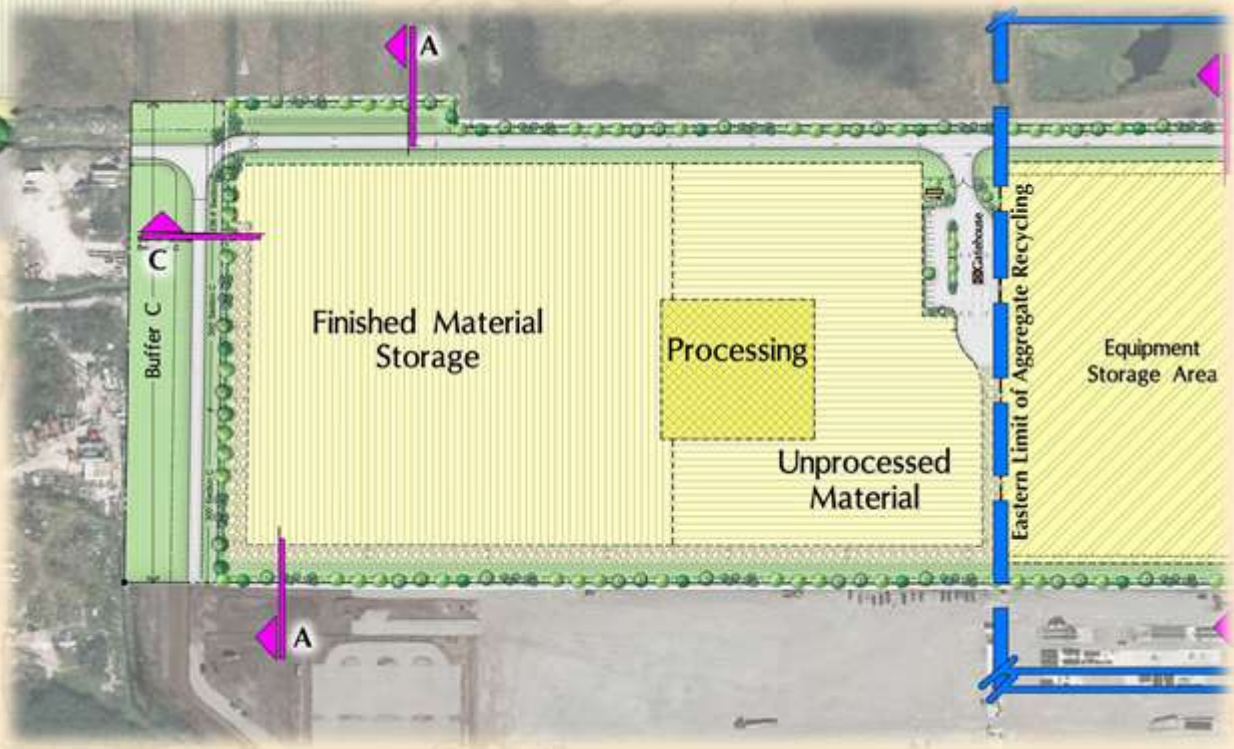
Unprocessed material is closer to the residential and the school

Unprocessed material is 1,345' setback from the school

Comparisons

Old Site Plan





Proposed Landscaping

- **Buffer A** (North and South) – 10 foot buffer with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – 56 foot to 65 foot wide with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2 linear feet**;
- **Buffer C** (west) – 10 foot buffer with 1 tree per 30 linear feet and shrubs.

Proposed Security

- **Buffer A** (North and South) – **8 foot** chain link fence on property line;
- **Buffer B** (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **15 foot high berm** – 56 foot or 65 foot inside the property line;
- **Buffer C** (west) – **12 foot** chain link fence with sigh obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

300’ Buffer A



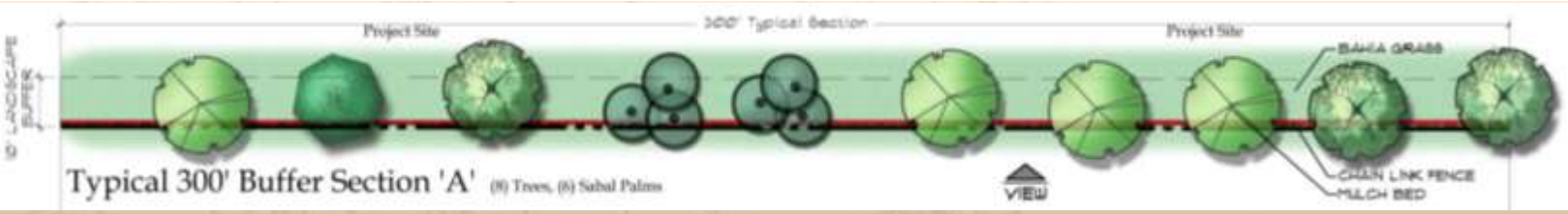
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



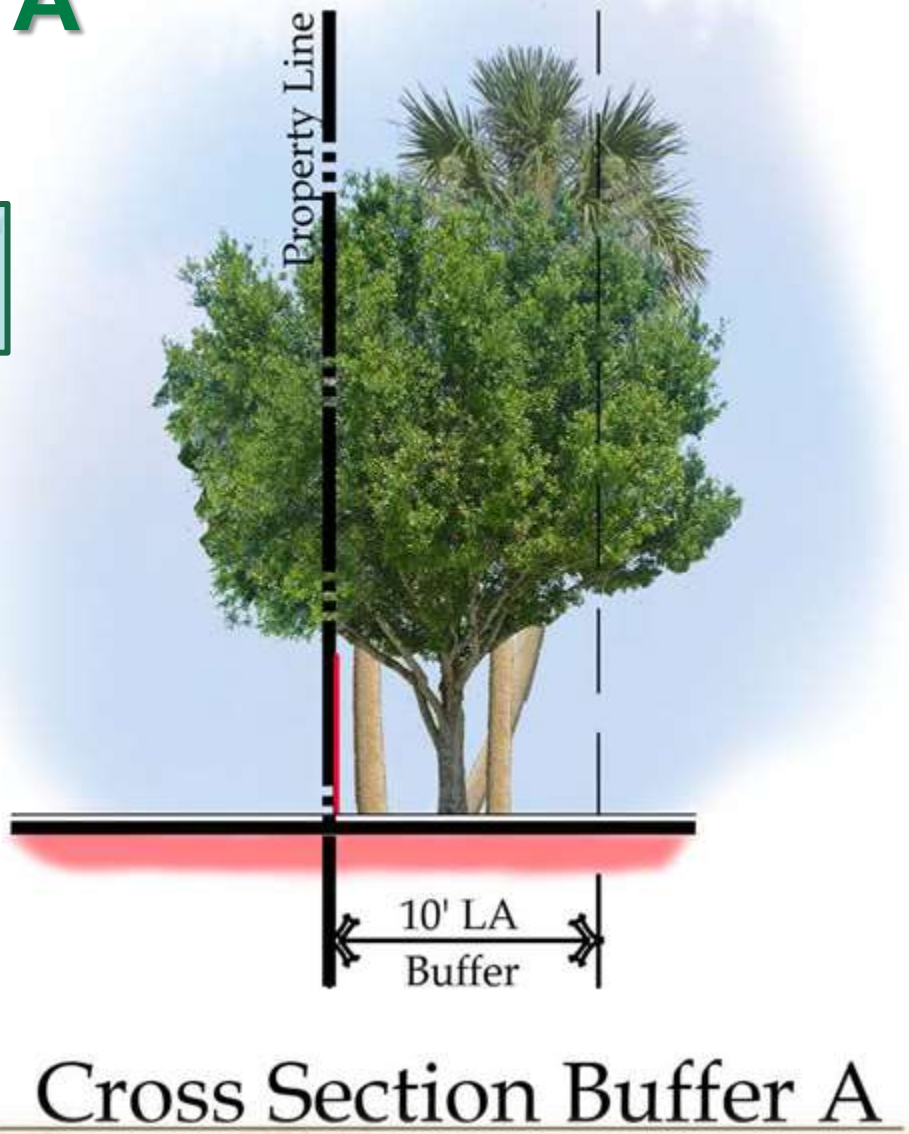
Typical Elevation A Buffer (at Initial Install)



Cross Section A

NO Fence Screening with Compatible Industrial Use

North and South Sides



300’ Buffer B



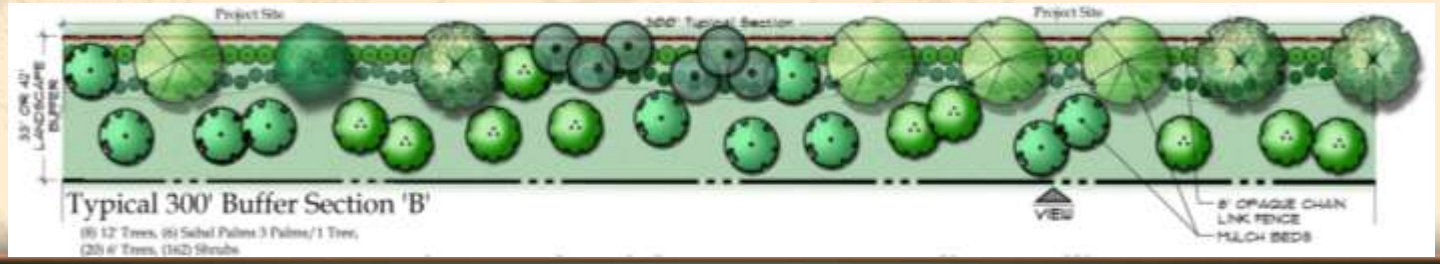
ypical Elevation B Buffer (at Maturity)



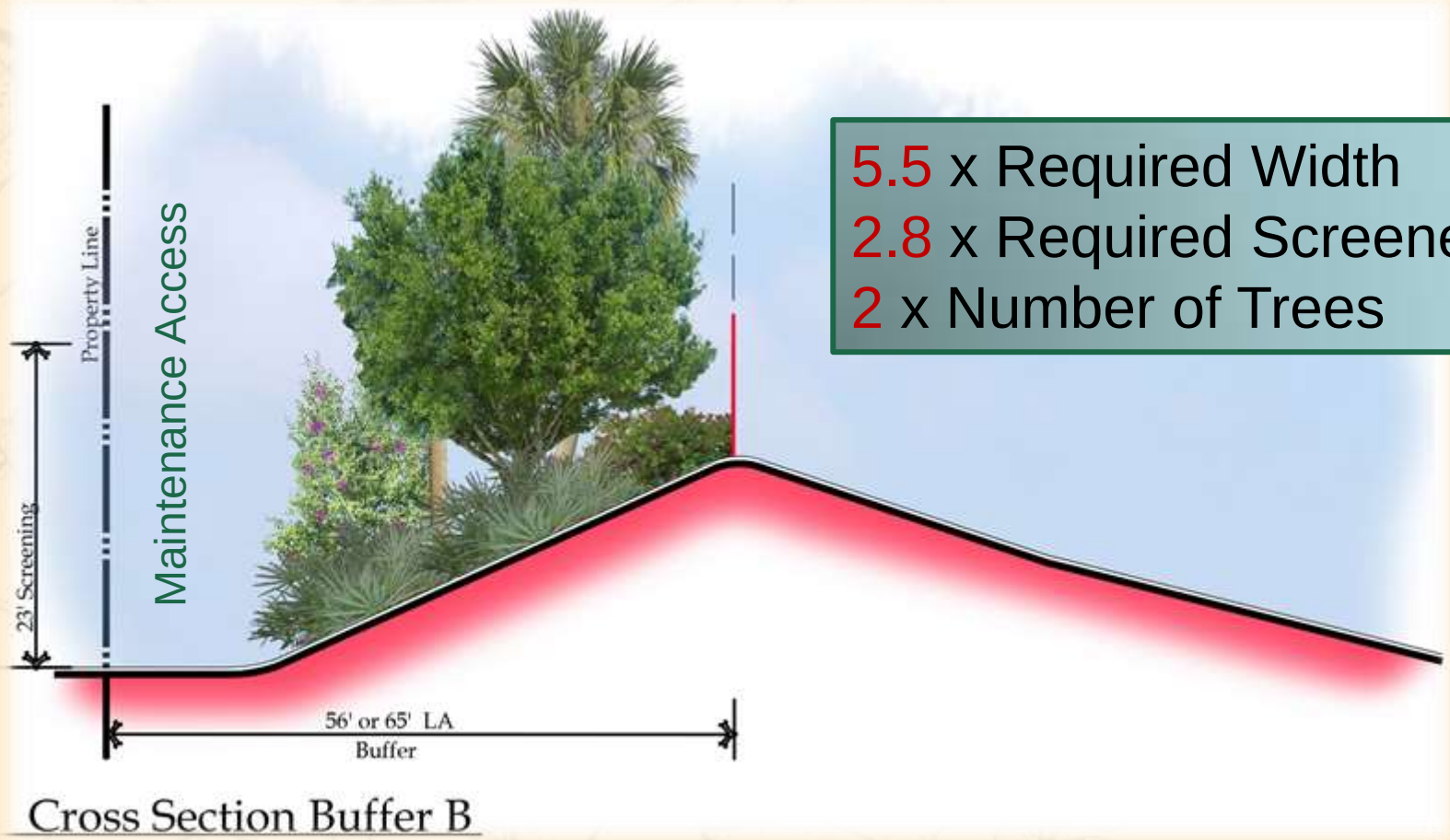
ypical Elevation B Buffer (at 5 years)



ypical Elevation B Buffer (at Initial Install)



Cross Section B



5.5 x Required Width
2.8 x Required Screened Ht.
2 x Number of Trees

Northeast and East Sides

300’ Buffer C



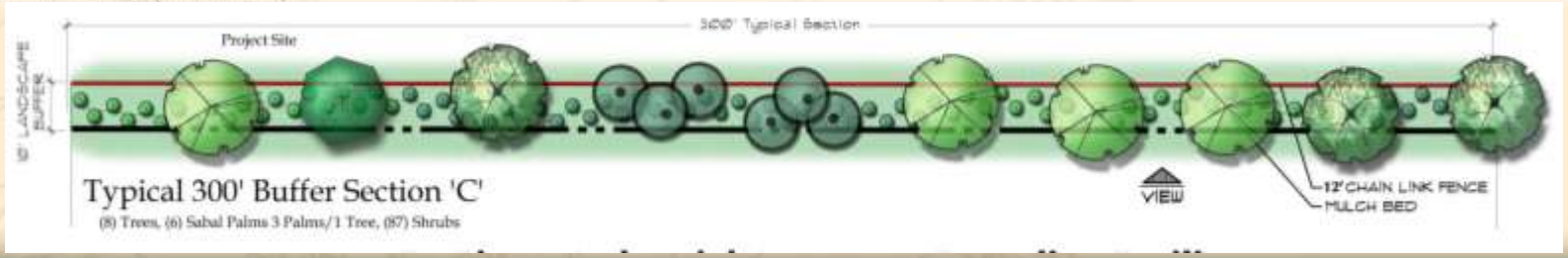
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



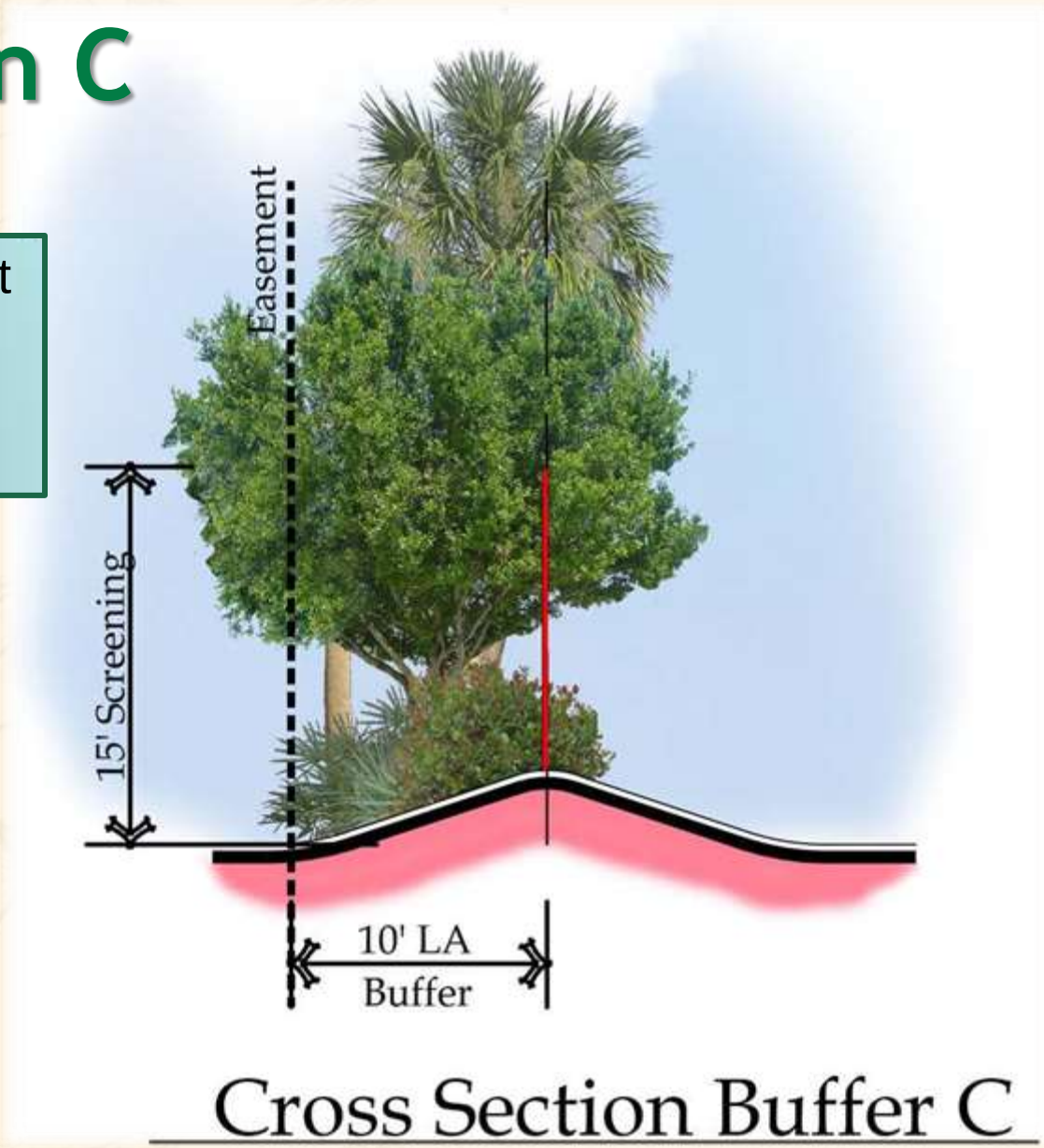
Typical Elevation C Buffer (at Initial Install)



Cross Section C

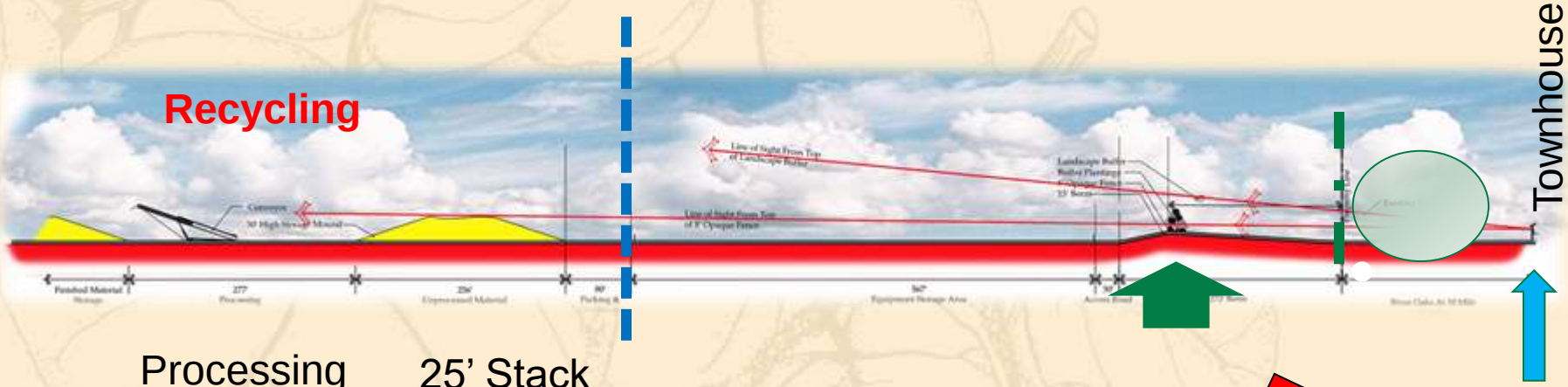
Against Access Easement

Planted per Right-of-Way Criteria

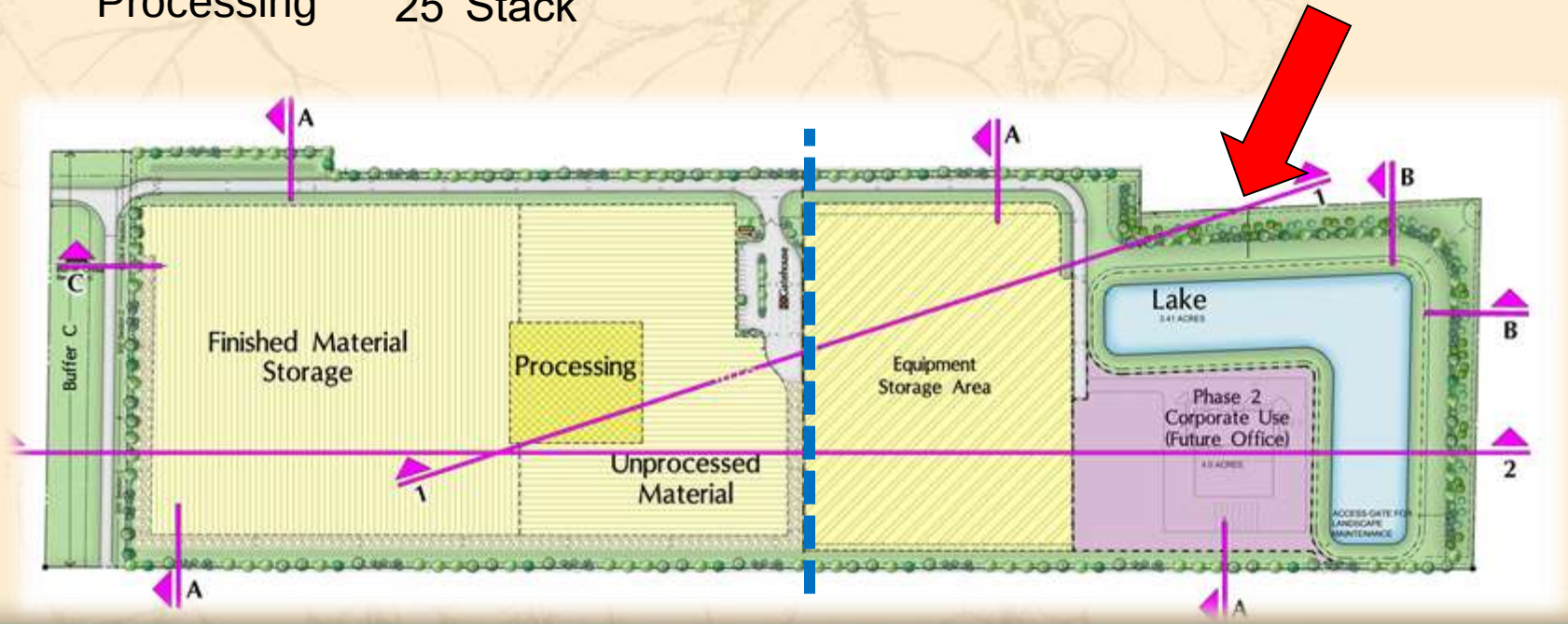


West Side

Visual Impact from Residential

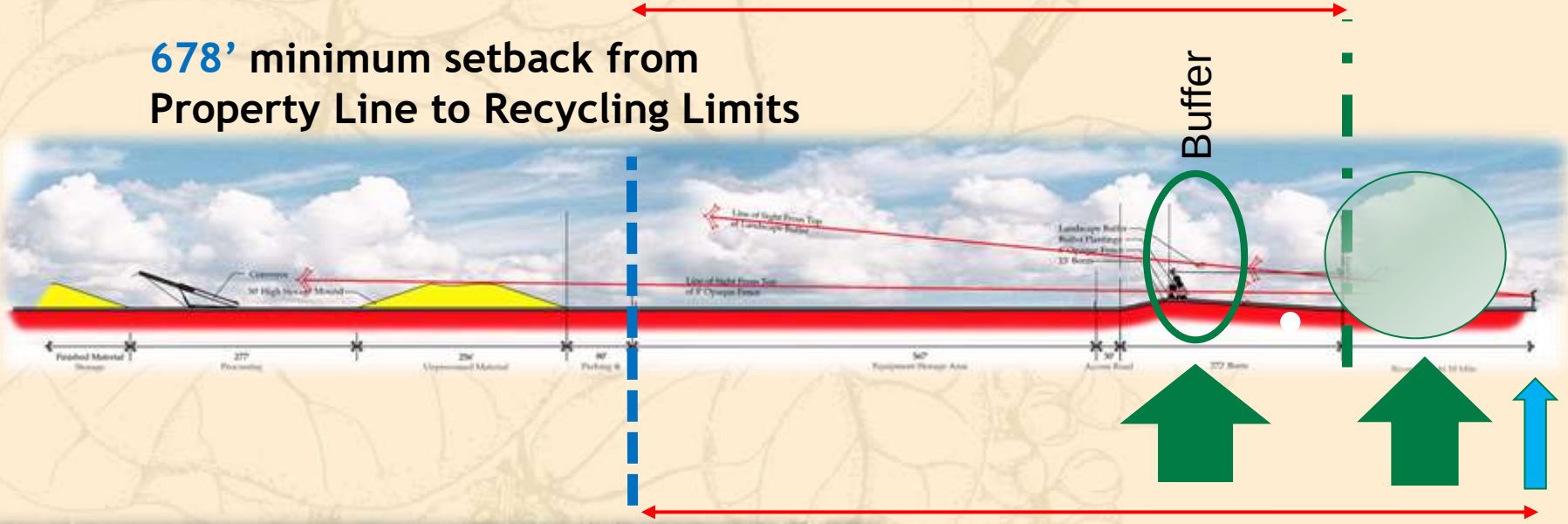


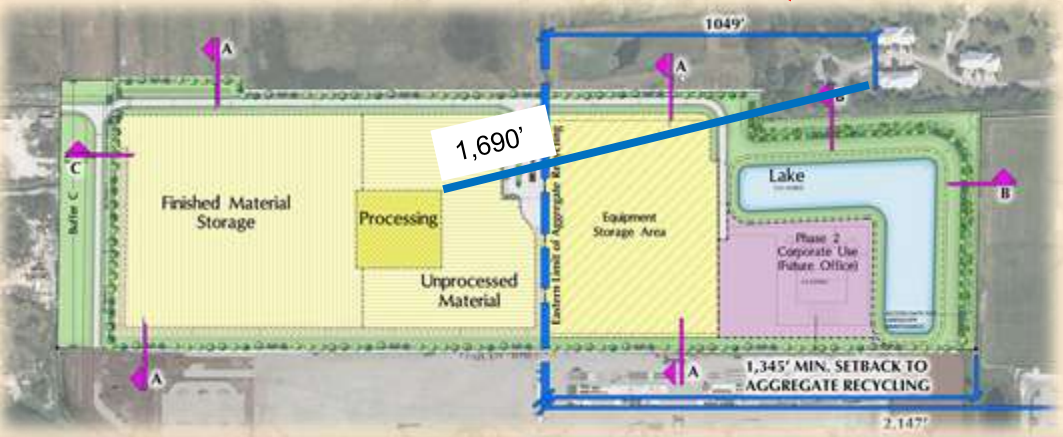
Processing 25’ Stack



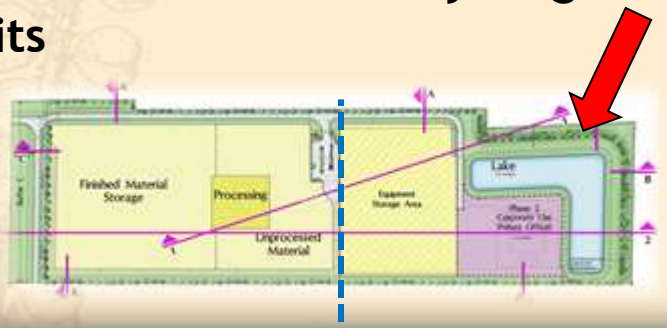
Visual Impact from Residential

678’ minimum setback from Property Line to Recycling Limits





1,049’ min. setback from Residential Units to Recycling Limits

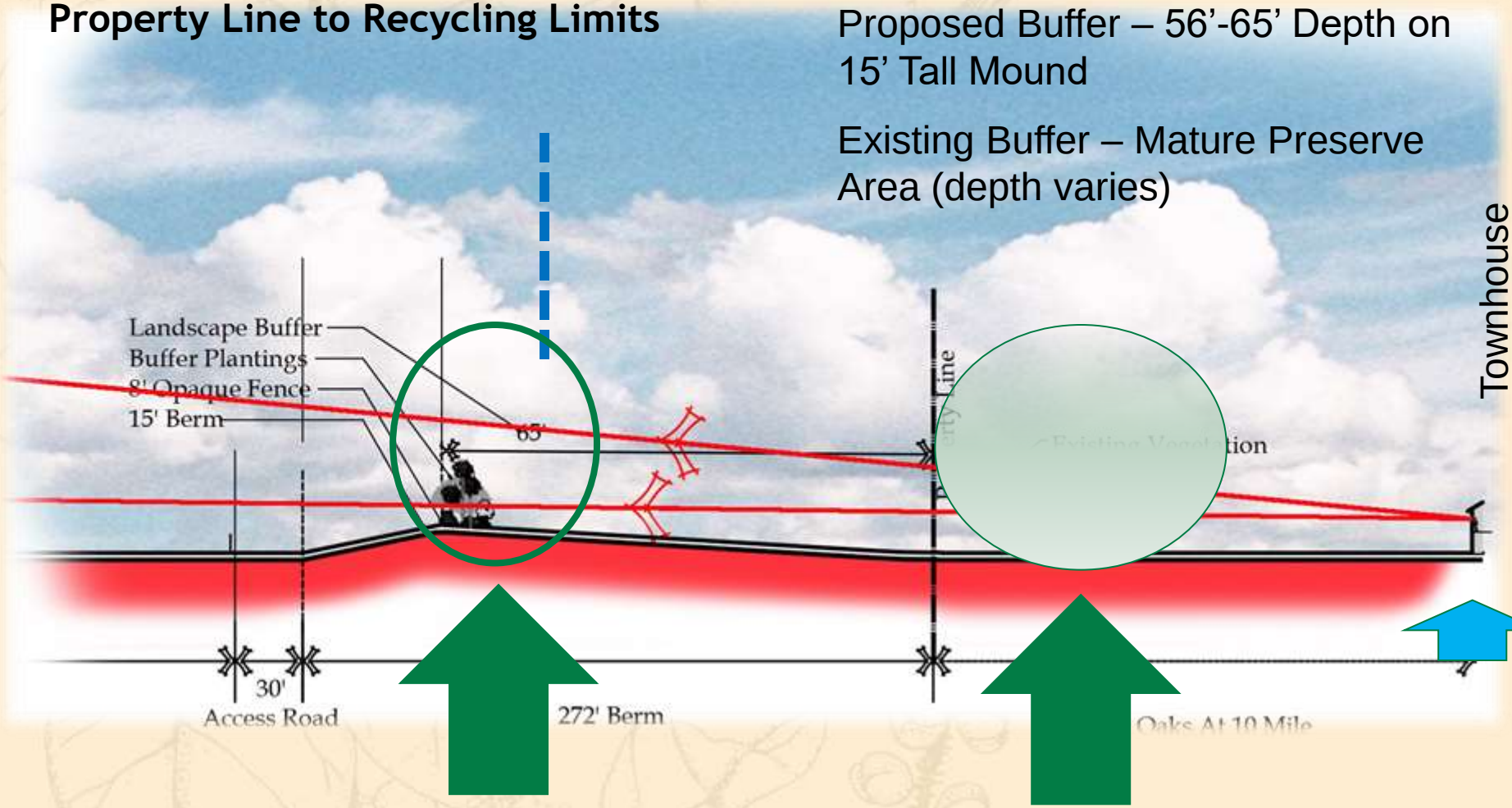


Visual Impact from Residential

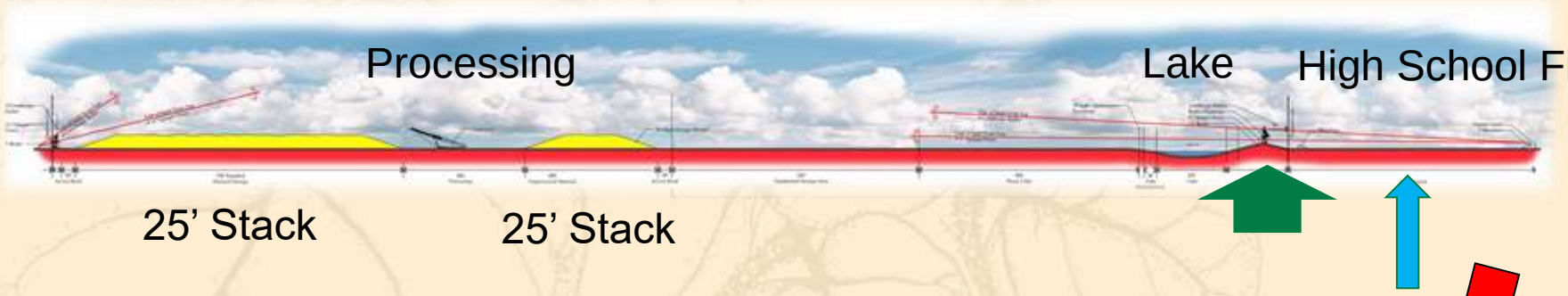
678’ minimum setback from Property Line to Recycling Limits

Proposed Buffer – 56’-65’ Depth on 15’ Tall Mound

Existing Buffer – Mature Preserve Area (depth varies)



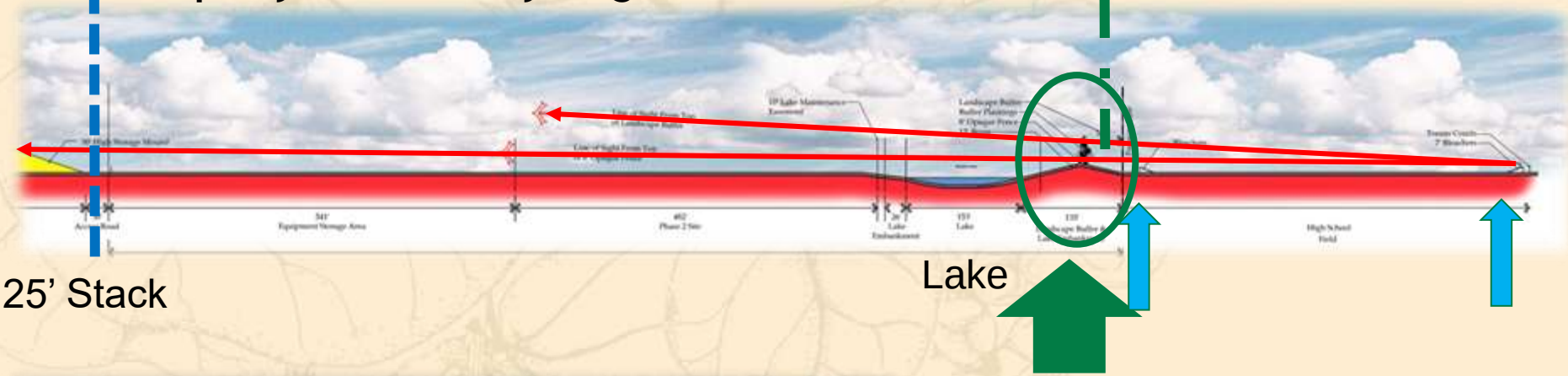
Visual Impact from School



Visual Impact from School

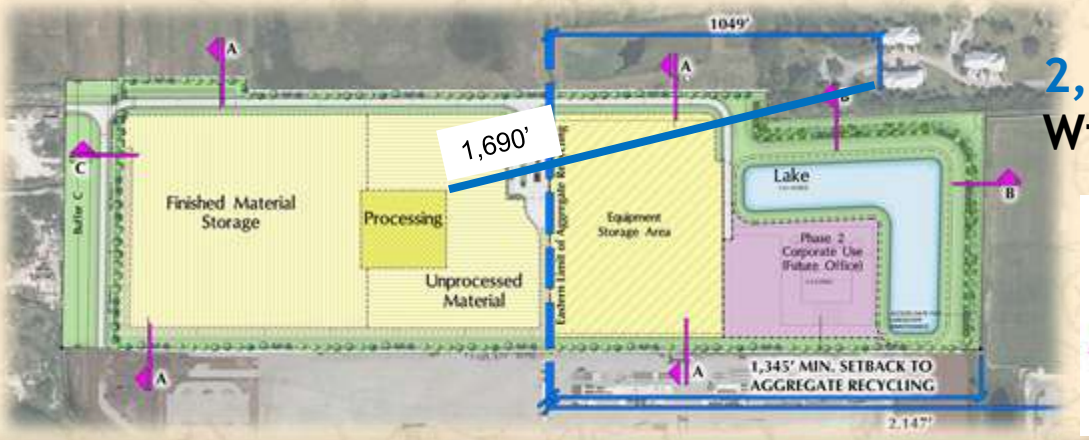
1,345’ minimum setback from Property Line to Recycling Limits

High School Field

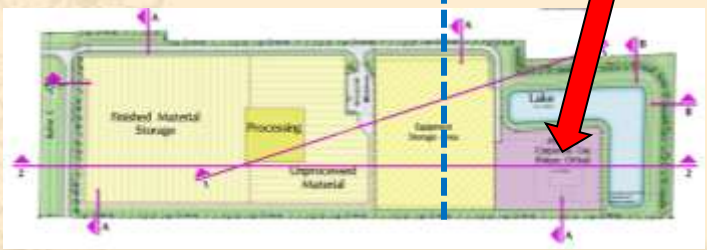


25’ Stack

Lake

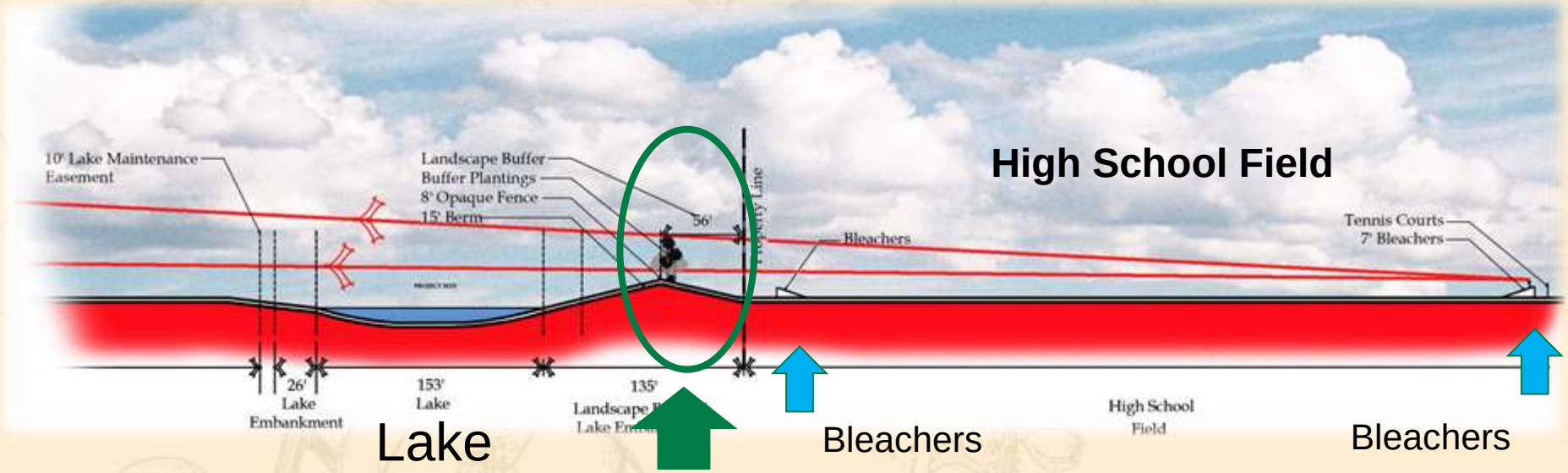


2,147’ min. setback from Classroom Windows to Recycling Limits

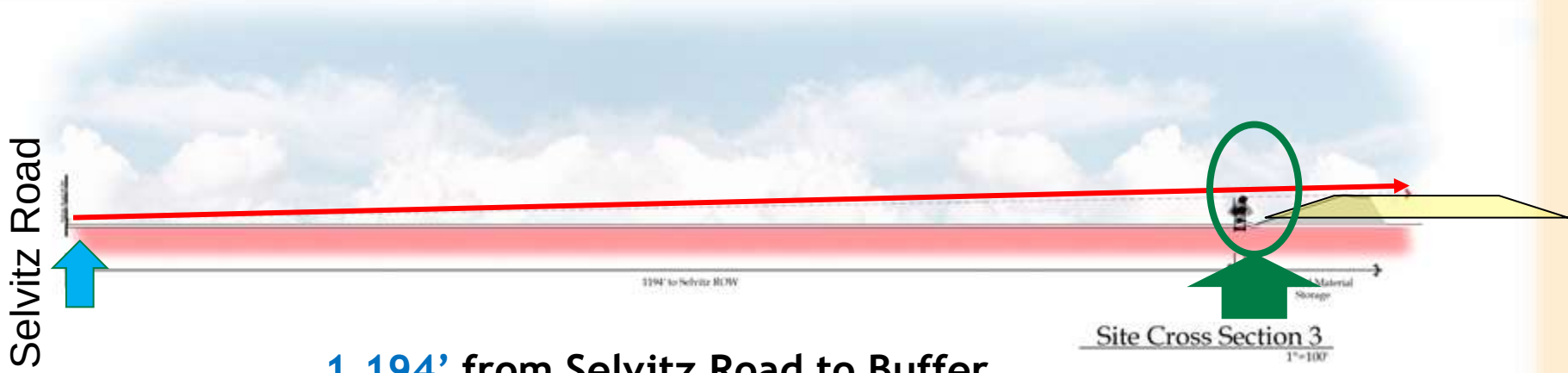


Visual Impact from School

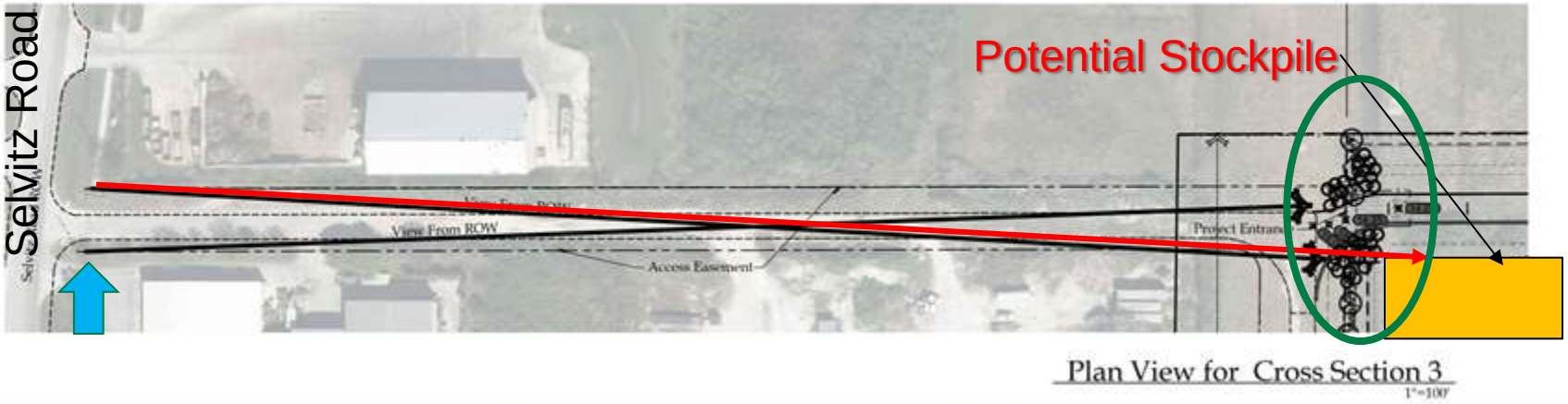
1,345' minimum setback from Property Line to Recycling Limits



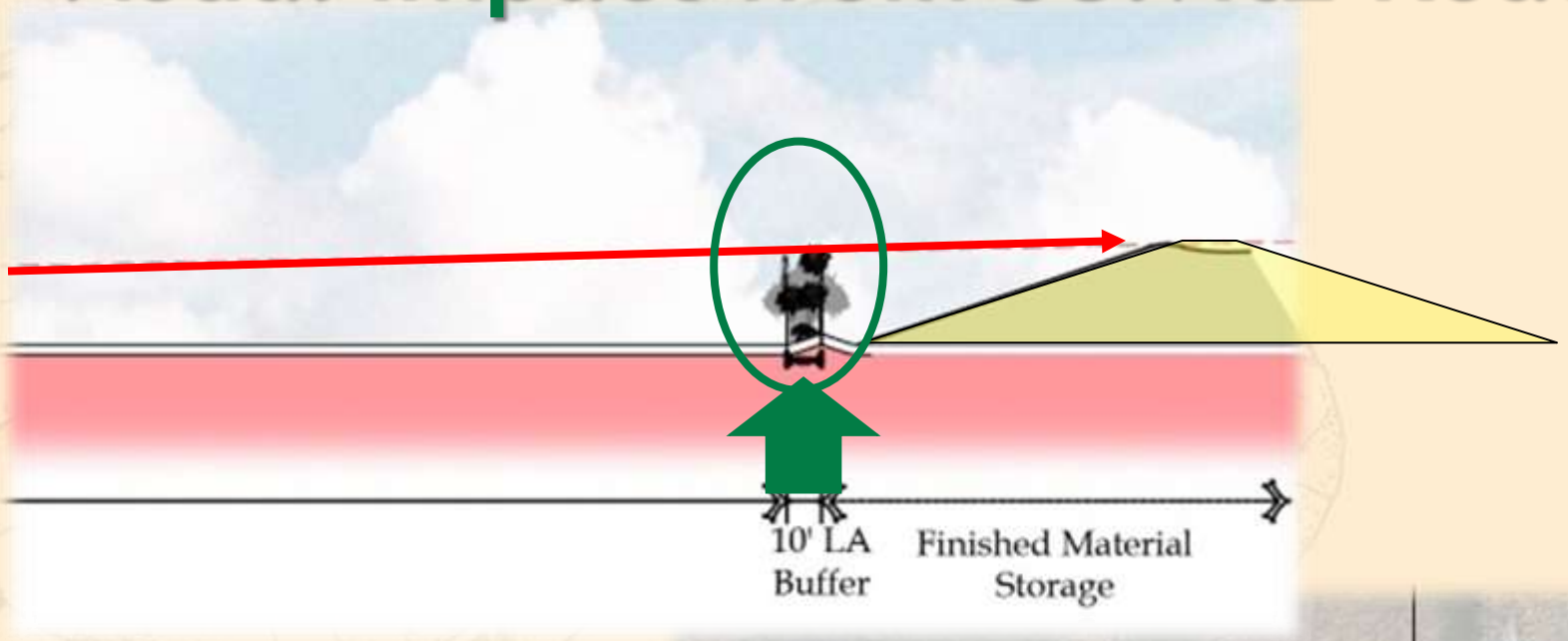
Visual Impact from Selvitz Road



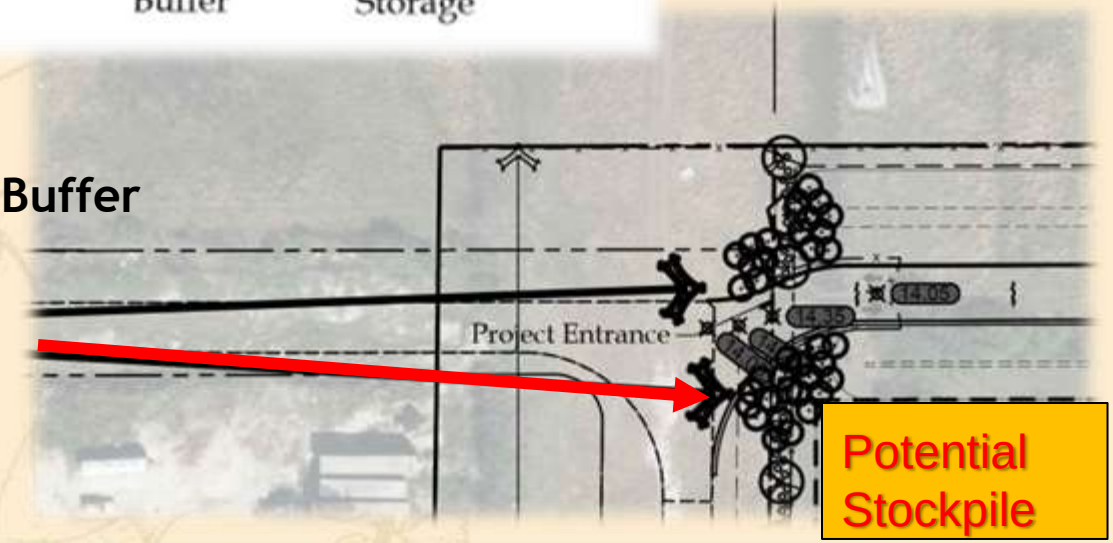
1,194' from Selvitz Road to Buffer



Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
  - 15 foot tall Berm
  - 8 foot tall Screened Fence
  - 56 foot to 65 foot Landscape Buffer width
  - At maturity, 45-55 foot tall thick buffer

Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

Recycling

FDEP targeted 75% recycling by 2020

2018 Tonnages in St Lucie County (including Ft. Pierce):

- **Total waste stream – 2018** **534,059 tons**
- **Recycled percentage – 2018** **53%**
- **SHORTFALL for 2020 goal** **22% or 117 tons**

Recycling

FDEP targeted 75% recycling by 2020

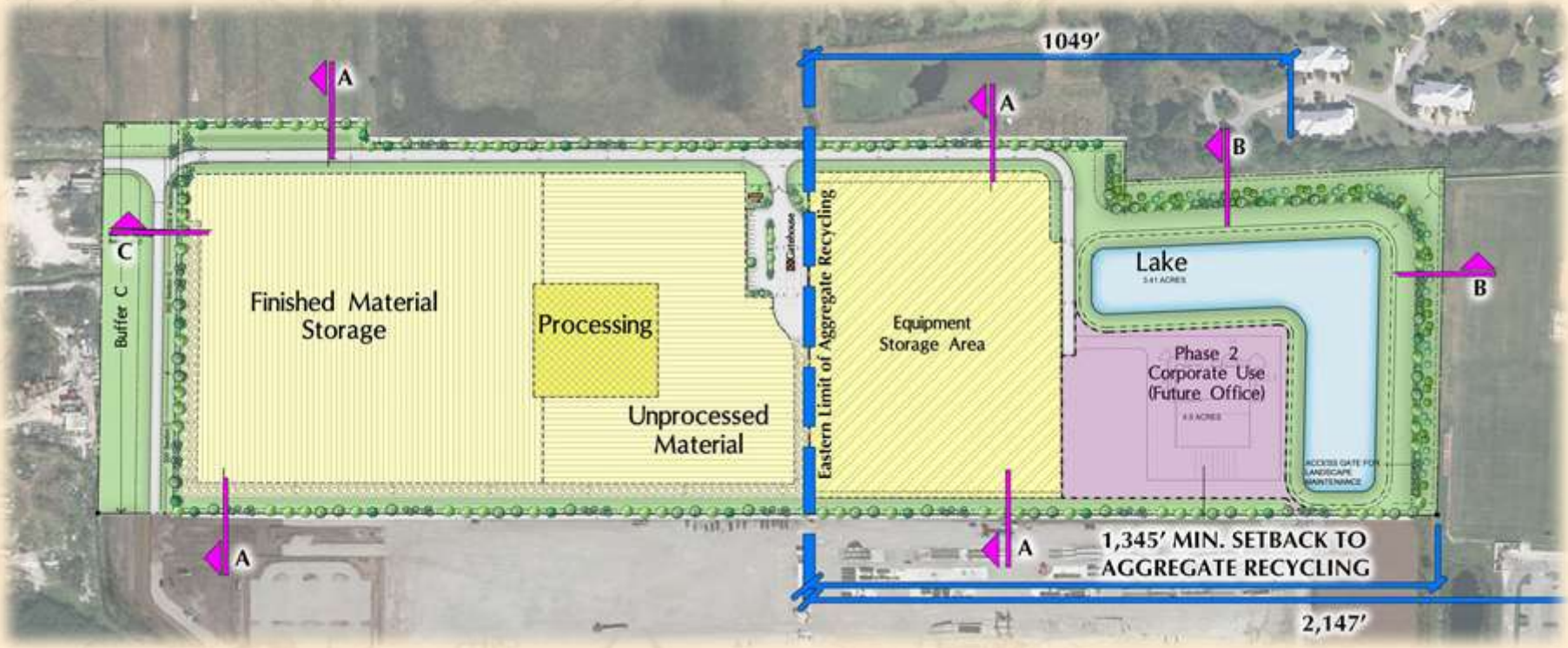
Projected Volumes at DSE Holdings:

- **Initially –** **30,000 tons**
- **At Capacity –** **+100,000 tons**

DSE Holdings will help the County and the City with FDEP goal providing 100,000 of the 117,000 tons needed.

Public Concerns

- Dust
  - Monitored through DEP Air Permit
- Water quality
  - Material being recycled is concrete – a product that carries drinking water.
- Noise
  - There is little to no noise from the processing other than the truck back-up
  - The stacked material actually buffers noises


1049'
A
A
B
C
Buffer C
Finished Material Storage
Processing
Unprocessed Material
Eastern Limit of Aggregate Recycling
Equipment Storage Area
Lake
B
Phase 2 Corporate Use (Future Office)
A
A
1,345' MIN. SETBACK TO AGGREGATE RECYCLING
2,147'

THANK YOU!

Landscape Architects ■ Planners ■ Environmental Consultants
LC-0000177
GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.
George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

Ft. Pierce Industrial
Aggregate Recycling Facility
Planned Development
City Commission – 1st Reading
September 16, 2019

1. Introduction of project and team;
2. History of DSE Holdings;
3. Our story
    a. Land use and Zoning
    b. DSE Holding purchase
    c. Original application submittal
    d. Neighborhood meeting
    e. Resubmittal as a Planned Development
4. Application request
5. Proposed development plan
    a. Discuss changes from the Planning Board Conditions of approval
6. Proposed landscape plan and additional landscaping to be a good neighbor and security
    a. Discussion on proposed landscape and buffering
7. Visual impact to the neighbors
    a. Discussion on berms and fences
8. Public Benefits
9. Information on recycling
10. Conditions of approval

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | www.2gho.com



Dennis G. Corrick

Shareholder
Office: Fort Pierce, Stuart

Mr. Corrick is a member of Dean Mead's Agribusiness Industry team, and practices in our Treasure Coast office. He practices in the areas of commercial real estate, zoning and land use, and general business law. He has experience in every element of real estate purchase, ownership, governance and sale. In addition, he assists clients in land use and zoning matters, permitting and licensing, and in agreements governing the use of property such as covenants and restrictions, commercial and agricultural leases, easements and licenses.

Mr. Corrick has extensive experience working with issues unique to agricultural businesses and properties. These include conservation easements, grazing leases and matters related to water use and environmental permitting, as well as financing, operation, sale and purchase of farm and ranch properties.

1. Additional Representative Experience

- Negotiated a lease for building a wetland system for delivering environmental services in Highlands County.
- Represented a Fortune 200 company in obtaining a contract for municipal solid waste and in permitting and building a municipal solid waste transfer station.
- Negotiated terms of a Wetland Reserve Program (WRP) easement in Glades County.
- Obtained large consumptive use permit for strawberry farming in Highlands County, and negotiated lease.
- Participated (with Dean Mead Agribusiness Industry Team) in certification of portfolio of agricultural properties with certificated water and wastewater utility.
- Negotiated disbursed water storage ("water farming") contract with water management district.
- Negotiated and closed contracts for sale of a portfolio of properties which included ranches in Okeechobee and St. Lucie Counties.
- Advised a large row crop farm on general day-to-day operations issues.
- Negotiated and closed a contract for the sale and purchase of a row crop farm in Suwannee County which included post-closing fertigation contracts with a neighboring dairy farm.
- Prepared grazing leases for properties in most of Florida's agricultural regions.
- Negotiated and closed contracts for sale of property to the South Florida Water Management District (SFWMD).
- Negotiated financing and security arrangements with large agricultural lenders and farm equipment providers.

2. Professional and Civic Activities

- The Florida Bar
  - Business Law Section
  - Environmental and Land Use Section

    - Real Property, Probate and Trust Section
- The Florida Bar Foundation, Inc. – Fellow
- Florida Cattleman's Association – Allied Member
- Florida Farm Bureau – Member
- Economic Council of Okeechobee - Member, 2009 – 2017
- Leadership St. Lucie XIX – Graduate
- Lincoln Park Academy, Student Advisory Council - Business Community Representative, 2009 - 2012
- St. Lucie County Agricultural Development Steering Committee
    - Chair, 2007 – 2008 (County Commission Appointment)
- St. Lucie County Bar Association – Member
- St. Lucie County Chamber of Commerce - Board of Directors, 2005 – 2015
- Superintendent's Business Advisory Committee – Member, 2009 – 2015 (Superintendent Appointment)

3. Charitable and Pro Bono Service

- Children's Services Council of St. Lucie County – Member, 2008 – 2012 (Gubernatorial Appointment)
- United Way of St. Lucie County, Inc.
    - Board of Directors, 2002-2008
    - Chairman, 2006-2007

4. Education

- Juris Doctor: University of Florida Levin College of Law, Gainesville, Florida, *with honors*, 1998
- Bachelor of Science Degree in Journalism: University of Florida, Gainesville, Florida, 1983

5. Bar Admissions

- Florida

6. Prior Legal Experience

- Peterson & Myers, Winter Haven, Florida, 1998-2000

7. Recognition & Awards

- Named one of St. Lucie County's 'Beautiful People' in the area of community activism, 2013, 2014 and 2015
- Kathryn Basile Champion for Children Award – Children's Services Council of St. Lucie County, 2015
- Chairman of the Board Award - United Way of St. Lucie County, 2008
- Community Impact Award - United Way of St. Lucie County, 2004-2005
- Florida Constitution Revision Commission, Style and Drafting Committee; Student Staff Member, 1998

Douglas Steven Eakins JR
North Palm Beach, Florida
(561) 346-1549
Steve@DSEAKINS.com

Employment:

D.S. Eakins Construction Corporation 1998 – Present

- -2008 to Present Supervisor/VP – Overseeing numerous projects 20K to 3M, ordering materials, scheduling, bidding jobs, ect.
- 2004-2008 Worked as a foreman running a pipe crew & operating equipment. Completed projects from 20K to 2M
- 2000-2004 (summers) Operated tractor trailer transport & dump trailers. Also operated equipment on jobs and helped out on pipe crews
- 1998 (After School & Breaks) Worked on pipe crews as a laborer, operated equipment and work with mechanic on equipment in yard after School

Education:

2000-2004 Received a Bachelor of Science Degree in Interdisciplinary Engineering & Management from Clarkson University located in Potsdam, New York.

2000 Received Diploma from The Benjamin School, located in North Palm Beach, Florida

Clarkson University

BE IT KNOWN THAT

THE BOARD OF TRUSTEES ON THE NOMINATION AND APPROVAL OF THE FACULTY

HEREBY CONFERS UPON

DOUGLAS STEVEN EAKINS JR

WHO HAS SATISFACTORILY COMPLETED THE REQUIRED COURSE OF STUDY

APPROPRIATE FOR THIS DISTINCTION THE DEGREE OF

BACHELOR OF SCIENCE

Interdisciplinary Engineering and Management

TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND HONORS WHICH APPERTAIN THERETO.

GIVEN UNDER THE SEAL OF THE UNIVERSITY AT POTSDAM, NEW YORK,

DECEMBER 31, 2005

PRESIDENT

CLARKSON UNIVERSITY · FOUNDED 1896 TO HONOR THOMAS S. CLARKSON

CHAIRMAN, BOARD OF TRUSTEES

Don Scott & Associates

"Building a Safer Workplace"

Certifies to all that

Steven Eakins

Has successfully completed Boomlift & Rough Terrain Forklift Operator Training

Dated 1/6/12 Signed Don Scott

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6189641
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CUC1224753 07/06/12 120014654

CERT UNDERGROUND & EXCAV CNTR
EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP

IS CERTIFIED under the provisions of Ch.489 FS
Expiration date: AUG 31, 2014 L12070601227

DETACH HERE

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AC# 6189641

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12070601227

DATE	BATCH NUMBER	LICENSE NBR
07/06/2012	120014654	CUC1224753

The UNDERGROUND UTILITY & EXCAVATION CO
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

CERTIFICATE OF COMPLETION

Supervisor Compliance
Training Department
Supervisor Course

REASONABLE SUSPICION:
Drug & Alcohol Awareness Training

Douglas Steven Eakins Jr.

has completed the Mandatory 2-Hour Training

on

60 Minutes Alcohol Awareness

60 Minutes Drug Education

Test Score: 100%

Graduation Date: 7/13/2011

Satisfies the Department of Transportation
49 CFR Part 382.603 for Mandatory Supervisor Training



CERTIFICATE OF ATTENDANCE

FDEP GENERIC CONSTRUCTION STORMWATER PERMIT CONTRACTOR'S SHORT COURSE/MEET THE REGULATORS

The Undersigned Hereby Acknowledges That

STEVEN EAKINS

Attended the above 6 hour training in Stormwater Permit Compliance, BMP Selection and Installation and Stormwater Inspections.

Material covered meets the requirements of Chapter 62.621.300, Part II.12 for Inspector qualification

NOVEMBER 16, 2010

Florida East Coast Chapter

Program Instructor—Jo Moore, Environmental Director
Ranger Construction Industries, Inc.
FDEP Qualified Stormwater Instructor #90
FDEP Qualified Stormwater Inspector #1120

Michelle Anaya DePotter—Executive Director

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc
Landscape Architects
Environmental Consultants
Planners



EMILY O'MAHONEY, PLA, FASLA

PARTNER

Education
University of Florida,
Bachelor of Landscape Architecture 1980

Honors & Recognitions
Fellow, American Society of Landscape Architects (2017)
ASLA National Service Award (2016)
University of Florida Alumni Service Award (2011)
FNGLA Award of Excellence Meditation Garden (2008)
FL/ASLA Award of Merit Meditation Garden (2008)
FL/ASLA Award of Merit Pahokee Eco-Island Study (2008)
FL/ASLA Award of Honor Limestone Creek Elementary Children's Planting Program (2002)
FL/ASLA Award of Excellence in Residential (1998)
FL/ASLA Service Awards (1995, 1996, 1997, 1998)
Faculty Award, Department of Landscape Architecture University of Florida (1980)
ASLA Certificate of Merit in the Study of Landscape Architecture (1980)
ASLA President's Recognition for Outstanding Contribution (1980)
Howard Sebolt Award (1980)
Elected to the Gargoyle National Architectural Honor Society

Registrations
Professional Landscape Architect since 1980: Florida #684
LEED®AP BD+C

Affiliations
American Society of Landscape Architects
Council of Landscape Architecture Registration Boards
Florida Redevelopment Association
Florida Riverwalk Exchange
Palm Beach County Planning Congress
Professional Women's Network
The Nature Conservancy
National Society of Historic Preservation
The Native Plant Society
The Northern Palm Beaches Chamber of Commerce
International Society of Arboriculture
U.S. Green Building Council (USGBC)
Chamber of the Palm Beaches (Trustee)

Positions Held
Florida Chapter ASLA Trustee (2013-2016)
Florida Chapter ASLA President (2011-2012)
FL/ASLA Conference Co-Chair (2011)
ASLA Florida Section Chair (1994-1997)
FL/ASLA Annual Convention Chair (1998)
FL/ASLA Review Seminar Coordinator (1996-Present)
Professional Women's Network President (2004-2006)
Habitat for Humanity Landscape Coordinator
Homeowner Association President/Board Member (1996-Present)
FLASLA Education Chair (2007-2010)
FLASLA Member at Large (2007-2008)
Women in Business Steering Council (2003-Present)
Women in Business Council Chair (2008 & 2012 to present)
Citizen Advisory Board for Town of Jupiter Police (2008-Present)

Publishing and Speaking Engagements:
Accessibility: Co-Author and Instructor to Florida specific and national accessibility (ADA) standards, Since 2009. LA CES, FBOLA and FBC approved.
Miscellaneous Sustainable Design and Green Infrastructure lectures and panel discussions.

Professional Experience
Ms. O'Mahoney has over 38 years of experience in landscape architecture and site planning with emphasis on conceptual and detailed design for all scales. Since 1993 she started her own company and then joined with George G. Gentile & Associates, Inc. in 1999 as a partner to combine professional skills and abilities in one company. Prior professional experience has been with private landscape architecture firms in the South Florida Area. Sustainability is not only reflected in Emily's design and professional work but carries over at home with a photovoltaic array reducing the family's carbon footprint.

Emily views landscape architecture as design of outside space, creating a strong sense of place and working with nature to create beautiful places and spaces. Every day and with every project, she approaches design and problem solving from an artistic angle in a sustainable manner.

Mixed Use

Harbourside — *Project Manager*
Location: Jupiter, Florida (within CRA District)
Client: Allied Capital & Development
Scope: Site Planning & Landscape Architecture
As the entertainment district of the Jupiter Riverwalk and a special district, this 8 acre PUD project contains 33,000SF restaurant, 65,000SF retail, 54,000SF office space and 219 hotel rooms within a new urbanism context. Wrote noise ordinance modifications. Developed special signage packages. Completed in 2014.

Parks and Environmental Studies

Cinquez Park – *Principal-in-Charge, Project Manager*
Location: Jupiter, Florida
Client: Town of Jupiter
Scope: Landscape Architecture
2GHO procured approvals and developed site, landscape and irrigation for this new Open Space and Park in the Cinquez neighborhood in Jupiter. The vacant 13 acres of property off Indiantown Road has been transformed into a beautiful local park for the entire community with walkways, a lake, open grass activity areas, a grass prairie natural area, and a large three-range dog park.

Facilities

Palm Beach County Fire Rescue Training Facility – *Principal-in-Charge*
Location: Palm Beach County, Florida
Client: Palm Beach County Facilities
Scope: Landscape Architecture & Site Design
2GHO worked under the Architect for this County Training Facility built in and around an old garbage dump site requiring unique conditions to deal with for planting and buffering.

Bio-Tech Projects

Harbor Branch Research Institute Lab II – *Principal-in-Charge, Principal Designer*
Location: Harbor Branch FAU Campus, Ft. Pierce, Florida
Client: Florida Atlantic University
Scope: Landscape Architecture and Site Planning
With completion in early 2011, this 43,000 square foot research center is striving for Silver LEED rating. State of the art irrigation system has been designed for the all native landscape, providing large beds of grasses and very little sod. All trees were saved on site or relocated near by.

Max Planck Florida Institute for Neuroscience – *Principal-in-Charge, Principal Designer*
Location: FAU Campus, Jupiter, Florida
Client: Max Planck Institute
Scope: Landscape Architecture and Site Planning
This is the first cluster expansion from the Scripps Institute development. The construction will be complete by the end of 2011 bringing many new jobs in the 100,000 square foot facility on 6 acres of the FAU Campus. The landscape plan emphasizes native plantings in bioswales and planted detention areas to ease the drainage solutions. Irrigation is via re-use water. The project received LEED Gold Certification.

JONATHAN T. RICKETTS, P.E.

RESUME

EDUCATION Bachelor of Science in Civil Engineering, Tulane University, 1983

REGISTRATION Registered Professional Engineer
Florida License #38799
North Carolina License #26154

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers
Palm Beach Branch President 1990-1991
Architectural Engineering Institute National Executive Committee 1995-1996
National Society of Professional Engineers
Florida Engineering Society
American Water Works Association
Leadership Palm Beach County
Chairman, Loxahatchee River Management Coordinating Council – including local, state and federal representatives

PUBLICATIONS AND AWARDS
Senior Editor of Building Design and Construction Handbook, Sixth Edition by McGraw-Hill (2001)
Senior Editor of **Standard Handbook for Civil Engineers,** Fifth Edition, McGraw-Hill (2004)
Civil Engineer of the Year, American Society of Civil Engineers, Palm Beach Branch, 1998

REPRESENTATIVE EXPERIENCE

Mr. Ricketts has over 30 years of professional engineering experience throughout multiple states where he holds professional engineer licenses and is the senior editor of two engineering handbooks. Mr. Ricketts specializes in all facets of planning, design, permitting, and project management services for a broad range of civil engineering projects including water resources, environmental design, and land development. Mr. Ricketts' representative work includes the following projects:

Phosphate Corporation of Saskatchewan (PCS): Design, permitting and construction management involving wetland restoration and headwater stream design (includes a series of projects totaling 5,500 acres). Permitting work involves the Army Corps of Engineers and the North Carolina Department of Environmental Water Quality. Project involves one of the largest environmental projects in the Army Corps of Engineer's Wilmington District.

Boynton Beach Community Redevelopment Agency: Construction management and utility coordination for a $10 million urban redevelopment project, including master planning, streetscape design/construction, upgrade and reconstruction of public utilities, and wetland permitting within the Intracoastal Waterway, resulting in a new tax base of $500 million dollars.

Northern Palm Beach County Improvement District (NPBCID): Analysis of seepage and long term secondary impacts to existing facilities due to various operating schedules of the G-160 structure in coordination with the South Florida Water Management District, South Indian River Water Control District, and NPBCID.

Benjamin Upper School: (North Palm Beach and Palm Beach Gardens) Construction management and lead consultant for a 50-acre, $30 million turnkey school campus including site planning, design construction, interior finishes, furniture, and information technology infrastructure.

M/I Homes: Complete oversight for client's development work in Palm Beach County including: due diligence on properties prior to purchase, master budget preparation, estimating costs for project delivery, hiring, supervising and payment to design team members, bidding of plans to contractors, oversight of construction work and closeout of construction with agencies.

Gaeta Development: Led the development team in budgeting, design, bidding and construction for projects including: Philips Electronics North American headquarters, Brooklyn Bow and Ribbon, Tire Kingdom corporate headquarters, Adelphia Cable, Illinois Tool Works, Charles Brown Oil Company, Riviera Beach recycling facility and Velda Farms. Land development work included a 100-acre mixed use project with a six lane section of Congress Avenue.

MERCHANT STRATEGY

Sharon J. Merchant, CEO



Public Involvement Project Manager

Professional Credentials

Bachelor of Science
International Affairs
Florida State University 1986
Former Member, Florida House of Representatives, 4 terms

Basis for Team Selection

Statewide relationships with City, County, State and Federal Elected Officials and Key Decision Makers.

Focused on Customer satisfaction and Positive outcomes. Consensus Builder and Team Player.

Experienced Leader

Public Involvement: 15 years
Government Relations: 26 years
Business Development: 15 years

Ms. Merchant brings 30 years of public and private leadership experience as a Member of the Florida House of Representatives and CEO of The MS Factor (MSF) offering clients public involvement, governmental relations, and community relations services.

Public Involvement Experience:

City of Boynton Beach: Sharon is the Public Involvement Manager on two current projects with the City, The Lakeside Gardens Neighborhood Drainage Improvements and Water Main Replacement Scope and Central Seacrest Phase II Scope. She oversees all public involvement activities, including meetings with stakeholders, maintaining project hotline and preparation of collateral materials.

T.Y. Lin International: Sharon developed the stakeholder database and is spearheading all public involvement, including but not limited to meetings with stakeholders, City Council meetings, and preparation of collateral materials.

Riviera Beach Community Redevelopment Agency: Sharon provided Professional and Consultation services for marketing and public relations. This included but was not limited to attending all CRA meetings, promoting events, and press releases. Sharon's team also prepared collateral material such as brochures, flyers and handouts.

Carollo Engineers, Inc: Sharon provided quality assurance and supervision for the Palm Beach County Coastal Resiliency Partnership Multi-Jurisdictional Vulnerability Assessment Phase I project. MSF Team provided all public involvement, including but not limited to all social media updates.

CES Consultants: Sharon provided all leadership with the City of West Palm Beach elected officials and staff on behalf of our client. She supervised all staff Public Involvement activities for the City of West Palm Beach Washington Road Utility and Stormwater Improvements project.

Snubbs Consulting, Inc.: Sharon led the MSF Public Involvement Team assuring all collateral material, CAP plan, stakeholder data bases and printed material were top quality for the FDOT, District 4 Design Services contract.

Boynton Beach Town Square, Phase I: For this unique public private partnership downtown recreation, Sharon was the team lead on both public involvement activities and the Boynton Beach Building Wealth program, designed to encourage local hiring.

Sharon J. Merchant, continued:

Parsons: Sharon is providing quality assurance on all team documents for this Florida Turnpike Enterprise project, including the CAP plan, stakeholder database, newsletter and all printed materials. She will be the key contact for all constituent and agency meetings.

Allegro Boca: This project requires community involvement and acceptance for a new senior living facility. Sharon provided quality control on all MSF activities.

ATM: TMS arranged a public meeting for residents, town officials and local media to unveil the newly improved Phipps Park beach in the Town of Palm Beach. Sharon provided quality control.

Johnson – Davis: PIO for North South Roads Harbor Estates. This project provided improved swales in Boynton Beach. TMS provided social media and other services. Sharon provided quality control.

Chen Moore: Sharon provided QAQC for the Lake Worth Neighborhood Street program. We created a public involvement plan, database and all printed materials including door hanger.

VIA: Sharon provided quality assurance on all team documents for this FDOT D4 Jupiter Island project, including the CAP plan, stakeholder database, newsletter and all printed materials. She was the key contact for all constituent and agency meetings.

Craven Thompson: Sharon met with Lake Worth city and team leaders and provided quality assurance on all team documents, including an informal public involvement plan, stakeholder database, newsletter and all printed materials prepared for door hangers.

CDM Smith: Sharon provided quality assurance for the Palm Beach County Collection System Rehabilitation project. Tasks include database management, editing project letters and door hangers, logistics and meeting coordination.

WGI: Sharon provided public involvement services and quality assurance on all team documents for FDOT D4 / Palm Beach County Four Off-System Bridge Replacements project, including the CAP plan, stakeholder database, newsletter and all printed materials.

CDM Smith: Sharon provided all supervision, and quality assurance for the Boynton Beach Ion Exchange Resin Plan and East Water Treatment Plant Improvement projects. MSF provided all necessary public involvement, including frequent social media to advise residents of constant MOT changes.

Stanley Consultants: Sharon created a Public Involvement Plan for this I-95/SR-9 PD&E from south of South West High Meadows Avenue to north of Becker Road. project to inform residents and business owners in north Martin stakeholders, built data bases, and kept local elected officials informed. MSF worked on this project through August of 2013.

B&W / BE&K / CDM Team: Sharon assisted the team in securing the largest contract ever granted by Palm Beach County – a $500,000,000 net present value - to build a waste to energy facility. She worked with environmentalists, disgruntled union workers, and all stakeholders, keeping them informed, defining the needs and goals of all parties.

CDM: Sharon guided stakeholders through sticky issues and prepared the public to accept a decision re the siting of a new landfill in Western Palm Beach County. She developed collateral materials and a strategy to meet with all impacted government leaders in proximity to the sites, re
distance to residents, expenses, and the pros and cons of each. She minimized objections and addressed NIMBY problems before they occurred.

Calvin, Giordano and Associates: Sharon facilitated stakeholder meetings to alleviate residents' fears that the character of the area would be negatively impacted. Press releases were written, meetings recorded and minutes provided. She interacted with residents, engineers and County Commission.

Stanley Consultants, FDOT District 6: Sharon developed a handout for stakeholders, built a database, identified stakeholders, developed responses to concerned citizens, held webinars, took minutes and secured meetings for FDOT with elected officials for Multi Model Planning Enhancement Activities throughout Miami-Dade and Monroe Counties, including milling, paving, and widening the northbound shoulder for emergency evacuation, in Key Largo.

City of West Palm Beach, Public Involvement Consultant: Sharon helped solve challenges, such as strained internal and external relationships. Weekly meetings strengthened communications between the City and FDOT, Palm Beach County, and the community. Merchant delivered a variety of public involvement processes and activities comprising the blueprint to ensure awareness of all new construction.

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:

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

1. Property Address/Location: east of Selvitz Road

2. Property Tax ID(s): 2432-1230001-000-8

3. Total Acreage: 52

4. Existing Future Land Use Designation: Heavy Industrial

5. Existing Zoning Classification: SLC - HeavyIndustrial

6. Proposed Zoning Classification: City of Ft. Pierce - Planned Development

7. Other applications being submitted concurrent with this application, if any: N/A

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

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

10. The reason for making this request: Rezoning to a Planned Development to allow a recycling facility

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	Industrial - Heavy	I-3
South	Industrial	Industrial - Heavy	I-3
East	residential and school	RL	PD School
West	Industrial	Industrial - Light	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HI	SLC- IH	N/A	52	
Proposed	same	PD	Phase 1 - 1,800 s.f. office Phase 2 - 15,491 s.f. office/warehouse	52	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 x 1800 s.f. = 180 gpd
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 424,710 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4, 248 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4,248 gpd
Change in Demand	**Total gallons per day** 0 gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person x 1800 s.f. = 180 gpd (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 339,768 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Change in Demand	**Total gallons per day** 0 gallons/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			

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 52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Current Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Proposed Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Change in Demand	0 ppy - actual demand will be negative as site is expected to recycle 50,000 tons per year

F. Stormwater:
Water quality will be improved with the addition of fully compliant stormwater management system which will use dry pretreatment for stormwater runoff.

Impact	Presently the site discharges with no control structure to the St. Lucie River. The proposed system will retain the first 0.75" from storm events which reduces the volume discharged on at least 88% of all events.

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	351	103/112
Proposed Zoning	351	103/112
Change in Demand	Trips 0	Trips 0
Impact to Capacity	No Change	

12. Name of Owner(s): D.S.E. Holdings Inc.
Mailing Address: 1483 Kinetic Road
City West Palm Beach State FL Zip 33403
Phone # 561-842-0001
E-mail: steve@dseakins.com

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

14. Name of Representative: Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc.
Mailing Address: 1907 Commerce Lane Suite 101
City Jupiter State FL Zip 33458
Phone # 561-575-9557 Fax # 561-575-5260
E-mail: emily@2gho.com/pat@2gho.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 Date

1481 Kinetic Road, Lake Park	FL	33403
Address	State	Zip

561-842-0001	561-842-0009	steve@dseakins.com
Phone	Fax	E-mail Address

16. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature 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.

D,.S.E. Holdings, Inc.	561-842-0001
Property Owner's Name (Please Print)	Phone

1481 Kinetic Road, Lake Park	Florida	33403
Address	State	Zip

D Steven Eakins 11/29/2018

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of November, 2018, by D. Steven Eakins, Jr. who is personally known to me or has produced _____ as ident

Esther L. Collins

Signature of Notary (Seal)

ESTHER L. COLLINS
Notary Public - State of Florida
Commission # FF 199747
My Comm. Expires May 2, 2019
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location Selvitz Road

Parcel ID #(s) 2432-123-0001-000-8

Project description Rezoning to PD for a recycling facility

D.S.E. Holdings, Inc./Douglas S. Eakins, President	Emily O'Mahoney/2GHO.com
Property Owner(s)	**Applicant/Representative, Title, Company**
1483 Kinetic Road	1907 Commerce Lane Suite 101
Street Address	Street Address
West Palm Beach FL 33403	Jupiter FL 33458
City State Zip	City State Zip
561-575-9557	561-575-9557
Phone Number	Phone Number
emily@2gho.com	emily@2gho.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 -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of April, 2019, by Douglas S. Eakins who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

PATRICIA Y LENTINI
Notary Public – State of Florida
Commission # GG 117506
My Comm. Expires Oct 18, 2021
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 November 14, 2018 Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

Landscape Architects ■ Planners ■ Environmental Consultants

LC 0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Fort Pierce Industrial Aggregate Recycling Facility
Planned Development
Justification Statement
Original Submittal: November 30, 2018
Revised as Planned Development Application: April 30, 2019
Resubmittal: May 31, 2019

On behalf of the owner and applicant, D.S.E. Holdings, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. is submitting an application for Zoning Atlas Map Amendment from St. Lucie County Heavy Industrial Zoning to City of Fort Pierce as a Planned Development District (PDD) for the purpose of a mixed industrial/commercial use allowing a Recycling facility with a contractor's storage yard. Additional permitted uses include a two story - 15,491 square foot office/warehouse (3,589 s.f. office and 11,902 s.f. of warehouse space). The subject site is 52 acres of land and is located east of Selvitz Road in the City of Ft. Pierce Florida.

Based on Section 22-40 (c).1.e, of the Planned Development Code, when applying for a Planned Development code exceptions are allow for developments. The applicant is proposing code amendments, named PD requirements, for the proposed development as it relates to the height of fences, height of outdoor storage and landscape code for both the north and south sides which are industrial uses and the northeast and east side with residential and institutional uses, along with the west side with an access easement/paved roadway.

The purpose of applying for a Planned Development District (PDD) will allow this unique use to be provided; and

- Reduces screening and changes trees from 1 tree per 200 square feet to 1 tree per 30 linear feet as the current codes are onerous and unnecessary for like to like heavy industrial uses;
- the Planned Development (PD) requirements will go above code to screen the site and buffer sound to make a good neighbor for the residential development and school, heavily vegetating a much deeper buffer on an earth berm 10' high for a total (there are 2 times the number of trees) of 15' height of non-vegetative screen/buffer and 40' minimum mature vegetative buffer;
- The Planned Development (PD) requirements will allow increased height of outdoor storage to 30' in clean organized piles which will provide for a sound barrier to the surrounding properties.

Please see the attached letter with the requested code exceptions that are part of this application.

UPDATE: Since the initial submittal on November 30, 2018, there have been several things that have happened which has resulted in changes to the site plan as resubmitted.

1. On January 22, 2019, the Applicant held a public meeting inviting property owners within a 500' radius of the site.
    a. Approximately 50 people attended

   i. School Board/School staff – represented by Ft. Pierce Central Principal Todd Smith and Executive Director of Growth Management Marty Sanders plus 4 others.
   ii. River Oaks homeowners – represented by HOA President John Cherveny
   iii. Palm Gardens (further than 500' from the site) – represented by HOA President Jay Stewart.
   b. The general consensus of the attendees was that the pre-cast facility to the south of the subject property is a nuisance. Their feelings towards that facility colored how they looked at the proposal of the Applicant.
   c. Concerns voiced included air quality (dust), noise and water quality.
   d. The Applicant presented that they had had no complaints against their West Palm Beach facility, by either residents or controlling agencies.
2. Keeping stakeholder concerns in mind, the Applicant redesigned the site to place the recycling processing facility as far west as possible and reduced the footprint. There is no recycling closer than 500 feet to the adjacent Residential and Institutional Uses.
3. Based on meeting with the City, the applicant is amending the application to Zoning Atlas Map amendment to allow a Planned Development.
4. Additional use of Office and Warehouse has been added to the most eastern area, closest to the stakeholders. This places non-conditional type uses on the site in an area that then becomes a buffer for the recycling facility.
5. The Applicant, his Engineer and Attorney met with Marty Sanders, representing the School Board on February 25, 2019. A copy of the email from Mr. Sanders is included with his notes from the site visit after reviewing the revised plan.
6. On March 12, 2019, Mr. Sanders and Rebeca Guerra, Assistant Planning Director (now Interim Director) visited the D.S.E. Holdings West Palm Beach Facility to observe the process. A copy of the email from Mr. Sanders is included with his notes from the site visit (same email referenced above).
7. The March 27, 2019 meeting with staff resulted in a redirection of the Conditional Use Application and possible variances, to a request by the Applicant to a Zoning Atlas Amendment to a Planned Development.

Site History:

The subject site was annexed into the City limits in 2004 via Ordinance K-310, which annexed a collection of properties generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed as it was identified as being contiguous to the municipal boundary, and corresponding FPUA annexation agreements were on file with the City. Based on conversation with the City of Fort Pierce staff, the subject site was annexed into the City of Fort Pierce and received a Future Land Use Designation of HI – Heavy Industrial Land Use, however, the zoning remained under the County designation as LI – Heavy Industrial Zoning. The surrounding properties listed below were approved as follows:

Fort Pierce Central High School was approved in 2008;
River Oaks at Ten Mile Creek was approved in 2007; and
Palm Lake Gardens was approved in 2004.

Currently, both the property to the north and to the south (all part of the original group) have been rezoned into the City's I3 – Industrial designation in 2017. The south property has been approved to operate as a precast concrete manufacturing facility.

Applicant & Use:
D.S.E. Holdings has a long, successful history of providing benefit to communities and to the environment. The company has been recognized and applauded as a premiere recycler for its work in reducing materials to be landfilled. Leftover or retired materials in the form of concrete and asphalt are recycled into concrete aggregate of different sizes which will be used in new concrete applications by others. This is a private company doing a public service. Their primary facility in West Palm Beach, located at 550 Benoist Farms Road in West Palm Beach, has been in operation since 1990. During that time they have recycled 13 million tons of concrete. In Palm Beach County, they are second only to SWA. D.S.E. Holdings has other operations at 800 Railroad Avenue in Lake Park and 500 Rinker Way in Lake Worth, indicating their wealth of experience.

Recycling of leftover or retired concrete and asphalt keeps these materials out of our landfills while lessoning use of raw resources which leads to a more sustainable community. Adding such a facility in Ft. Pierce REDUCES the trip length for heavy trucks to deliver rubble or pick up aggregate, therefore reducing the carbon footprint when compared to using other facilities far afield. *There is a small facility that does many things, including some concrete recycling, which is around the corner at 4880 Glades Cut-Off Road (East Coast Recycling).*

SETBACKS: The Applicant is dedicated to being a good neighbor and has such a reputation at their other facilities. It is important to **visually** block operations from the adjacent townhome owners to the north and the high school to the west by providing a generous setback for the facility, far exceeding code. With the modified Planned Development Site Plan, the operation has been pushed back west, into the site and further away from residential and institutional uses.

Table 1

Setbacks	Facility Limits*	PDD Requirement
River Oaks Property Line	489 Feet	+ 489 Feet
River Oaks Building Line	850 Feet	
High School Property Line	1,157 Feet	1,157 to 1,173 Feet
High School Classrooms	2000 Feet	

- Includes the drive aisle

By the nature of the facility, an aggregate recycling facility is an outdoor storage facility for unprocessed and processed material. This operation accepts and stores large amounts unused or retired concrete (large rubble coming off demolition of buildings and roadways) and sometimes asphalt. They then process the material into different sized aggregate by crushing. The addition of the office/warehouse and the storage yards for equipment and supplies will act as a buffer to the residential/school areas to the east and northeast.

Surrounding Zoning and Land Use:

Table 2

	North	South	East	West
Land Use	**Industrial**	**Industrial**	**RL**	**Industrial**
Zoning	**I-3**	**I-3**	**PD & R2/School**	**IL**

Site:
The site is currently vacant agriculture land as evident by the drainage ditches crossing the property. These drainage ditches will be filled as part of the proposed use. The environmental report indicates that this land was in agriculture for over 25 years. Per the report, 'The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.'

DRAINAGE: Please see the Drainage Statement from Jonathan T. Ricketts, Inc. Generally, the site will drain north and south to perimeter swales. These swales will drain to a retention lake on the east side of the property.

ENTRY: The entry to this site is via an easement road from Selvitz Road running east/west. It is a shared easement with the property to the south of the subject property. The access easement continues north/south across the subject property with the agreement that the property to the south would bring water and sewer through this easement which will then serve both properties.

ADJACENT LAND:

- Property to the west is developed as industrial with no landscape buffers. A canal runs within the subject property long this property line.
- The eastern portion of the north side is a townhouse development under a homeowner association called River Oaks at Three Mile Creek. There is a preserve buffer ranging from 100 to 350 feet between the subject property and improvements in the residential community. This preserve consists of large Laurel Oaks and Sabal Palms with various understory vegetation. With the re-configured site, the aggregate recycling activity is further away. See Table 1 for distances.
- The property to the east is the Ft. Pierce Central High School. Recreation fields abuts the subject property. With the re-configured site, see Table 1 for distances.
- The property to the south is a recently approved built and operational precast concrete manufacturing facility on a piece of land of similar size to the subject property. There is no landscape buffer to the north (subject property's south) as no buffer was required, at the time, adjacent to agriculture.

Function & Use:
Ft. Pierce Industrial Aggregate Recycling Facility is a recycling facility for unused and retired concrete and asphalt materials with a well-defined process and set of procedures. Part of the project, future Phase 2, will be an office warehouse building serving as the headquarters for D.S.E. Holdings, similar to their Lake Park Facility.

Bringing Waste to the Site:

1. Trucks with concrete debris arrive at the gatehouse, commonly called the ticket booth, to check in, pay, and get directed where to dump.
2. They travel on the paved road to the Unprocessed Material Area on the east side of the property and dump in pile as directed by the ticket booth.
3. Trucks then depart on the two-way roadway back towards the gatehouse and exit.

Collecting Recycled Material:

1. Trucks buying recycled material enter through the gatehouse, pay, get ticket and are directed where to go.
2. They travel along the unpaved road to the Finish Material Storage Area on the West side of the property as directed by the ticket booth and are loaded by a Wheel Loader.
3. Trucks then depart on the roadway back towards the gatehouse and exit

Process:

1. The processing occurs in the area labeled 'Processing' in the middle of the property (see Image A below).
2. Materials are taken from the Unprocessed Materials Storage Area to the Processing Area for processing.
3. Once the material is processed, it is then stacked in the Finish Material Storage Area.

Operations:

STOCK PILES | OUTDOOR STORAGE

While the code allows outdoor storage and stock piling, it is typically a condition of approval, recommended by staff, that there be no outdoor storage on industrial projects.

> Sec. 22-67 (e)(5) *Commercial and industrial buffers*. Outside storage of materials for commercial and industrial uses shall be screened ……

We respectfully request that this condition not be placed on the PDD. The whole concept of aggregate recycling is a large-scale outdoor operation which includes outdoor stockpiling of unprocessed material delivered by large trucks and processed material to be picked up by large trucks. The entire operation is outdoors baring a small office. In addition, we are proposing an area for outdoor storage yards as a complimentary use for equipment and construction materials. The operation is organized and clean, not unsightly. As mentioned in other parts of the Statement, the recycling facility has moved further west allowing for a much greater buffer distance with some use by right in between the property line on the east / northeast and the aggregate recycling facility.

DUST CONTROL PLAN

Dust control is an everyday on-going process for recycler which is mandated through licensing by the Florida Department of Environmental Protection via the Health Department. The operators of this facility have a nearly a 30 year record of successfully operating aggregate recycling facilities without a dust problem. A watering truck will be on-site to keep all of the operating areas

moistened which prevents dust from occurring. The specialized recycling equipment used to convert the larger pieces of concrete into aggregate also uses water to prevent the creation of dust on the site. All of the operators of the key equipment needed for the recycling operation are trained in monitoring keys factors that prevent dust from occurring.

Please see the DEP Operating Permit for the West Palm Beach facility attached.

HOURS OF OPERATION

The maximum working hours for the facility will be 7 AM to 7 PM Monday through Saturday, with a typical week consisting of concrete recycling and processing occurring on Monday through Thursday 7 AM to 7 PM. One day during the week, typically Friday will be used for maintenance and repairs on the equipment. On weeks where rain prevents recycling during some portion of the week, Saturdays may be used for either recycling or maintenance.

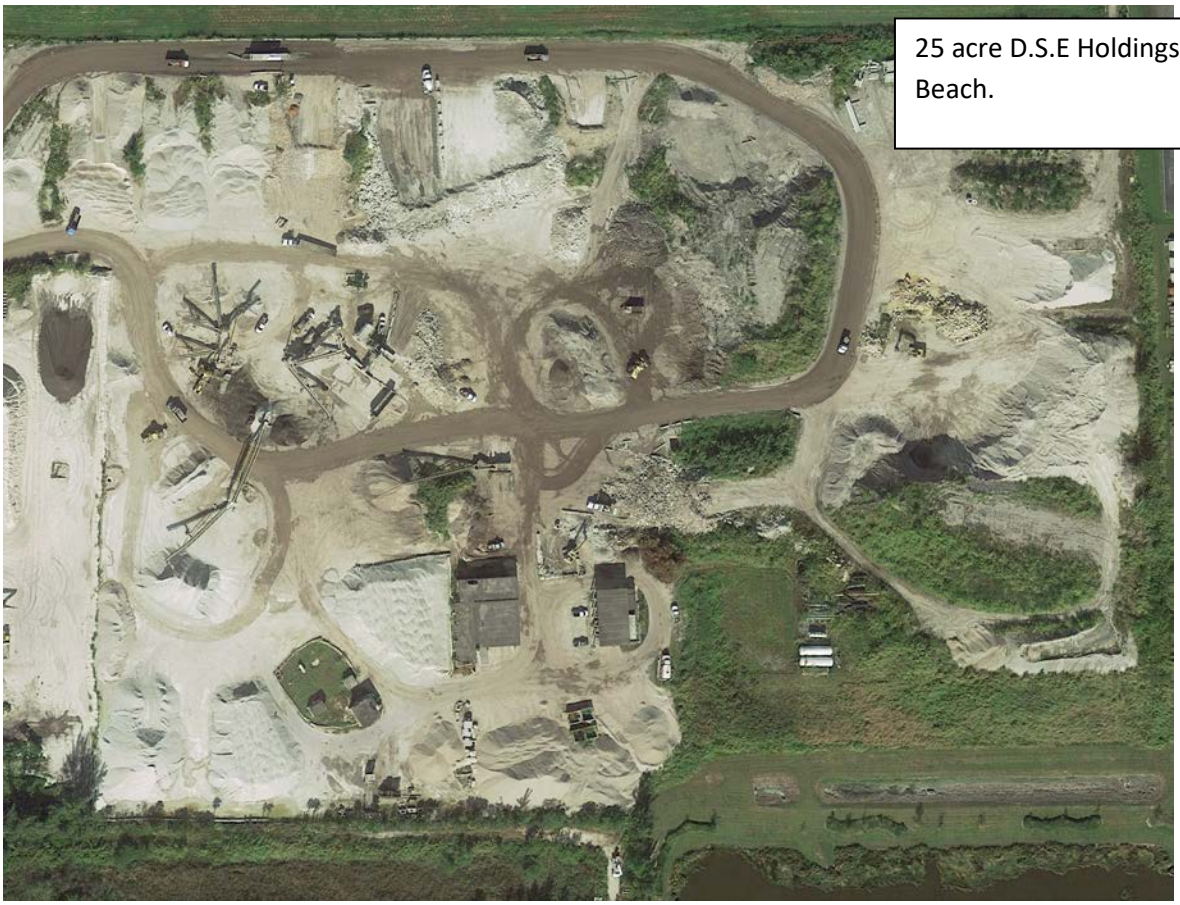
Employees:

The gatehouse/ticket booth is manned by one employee during operating hours. The office modular building will be used by a site manager and office assistant for site coordination and dispatch. The processing equipment requires one person to run. Between 1 and 4 equipment operators will operate onsite equipment (Wheel Loaders, Track Excavators, Water Truck and Off Road Trucks).



IMAGE A

Wheel front end loader placing material into the crusher. Crushed material exits onto conveyor belts to send the material to the appropriate pile.



25 acre D.S.E Holdings facility in West Palm Beach.

The following is a list of the areas on the PDD Development Plan:

- Finished material storage area – approximately 10.74 acres
- Unprocessed materials area – approximately 8.65 acres;
- Processing area – approximately 1.48 acres;
- Equipment storage area – approximately 6.15 acres; and
- Phase 2 office/warehouse area – approximately 3.69 acres.

Landscape Buffers:

SIZE & LOCATION: The landscape buffers for this property are required to be 10' wide and run the perimeter on all sides per code. With this PDD application, the following buffers are proposed for the District:

- Buffer A (north and south) 10' wide
- Buffer B (east and northeast) 33' or 42' wide - Enhanced
- Buffer C (west) 10' wide*

*On the west side, the buffer has been placed on the east side of the road access easement.

SECURITY:

- Buffer A (north and south) 8’ chain link fence on property line
- Buffer B (east and northeast) 8’ chain link fence with a 95% sight obscuring wind screen on 10’ high berm 33’ or 42’ inside the property line.
- Buffer C (west) 12’ chain link fence with sight obscuring wind screen on 3’ berm set 10’ inside the access easement.

LANDSCAPE MATERIAL:

The landscape material is all native plant material planted in a casual, natural pattern. To avoid a monoculture in the plant material, various types of trees have been specified minimally to meet the PD requirements. The understory shrubs have been planted in a staggered meandering pattern 5-feet on-center which will allow them to reach a healthy thick plant in the 6-10’ height range.

- Buffer A (north and south) 1 tree per 30 linear feet.
- Buffer B (east and northeast) 12’ tall trees 1 per 30 linear feet, plus 6’ tall trees at 1 per 15 linear feet, plus shrubs at 1 per 2 linear feet.
- Buffer C (west) 1 tree per 30 linear feet.

Please Note: The proposed 95% opaqueness screening that we have indicated is a heavy-duty commercial grade screening with a 5-year guarantee and 8 to 10-year life expectancy. The material that gets to 98% or 100% opaqueness has a life span of 3 to 5 years and appears to be designed for temporary construction installations. The plant material on this buffer has been planted to provide full screening from top of berm to 20-30’ in the air which will greatly exceed 5% opaque missing.

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of the Rezoning and Conditional Use request. The Project Team at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Emily O’Mahoney, Dylan Roden and Pat Lentini.

Attachments:

- Revised Planned Development District (PDD) Code Language;
- Response Letter to May 16, 2019 TRC comments;
- Revised Justification Statement;
- Proposed PDD Development Plan and Landscape plans including cross sections;
- Revised Drainage Statement and Engineering Plans;
- Revised Survey.

Landscape Architects ■ Planners ■ Environmental Consultants

LC-0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

May 31, 2019

Mr. Brandon C. Creagan, MCRP,
LEED Green Associate/Planner
City of Fort Pierce Planning Department
100 North U.S.1 Fort Pierce, FL 34950

RE: **FORT PIERCE INDUSTRIAL AGGREGATE RECYCLING FACILITY - PROPOSED PLANNED DEVELOPMENT CODE EXCEPTIONS**

Dear Mr. Creagan:

Pursuant to Section 22-40 (c).1.e., please find below a list of the current code reference and proposed Planned Development (PD) criteria for the proposed Fort Pierce Industrial Aggregate Recycling Facility Planned Development District (PDD):

It is our goal to amend the City's Heavy Industrial (I-3) Zoning District, Section 22-67 for fencing and wall; and Section 22-187 for landscaping to the follow regulations for the Fort Pierce Aggregate Recycling Planned Development (PD):

Please note: the Current zoning on the property is St. Lucie County IH, Heavy Industrial, if we were not doing a PD application we would be requesting a City Heavy Industrial Use (I-3) as the compatible use.

a) *Purpose:* The Fort Pierce Aggregate Recycling Planned Development District (PDD) classification is intended as a guide for the future development of the property located on Selvitz Road, Fort Pierce, Florida (Parcel ID 2432-123-0001-000-8). Allowable uses within this District include all Heavy Industrial (I-3) uses permitted (as of date of this approval) plus aggregate recycling center.

b) *Basic use standards:* Property Development standards for Fort Pierce Aggregate Recycling Planned Development District must meet the following requirements of the I-3 District and PDD.
   1. *Lot size*.
      a. The minimum lot width shall be one hundred (100) feet;
      b. The minimum lot depth shall be one hundred (100) feet;
   2. *Yards:* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet. Additionally:
      a. Rear Setback/incompatible uses Twenty Five (25) feet;
      b. Side Setback (north/south): Ten (10) feet;

c. Recycling Facility Setbacks:
   1. Compatible Uses: Ten (10) feet;
   2. Access Easement: Fifteen (15) feet;
   3. Non-Compatible Uses: Per line on site plan (480) feet.

c) Other applicable use standards.

1. Minor Site Plan review shall be required for uses which have buildings with less than 3,999 square feet of floor area; Major Site Plan review shall be required for uses which have buildings with more than 4,000 square feet of floor area.
2. Accessory buildings shall comply with all yard, lot coverage and building height requirements.
3. Every lot shall abut a street other than an alley for at least fifty (50) feet.
4. Signage requirements will comply with the standards located in Chapter 15 of the Lan Development Regulations of the City of Fort Pierce.
5. Outdoor storage of recycling materials at a maximum height of thirty (30) feet;
6. Fence and Landscape requirements are indicated below.
   a. North & South buffers – perimeter fencing landscape buffers adjacent to the same Future Land Use as follows:
      1. Eight (8) foot chain link fence on property line;
      2. Ten (10) foot wide landscape buffer;
      3. Trees thirty (30) feet on center;
      4. No shrubs or opaque screening.
      5. Irrigation of trees only through establishment or a minimum of a year.
   b. East/Northeast buffers – perimeter fencing and landscape buffers adjacent to residential or institutional land use and zoning as follows:
      1. Thirty-three (33) or forty-two (42) foot wide landscape buffer;
      2. Eight (8) foot chain link fence with a 95% opaque screen;
      3. Ten (10) foot berm with a 3:1 slope (thirty-three (33) linear feet minimum) for an elevation of twenty-two (22) feet;
      4. Twelve (12) foot tall trees thirty (30) feet on center; plus
      5. Six (6) foot tall trees fifteen (15) feet on center;
      6. Shrubs – one (1) every two (2) linear feet to create a continuous shrub mass;
      7. Two (2) foot side swale at property line; and
      8. One (1) foot wide flat area at top prior to the eight (8) foot chain link fence attached with 95% opaque screen.
      9. Permanent 100% irrigation.
   c. West buffer – perimeter fencing and landscape buffers adjacent to east side of access easement as follows:
      1. Ten (10) foot wide landscape buffer;

2. Twelve (12) foot chain link fence with 95% opaque screen at 10 foot setback, on top of three (3) foot berm with a 3:1 slope for fifteen (15) feet of screening;
3. Trees thirty (30) feet on center;
4. Continuous shrub mass;
5. Permanent 100% irrigation.

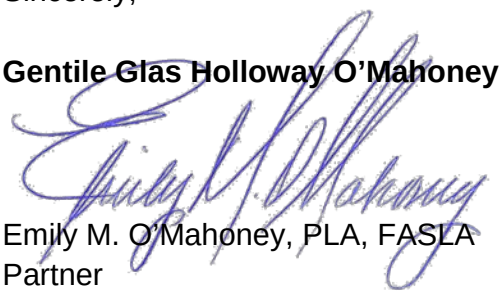
7. PDD Pervious area requirements – The minimum pervious area requirement is the area of the PDD required landscape buffers.

d) *Parking and Loading standards* will comply with the City's Code Section 22-60.

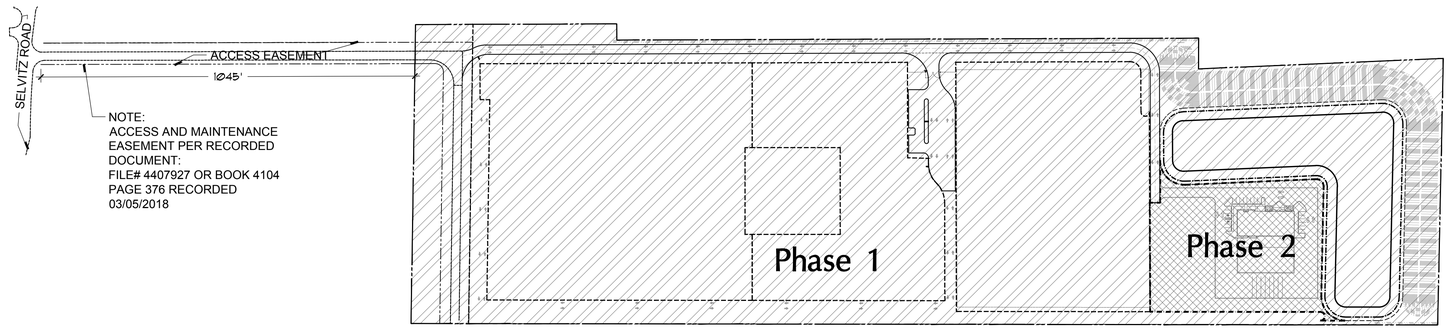
Should you have any questions regarding the above, please feel free to contact me at 561-575-9557 or email at Emily@2gho.com

Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Emily M. O'Mahoney, PLA, FASLA
Partner



Phasing Legend

PHASE 1

PHASE 2

Planned Development Phasing

Scale: 1"=200'



MANUFACTURER: FENCE SCREEN (OR EQUAL) www.FENCESCREEN.com
SERIES: 150 SERIES COMMERCIAL BLOCK CLOSED MESH POLY 95% BLOCKAGE
MATERIAL: 100% POLYPROPYLENE
MODEL: OBSIDIAN BLACK
MOUNTING: TO BE FASTENED WITH STEEL GALVANIZED RINGS PER MANUFACTURES RECOMMENDATIONS

Fencing Windscreen

N.T.S.

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

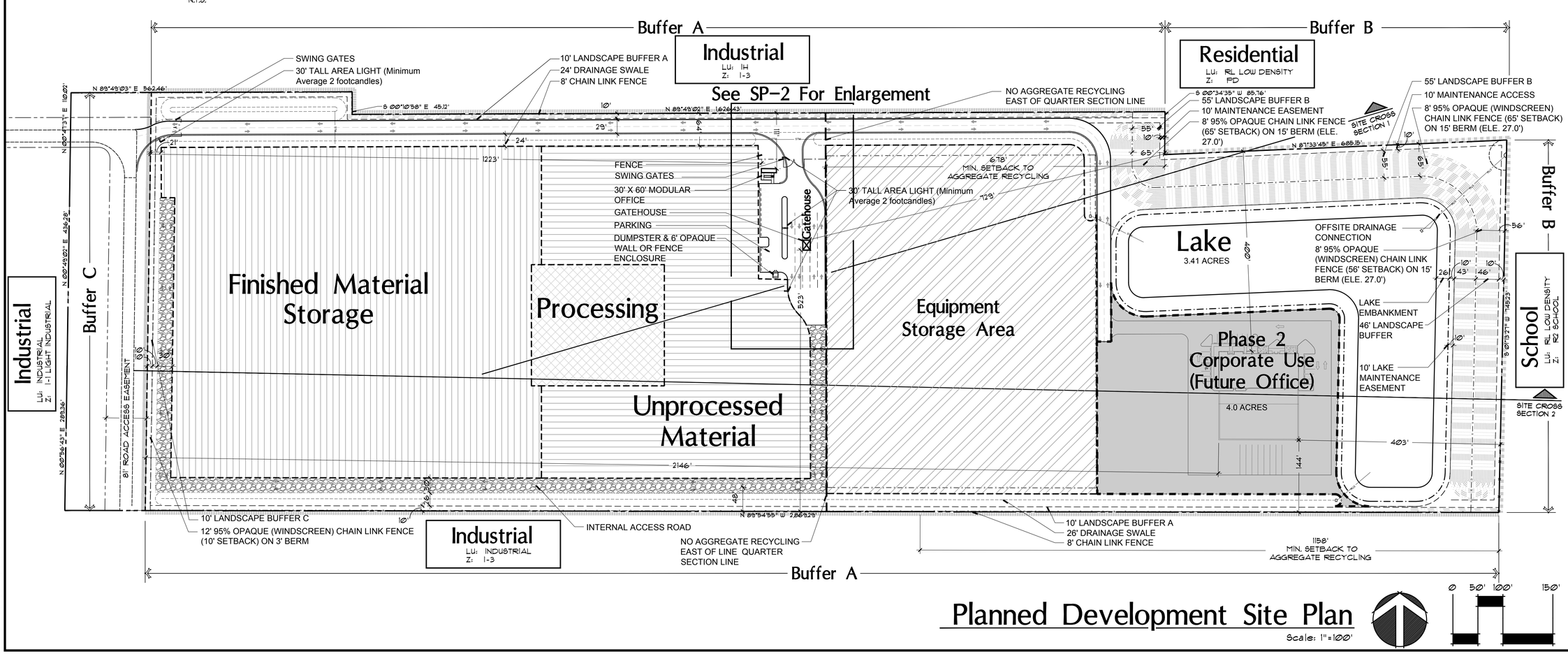
BUFFER B -

BUFFER C -

Ft. Pierce Industrial Aggregate Recycling Facility

Site Data 8/26/2019

Description						
Gross Site Area	**52.00 Acres**					
Road Easement	1.56 Acres					
Net Site Area	**50.44 Acres**					
Application Name	Ft. Pierce Industrial Aggregate Recycling Facility Planned Dev.					
Property Control Number	2432-123-0001-00078					
Existing Land Use Designation:	Industrial					
Existing Zoning District:	St. Lucie County - IH - Heavy Industrial District					
Proposed Zoning District:	City of Fort Pierce - PD Planned Development District					
Existing Use:	Vacant					
Proposed Uses:	Recycling Center, Warehouse, Office					
			Phase 1		**Phase 2**	
Office:			1,800	s.f.	3,589	s.f.
Warehouse:			-	s.f.	11,902	s.f.
Gatehouse:			1,800	s.f.	-	s.f.
Property Development Regulations	**PDD Required**		**Phase 1**		**Phase 2**	
Floor Area Ratio	1.5	Max.	0.0008		0.0068	
Building Height	50'	Max.	1 Floor		2 Floor	
Building Setbacks						
Front (West) Access Easement	15'	Max.	1,223'		2,146'	
Rear (East & Northeast)	25'	Max.	729'		403'	
Side (North)	10'	Max.	111'		400'	
Side (South)	10'	Max.	523'		144'	
Recycling Facility Setbacks						
West Access Easement	15'	Max.	21'		-	
North	15'	Max.	21'		-	
South	10'	Max.	48'		-	
East & North East	500'	Max.	678'		-	
Pervious Area	5%	Min.	-		-	
Parking Requirements	**PDD Required**		**Phase 1**		**Phase 2**	
Recycling Facility	-		2	Spaces	-	Spaces
Office	1 Space Per 200 s.f.		6	Spaces	12	Spaces
Gatehouse	-		1	Spaces	-	Spaces
Warehouse	1 Space Per 600 s.f.		-	Spaces	20	Spaces
			Total Provided		**32**	**Spaces**
			Total Provided	**Spaces**	**32**	**Spaces**
Handicap Spaces	Per Code		1	Space	2	Spaces
Loading Spaces						
Under 5,000 s.f.	0	Space	-	Space	-	Space
Each Additional 30,000 s.f.	1	Space	-	Space	1	Space



Planned Development Site Plan

Scale: 1"=100'

0 50' 100' 150'

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Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19
8/26/19

Seal

LC 0000177

Sheet Title: Planned Development Site Plan

Scale: 1"=100'

Sheet No. PDSP-1

17-1207

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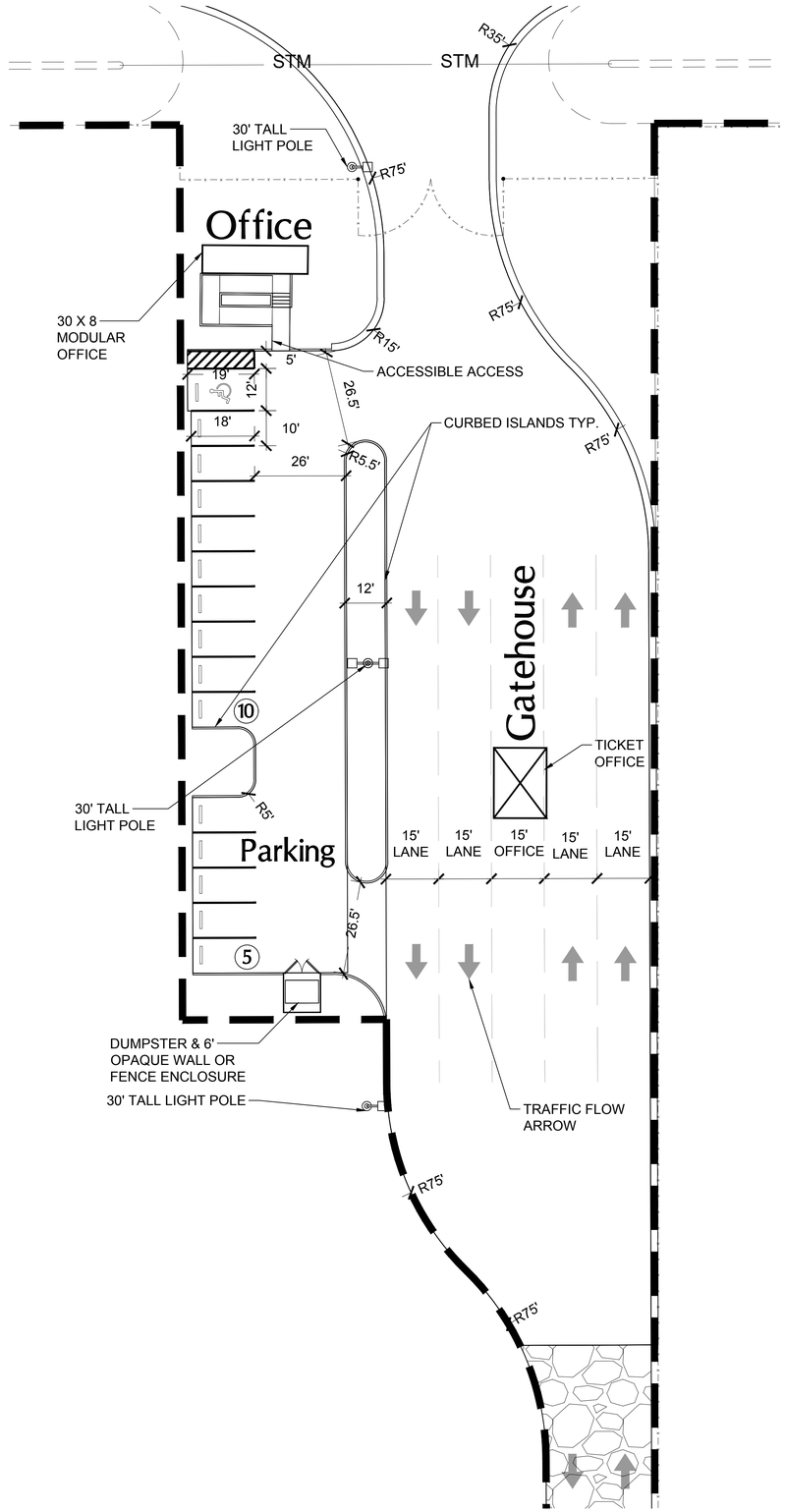

Parking & Gatehouse Enlargement

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O'Mahoney
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Landscape Architects
Planners
Environmental Consultants

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561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM AJ
Drawn: PLR EOM AJ
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Planned Development Site Plan

Scale: 1"=20'

Sheet No.
PDSP-2

17-1207

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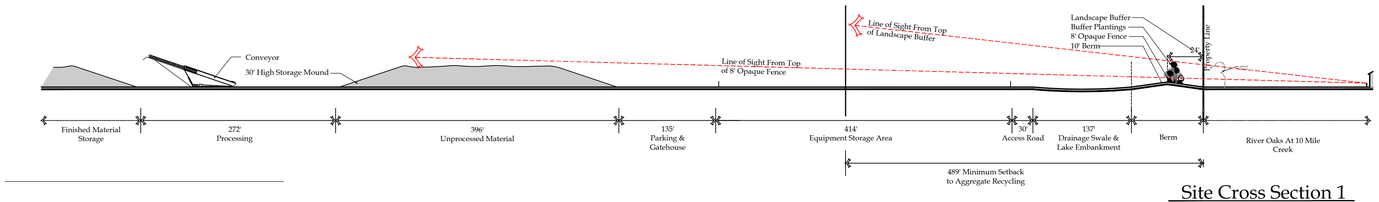
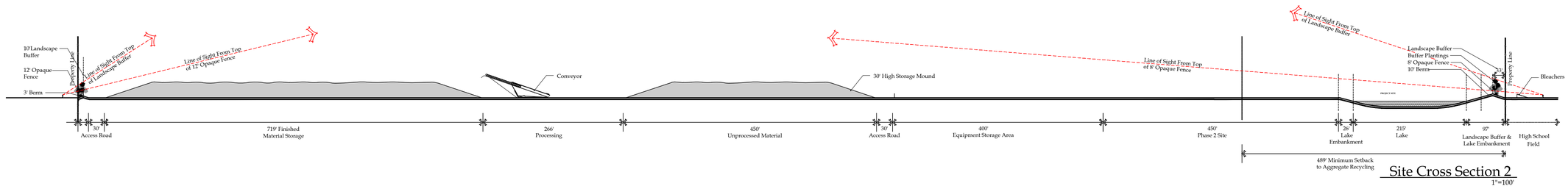


Site Cross Section 1

1"=100'



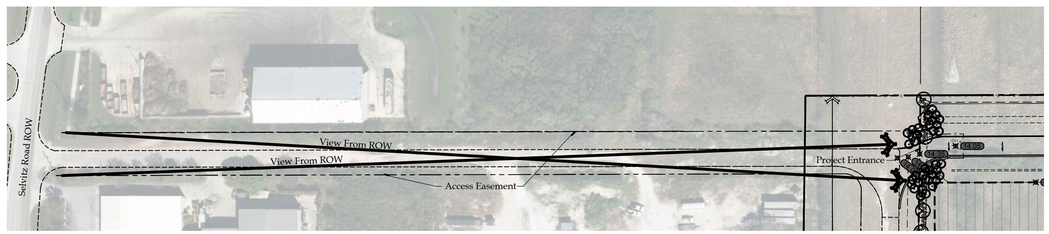
Site Cross Section 2

1"=100'



Site Cross Section 3

1"=100'



Plan View for Cross Section 3

1"=100'

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Planned Development Site Cross Sections
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 4/30/19
Job no. 17-1207
Revisions: 5/31/19

Seal

LC 0000177

Sheet Title: Planned Development Site Cross Sections

Scale: As Noted

Sheet No.

PDSP-3

17-1207

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Landscape Tabular

BUFFER LANDSCAPE See Plan For Calculations			Planned Development Landscape Standards	Required	Provided
North Buffer	I-3	10' Buffer	1 Tree/30 LF	69 Trees	69 Trees
	Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
			2 (6') Trees/30 LF	52 Trees	52 Trees
East Buffer	Medium Density Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
	Ft. Pierce Community High School Retention Pond		2 (6') Trees/30 LF	52 Trees	52 Trees
South Buffer	I-3	10' Buffer	1 Tree/30 LF	90 Trees	90 Trees
West Buffer (Easement)	I-3	10' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees

INTERIOR LANDSCAPE	Area	Calculation	Landscape	Trees		
Vehicular Use Area - Paved	7,571 SF	1 SF/30 SF	252 SF	1 Tree/100 SF =	3 Trees	3 Trees
Parking Islands					1 Tree	1 Tree
Interior Trees					-	11 Trees
TOTAL TREES					345 Trees	356 Trees

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

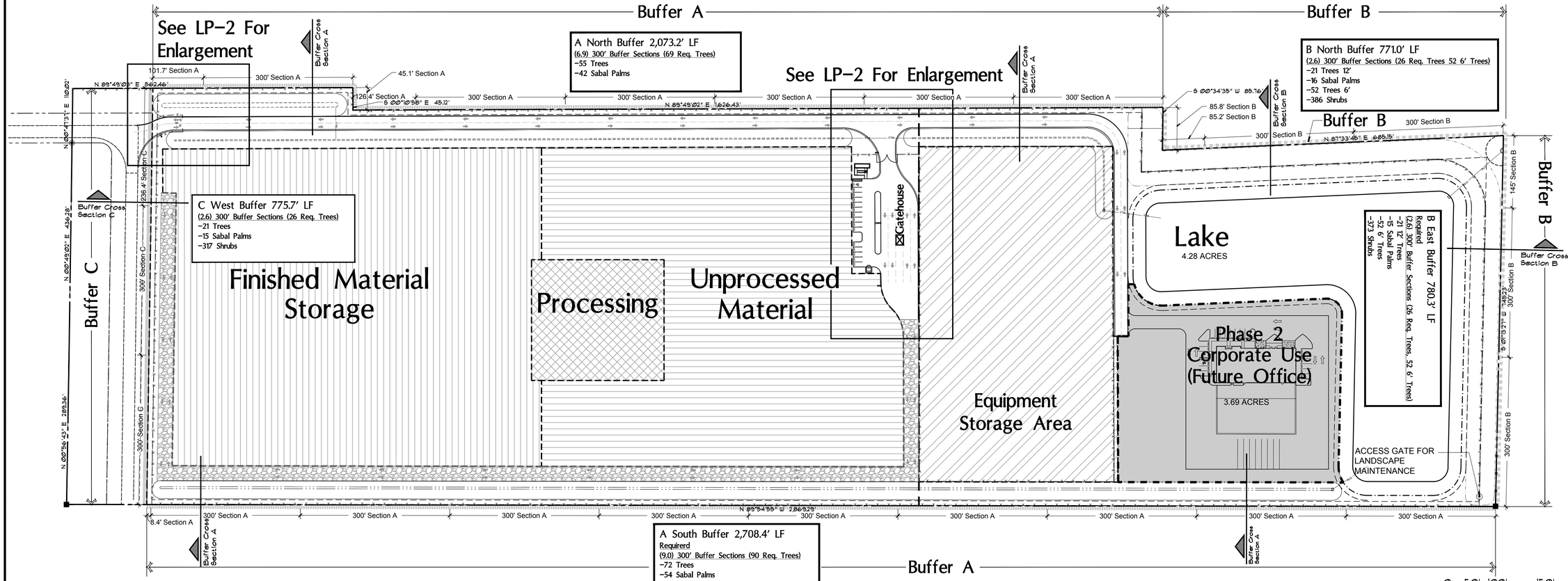
BUFFER B -

BUFFER C -

Notes:

-ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

-BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR



Overall Landscape Plan

Scale: 1"=100'

0 50' 100' 150'

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASED.DWG
PLOTTED: 5/30/19 AT 5:38PM BY: DYLAN
XREFS: EOS1206 TASK 48 REV CLIENT COPY.DWG 1806-BASED.DWG 17-1207 DESIGN BASED.DWG

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Environmental Consultants

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Overall Landscape Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title: Overall Landscape Plan

Scale: 1"=100'

Sheet No. LP-1

17-1207

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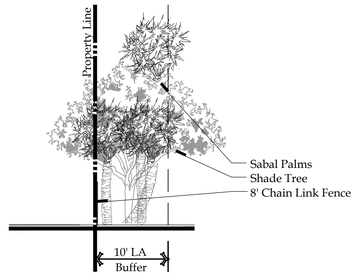

Cross Section Buffer A
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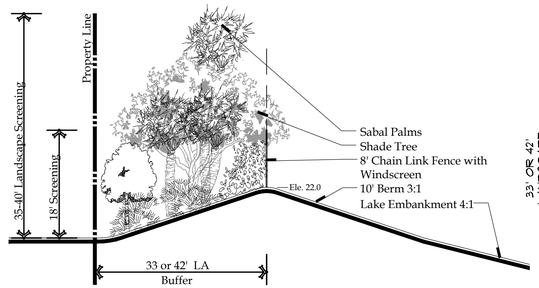

Cross Section Buffer B
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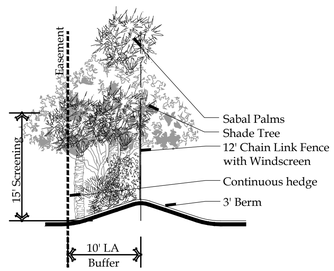

Cross Section Buffer C
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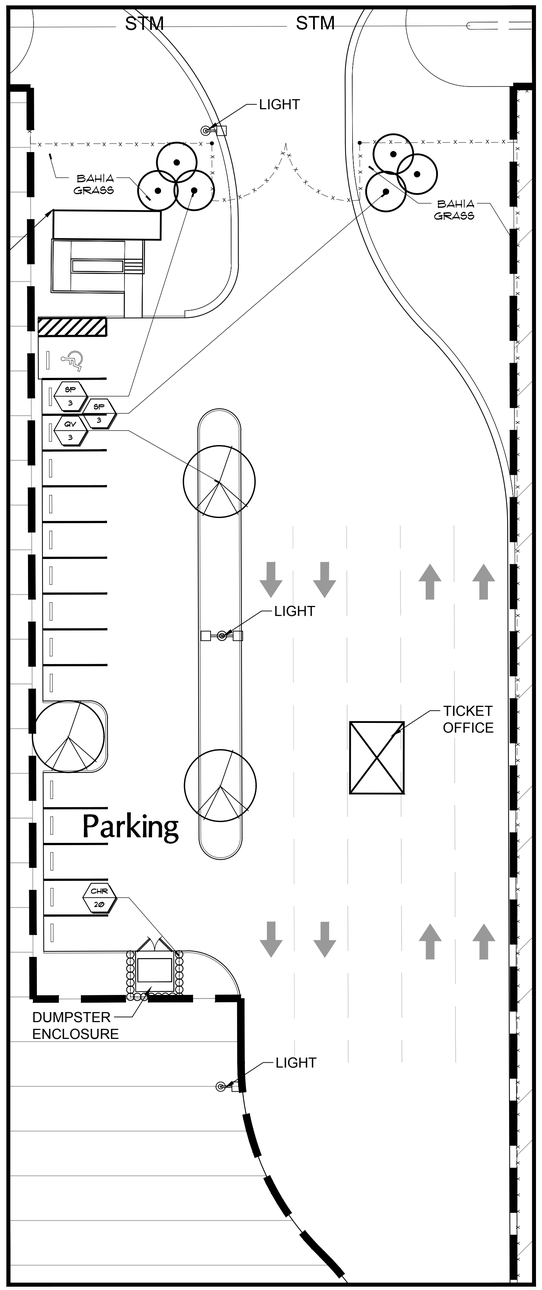
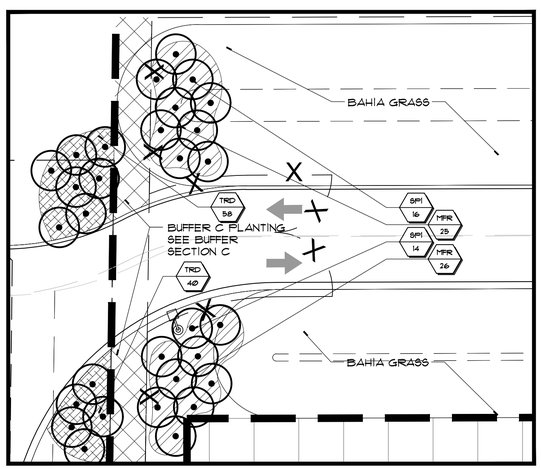
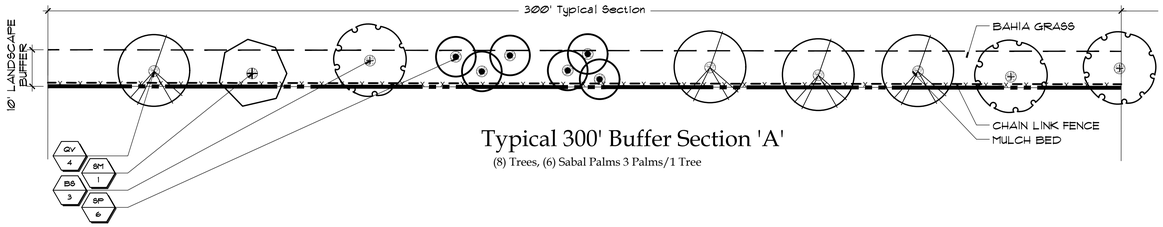


Parking/Gatehouse Enlargement
Scale: 1"=20'

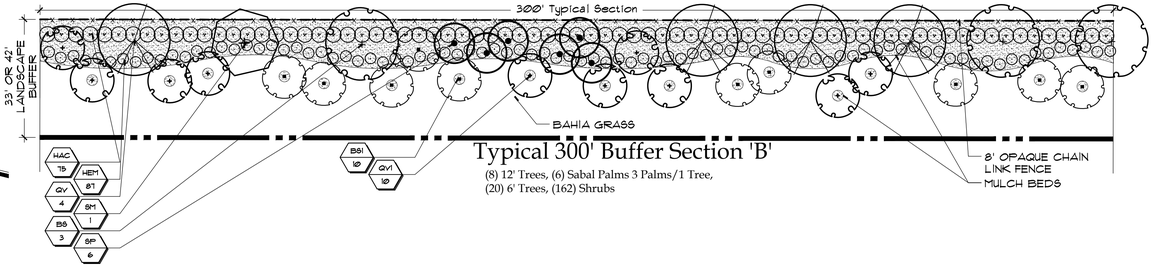


Entry Gate Enlargement
Scale: 1"=20'

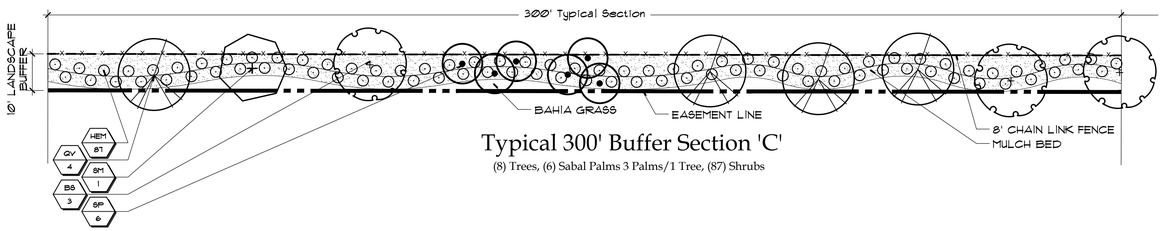
Typical Elevation A buffer (at initial install)



Typical 300' Buffer Section 'A'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree



Typical 300' Buffer Section 'B'
(8) 12' Trees, (6) Sabal Palms 3 Palms/1 Tree,
(20) 6' Trees, (162) Shrubs



Typical 300' Buffer Section 'C'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree, (87) Shrubs

Gentile Glas Holloway O'Mahoney & Associates, Inc.
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Landscape Development Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: AS NOTED

Sheet No.
LP-2

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASE.DWG
PLOTTED: 5/30/19 AT 5:39PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806-BASE.DWG 17-1207 DESIGN BASE.DWG

Overall Plant List

KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
BS	20	8	8	27	8	-	71	BURSERA SIMARUBA	GUMBO LIMBO	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
BS1	-	26	26	-	-	-	52	BURSERA SIMARUBA	GUMBO LIMBO	6'	3'	-	A.S.	V	Y	SINGLE LEADER
QV	28	10	10	36	10	3	97	QUERCUS VIRGINIANA	LIVE OAK	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
QV1	-	26	26	-	-	-	52	QUERCUS VIRGINIANA	LIVE OAK	6'	3'	-	A.S.	V	Y	SINGLE LEADER
SM	7	3	3	9	3	-	25	SWIETENIA MAHAGONI	MAHOGANY	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER

PALMS

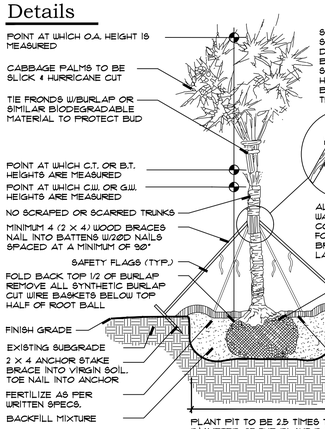
KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
SP	42	15	15	54	15	6	147	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 CURVED - HURRICANE CUT - SLICK TRUNKS; STAGGER HEIGHTS
SP1	-	-	-	-	-	30	30	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 STRAIGHT 12-16' C.T.; 1/3 CURVED SLICK 14-24' C.T.; 1/3 "S" CURVE COLLECTED 24-32' C.T.; STAGGER HEIGHTS

SHRUBS

KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CHR	-	-	-	-	-	20	20	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	30"	18"	-	2' O.C.	V	Y	FULL TO BASE
HAC	-	195	195	-	-	-	390	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3'	3'	-	4' O.C.	V	Y	FULL TO BASE
HEM	-	226	226	-	226	-	678	HEDGE MIX	HEDGE MIX 5 SPECIES 35 CHRYSOBALANUS ICACO 'RED TIP' 25 CONOCARPUS ERECTUS 12 CONOCARPUS ERECTUS 'SERICUS' 10 CLUSIA GUTTIFERA 5 MYRCIA CERIFERA	24"	18"	- RED TIP COCOPLUM GREEN BUTTONWOOD SILVER BUTTONWOOD SMALL LEAF CLUSIA WAX MYRTLE	3.5' O.C.	V	Y	FULL TO BASE - TO BE PLANTED IN GROUPS OF 3-9
MFR	-	-	-	-	-	51	51	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	5'	3'	-	5' O.C.	V	Y	FULL TO BASE
TRD	-	-	-	-	-	56	56	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	30"	30"	-	3' O.C.	V	Y	FULL CLUMP

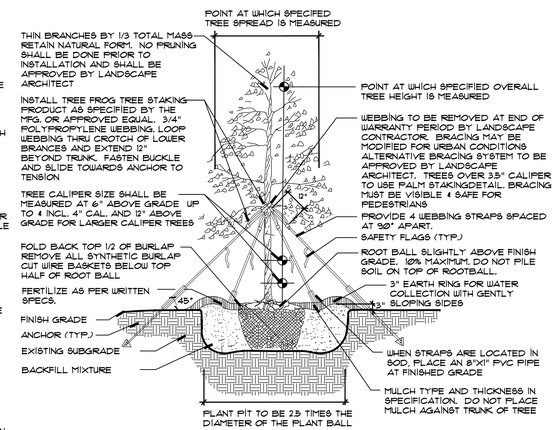
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

Details



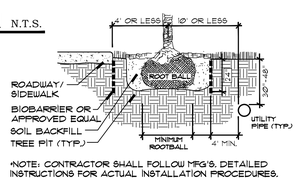
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.



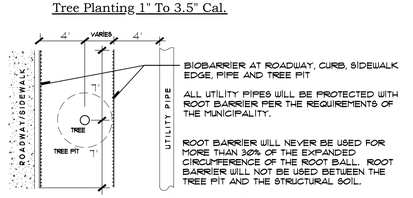
Tree Planting Detail N.T.S.

Tree Planting 1" To 3.5" Cal.

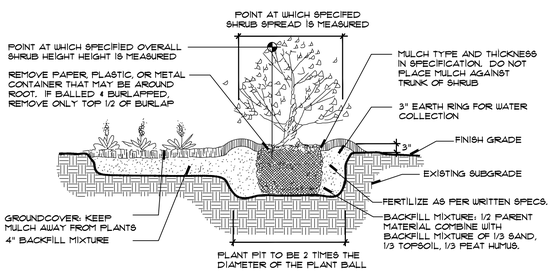


*NOTE: CONTRACTOR SHALL FOLLOW MFG'S. DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

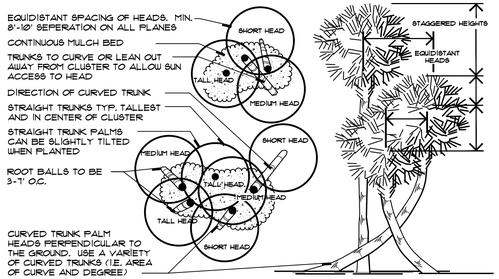
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI
ECTOMYCORRHIZAL FUNGI
BENEFICIAL BACTERIA
HUMIC ACID
SOLUBLE SEA KELP
AMINO ACIDS
HORTA-SORB WATER MANAGEMENT GEL
TRICHODERMA
YUCCA PLANT EXTRACTS
VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE BAHIA GRASS EITHER SOD OR SEED

ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

Know what's **below.**
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Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Landscape Development Specifications & Details
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: FOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Specifications & Details

Scale: N.T.S.

Sheet No.
LP-3
17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKINS - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASEDWG
PLOTTED: 5/30/19 AT 5:23PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806 BASEDWG 17-1207 DESIGN BASEDWG

DATE: 5/31/2019 10:21:23 AM
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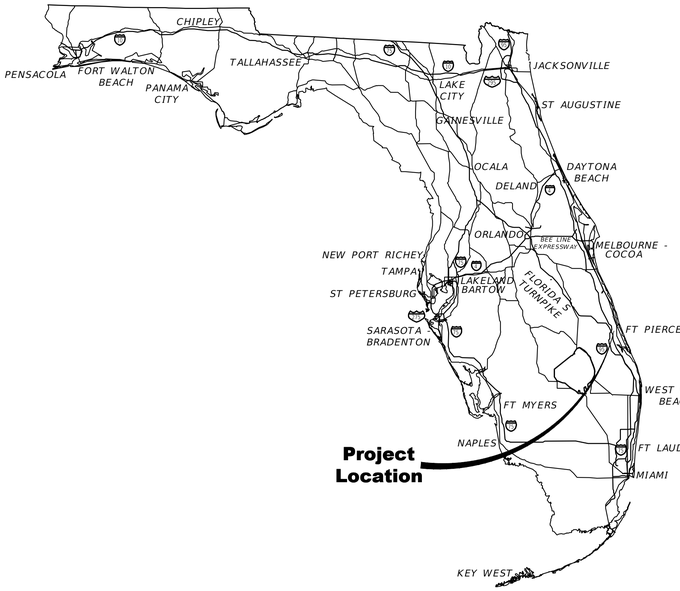
PROPOSED FACILITY FOR

D.S. EAKINS CONSTRUCTION CORPORATION

D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY

SELVITZ ROAD, FORT PIERCE
IN
ST. LUCIE COUNTY, FLORIDA



LOCATION SKETCH
not to scale



VICINITY MAP
SECTION 29, TOWNSHIP 35S, RANGE 40E
NOT TO SCALE

INDEX OF SHEETS	
Sheet Number	Sheet Title
C1.1	COVER SHEET
C2.1	EROSION CONTROL & DEMOLITION PLAN
C3.1	MASTER DRAINAGE PLAN
C4.1	SELVITZ ROAD EXISTING TURN LANE
C4.2	PAVING GRADING & DRAINAGE PLAN
C4.3	PAVING GRADING & DRAINAGE PLAN
C4.4	PAVING GRADING & DRAINAGE PLAN
C5.1	POTABLE WATER & SANITARY SEWER PLAN
C5.2	POTABLE WATER & SANITARY SEWER PLAN
C5.3	POTABLE WATER & SANITARY SEWER PLAN
C6.1	SECTIONS
C7.1	PAVING GRADING & DRAINAGE DETAILS
C8.1	WATER & WASTEWATER DETAILS

PROJECT INFORMATION

DEVELOPER: DS Eakins Construction
1481 Kinetic Rd, West Palm Beach,
FL 33403
Tel. (561) 842-0001

SURVEY PREPARED BY: MAXWELL GEOSPATIAL, INC.
565 39th Court SW
Vero Beach, Fl 32968
Tel. (772) 925-1060
Date 02/12/2019

PLANNER: Gentile Glas Holloway O'Mahoney & Associates
1907 Commerce Lane, Suite 101
Jupiter, Florida 33458
Tel. (561) 575-9557

AERIAL : Bing: 2018

PROJECT ADDRESS : 3798 Selvitz Road, Fort
Pierce, FL 34981

NOTES:

1. ELEVATIONS SHOWN HEREON ARE SHOWN IN FEET AND DECIMAL PARTS THERE OF AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Always call 811 two full business days before you dig

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NOTE: PLANS MAY BE PRINTED IN DIFFERENT PAGE SIZES - ALWAYS CONFIRM SCALE USING SCALE BAR.

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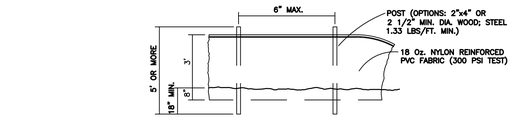
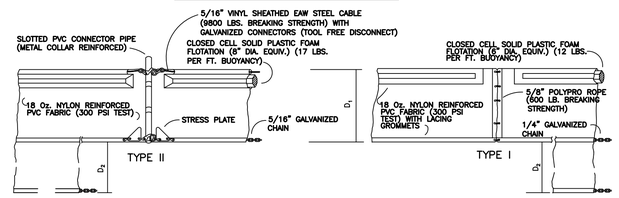
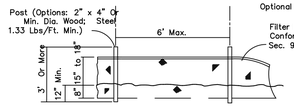


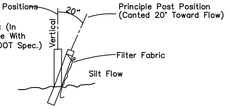
STAKED TURBIDITY BARRIER



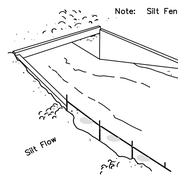
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

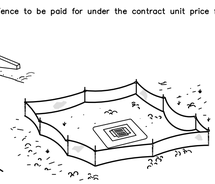
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

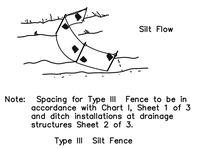




Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).





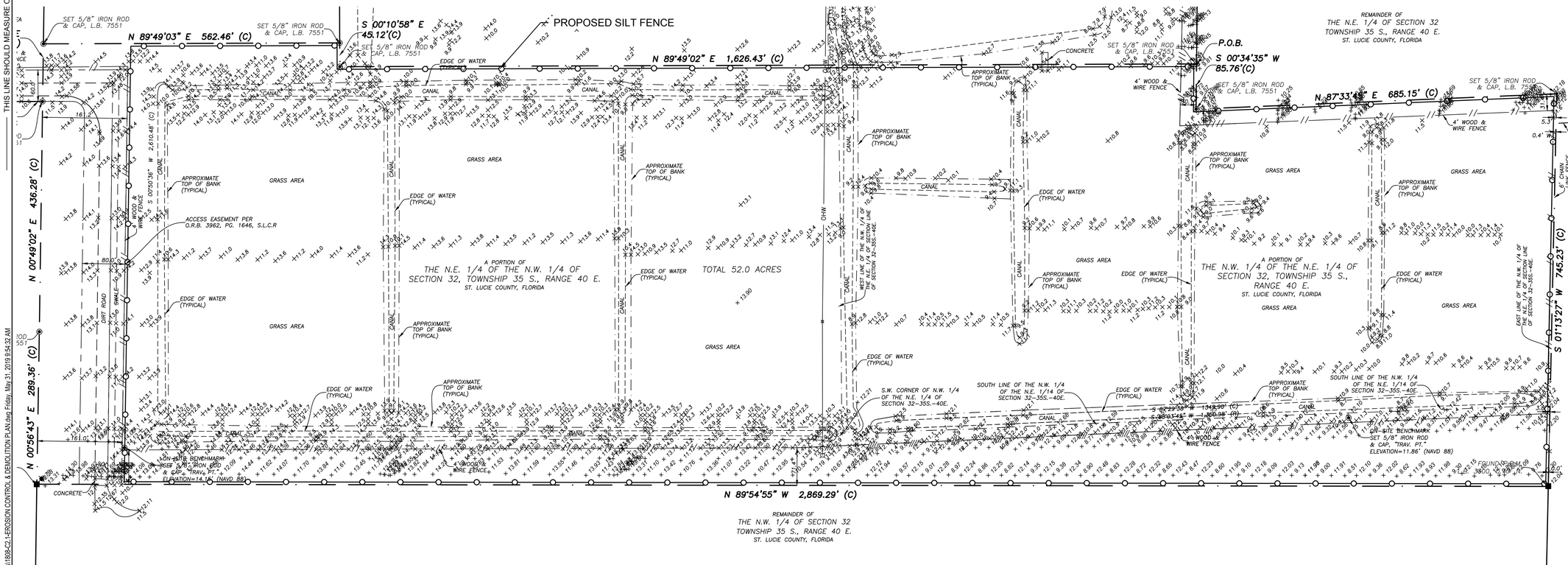


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

(FDOT INDEX NO. 102, SHT. 3)

NOTES

1) PIPES SHOWN TO BE REMOVED WITHIN THE INTERIOR OF THE SILT FENCE AREA ARE TYPICAL - CONTRACTOR TO REMOVE ALL INTERIOR PIPES.
2) ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3) AREAS WITHIN SILT FENCE SHALL BE CLEARED.
4) DISTURBED AREAS SHALL BE SODDED AFTER GRADING IS COMPLETE.
5) CLEARED AREAS NOT GRADED WITHIN 10 DAYS SHALL BE SEEDED TO ESTABLISH TEMPORARY STABILIZATION.
6) PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENTS PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
7) AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THE AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ON THIS PAGE.
8) NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
9) ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
10) PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 100' 200' 300'
SCALE IN FEET

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

EROSION CONTROL & DEMOLITION PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET: C2.1

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2.1-EROSION CONTROL & DEMOLITION PLAN.dwg Friday, May 31, 2019 9:54:32 AM

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FLORIDA AUDUBONS SOCIETY

SOUTH FLORIDA WATER MANAGEMENT DIST

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BHT OF FLORIDA

DICKERSON ASPHALT

ISOLA BELLA DR

RIVER OAKS

GEORGE L SOUTHWORTH (TR)

BHT OF FLORIDA

20.0' EXISTING DRAINAGE EASEMENT (O.R. 1878, PG. 315,316)

WASTE MANAGEMEN INC OF FLORIDA

SHEET C4.1

CREEKSIDE DR

ADVANCED MACHINE AND TOOL

SHEET C4.4

LAKE 4.28 A.C.

EXISTING 60' DRAINAGE CANAL

RETENTION / DETENION SWALE

SHEET C4.2

EAKINS

SHEET C4.3

DRAINAGE PIPE AND STRUCTURE (TYP.)

BANDY BLVD

BOBBY JOHNSON

RETENTION / DETENION SWALE

EXISTING DITCH AND DRAINAGE FLOW

SELVITZ RD

S 25TH STREET

FORT PIERCE CENTRAL HIGH

BOBBY JOHNSON

PRECAST SPECIALITIES LLC

PROPERITY DR

NSLRWCD

0 100' 200' 300'

SCALE IN FEET

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D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

MASTER DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C3.1

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PRESTIGE CORP HQ–FORT PIERCE
PARCEL ID.: 2432–222–0002–000–9
(O.R.B. 1904/803, S.L.C.R.)

PRESTIGE MOBILE CONCRETE
PARCEL ID.: 2431–505–0007–000–9
LOT 7

FORT PIERCE BUSINESS PARK
(P.B. 27/6, S.L.C.R.)

PRIME REALTY CAPITAL LLC
PARCEL ID.: 2432–222–0003–000–6
(O.R.B. 3316/701, S.L.C.R.)

STEWART AND STEVENSON FDDALLC
PARCEL ID.: 2431–505–0006–000–2
LOT 6

EAST LINE OF SECTION 31
WEST LINE OF SECTION 32

200.2'

CONCRETE WALK

CONCRETE WALK

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222
–0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–
0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–0004–000–3
PARCEL II
(O.R.B. 3432/1908, S.L.C.R.)

CARGILL JUICE N AMERICA INC.
PARCEL ID.: 2432–221–0002–000–6
(O.R.B. 2116/2200, S.L.C.R.)

R30.0'

SELVITZ ROAD

24.0'

EXISTING PRIVATE ROAD

R30.0'

176.8'

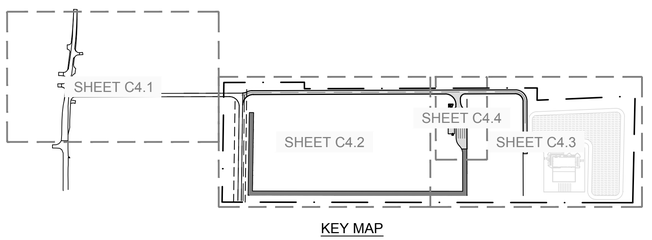
FIREHOUSE YOUTH CENTER INC
PARCEL ID.: 2431–505–0005–000–5
LOT 5

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

DON L COPELAND (TR);
ANN G COPELAND (TR)
PARCEL ID.: 2431–505–0004–000–8
LOT 4

JOON S MOON
PARCEL ID.: 2432–223–0003–000–9
(O.R.B. 420/1093, S.L.C.R.)



KEY MAP



SEC. 31 & 32 - TWP. 35 S - RGE. 40 E
LOCATION MAP
N.T.S.

MATCH LINE - See Sheet C4.2

NOTES:

1.THIS TURN LANE IMPROVEMENT PLAN WAS DESIGNED BY CIVIL DESIGN, INC. 1400 CENTREPARK BLVD, SUITE 905 WEST PALM BEACH, FL 33401, T: 561.659.5760. CONSTRUCTION OF THE TURN HAS BEEN COMPLETED

0 50' 100' 150'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W

SELVITZ ROAD EXISTING TURN LANE

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.1

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SECTION (R1-R1)

2' BERM TOP WIDTH

10' LANDSCAPE BUFFER

SECTION (R2-R2)

26' ROAD SECTION

10' LANDSCAPE BUFFER

SECTION (R1-R1)

CONSTRUCT 65 LF - 18" HDPE

36' WIDTH SWALE

SECTION (R2-R2)

PROPOSED SWALE @ INV. = 9.0

ASPHALT ACCESS ROAD

SILT FENCE (TYP.)

CRUSHED CONCRETE ACCESS ROAD

30' WIDTH INTERNAL ACCESSWAY

SECTION (R4-R4)

SECTION (R4-R4)

10' LANDSCAPE BUFFER

10'

2' WIDTH BERM

EXISTING ASPHALT DRIVE

161' TO PROPERTY LINE

EXIST. 81' ACCESS EASEMENT

PROCESSING AREA

30' WIDTH INTERNAL ACCESSWAY

SECTION (R3-R3)

36' WIDTH SWALE

PROPOSED SWALE @ INV. = 9.0

2' WIDTH BERM

10' LANDSCAPE BUFFER

SECTION (R3-R3)

MATCH LINE - See Sheet C4.1

MATCH LINE - See Sheet C4.3

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

REV. No.	DATE	DESCRIPTION

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C4.2

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MATCH LINE - See Sheet C4.2

PROPERTY LINE

26' PAVED ROAD

12.44 | 12.72 | 12.44

13.75

LANDSCAPE BUFFER

41' TO TOP OF BERM

2' BERM TOP WIDTH

27'

SECTION (L2-L2)

EXISTING DRAINAGE DITCH & OUTFALL

LANDSCAPE BUFFER

CONSTRUCT 138 LF - 24" HDPE

41' TO TOP OF BERM

36' WIDTH SWALE

30' X 60' MODULAR OFFICE

CONSTRUCT 140 LF - 18" HDPE

SHEET C4.4

DS-3

10' L.M.A (TYP.)

CONSTRUCT 115 LF - 18" HDPE

SECTION (L2-L2)

CS-1

LAKE 4.28 A.C.

DUMPSTER

TICKET OFFICE

13.70

13.50

EQUIPMENT STORAGE AREA 6.06 A.C.

13.50

13.75

PHASE 2 CORPORATE USE (FUTURE OFFICE) 4.3 ± A.C.

SECTION (L1-L1)

LANDSCAPE BUFFER

2' BERM TOP WIDTH

SECTION (L1-L1)

32' TO TOP OF BERM

27

30' WIDTH INTERNAL ACCESSWAY

PROPERTY LINE

36' WIDTH SWALE / DETENTION @ INV. = 9.0

CONSTRUCT 84 LF - 18" HDPE

28' LAKE EMBANKMENT

10' L.M.E

2' BERM TOP WIDTH

DS-2

2' BERM TOP WIDTH

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (877) 630-8777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR Jonathan T. Rickets, Inc. Consulting Engineers • Construction Managers

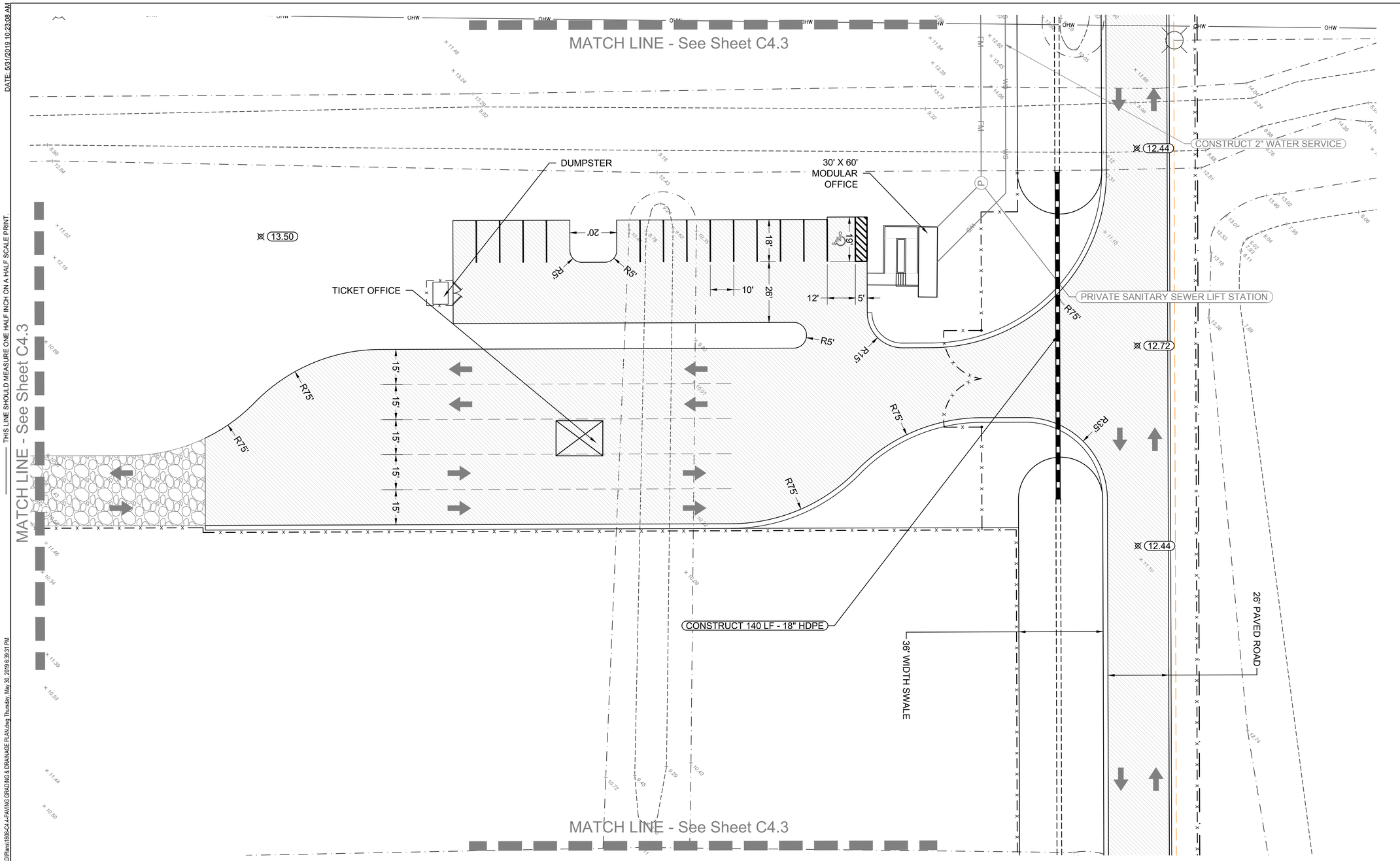
LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.3

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.3-PAVING GRADING & DRAINAGE PLAN.dwg, Friday, May 31, 2019 9:23:21 AM



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 20' 40' 60'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL
05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

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Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.4

DATE: 5/31/2019 10:23:08 AM
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PROPOSED 8" PVC WATER MAIN (BY OTHERS)

PROPOSED 4" PVC FORCE MAIN (BY OTHERS)

CONSTRUCT 2" WATER SERVICE

CONSTRUCT 2" METER & BACKFLOW DEVICE

CONSTRUCT 2" PVC FORCE MAIN

CONSTRUCT 2" PVC FORCE MAIN

PROCESSING AREA

MATCH LINE - See Sheet C5.2

0 50' 100' 150'
SCALE IN FEET

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

REV. No.	DATE	DESCRIPTION

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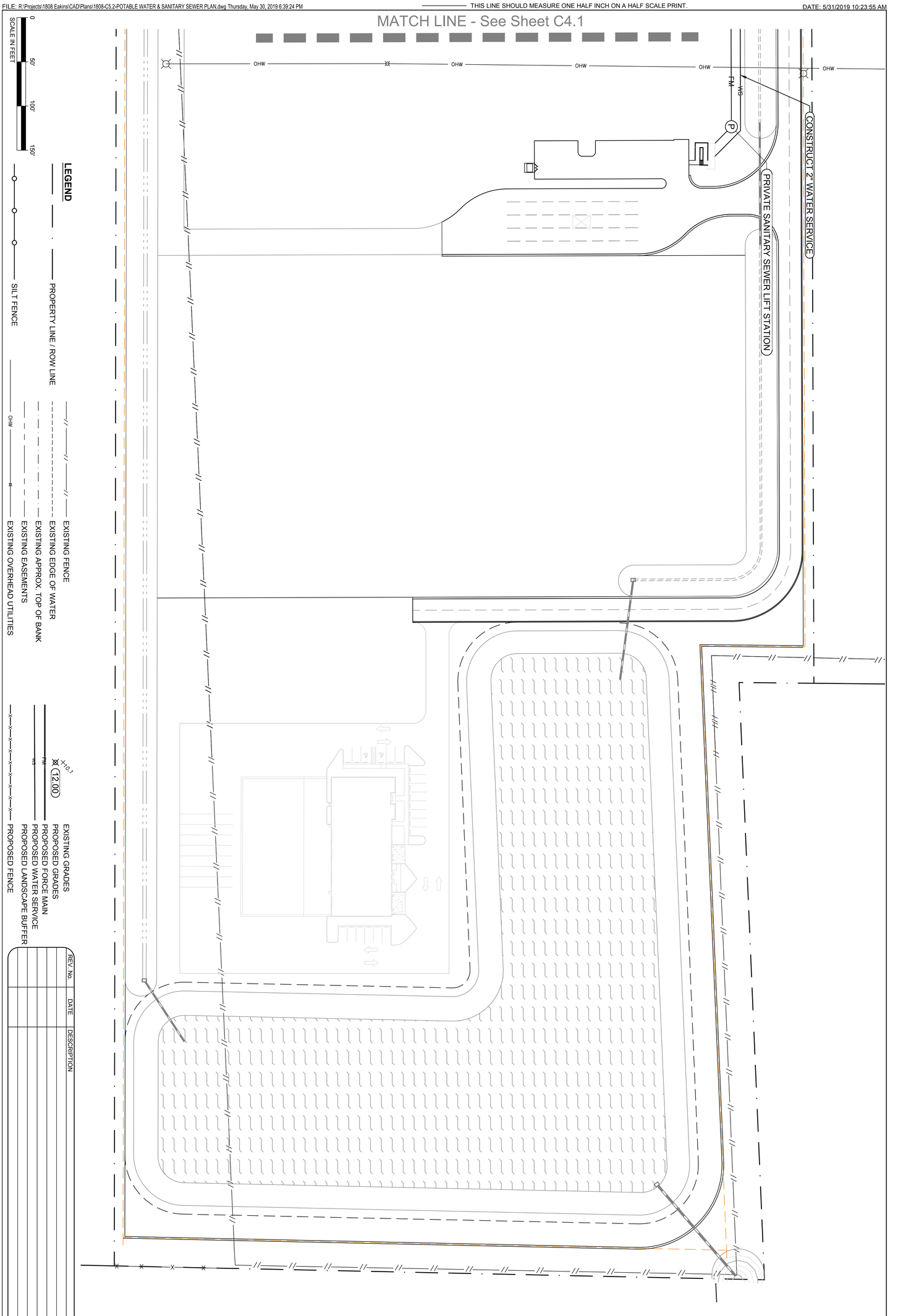
PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.1



REV. No.	DATE	DESCRIPTION

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET: C5.2

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05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

DATE: 5/31/2019 10:24:23 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

MATCH LINE - See Sheet C5.2

MATCH LINE - See Sheet C5.2

MATCH LINE - See Sheet C5.2

CONSTRUCT 2" WATER SERVICE

PRIVATE SANITARY SEWER LIFT STATION

FM

WS

OHW

0 20' 40' 60'

SCALE IN FEET

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

REV. No.	DATE	DESCRIPTION

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.3

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.3-POTABLE WATER & SANITARY SEWER PLAN.dwg, Thursday, May 30, 2019 6:39:23 PM

DATE: 5/31/2019 10:24:49 AM

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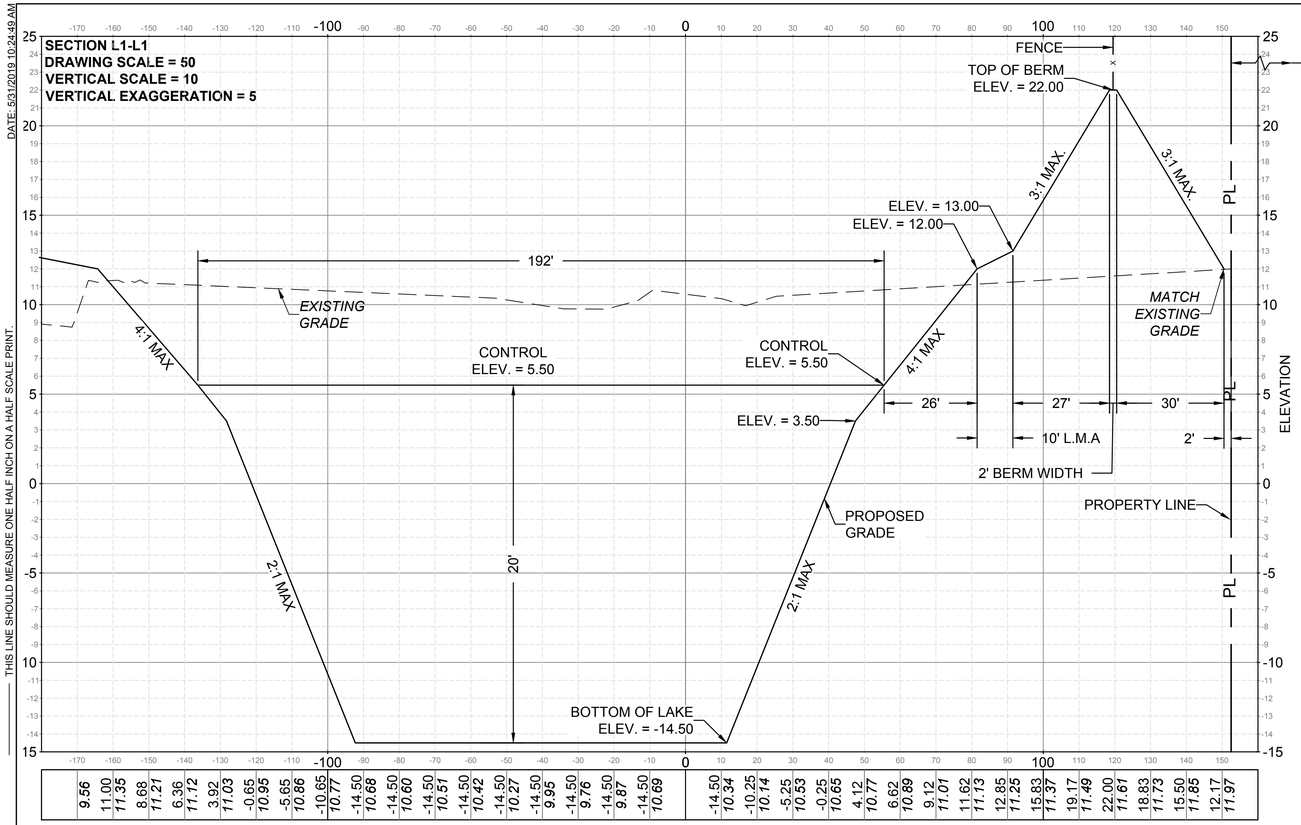
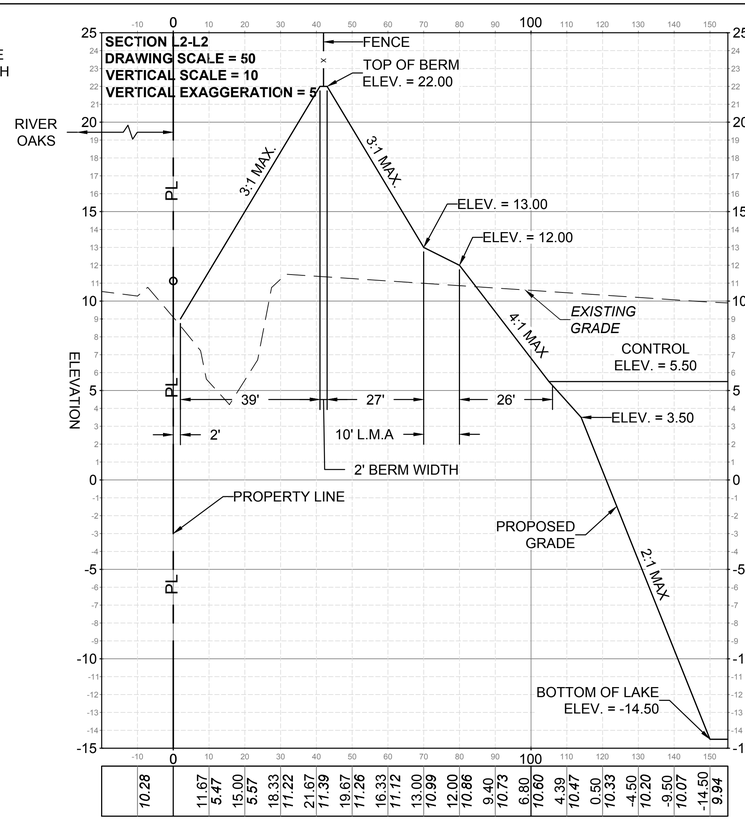
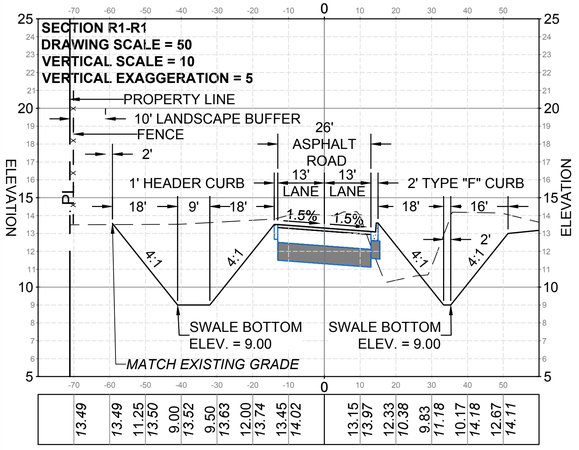
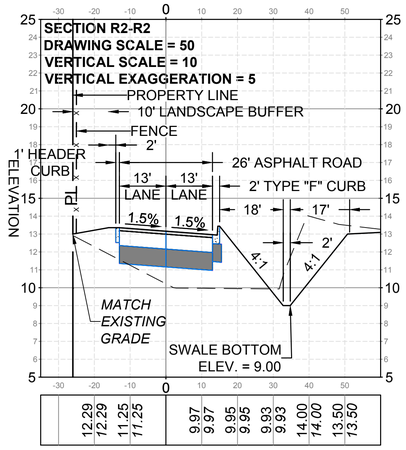




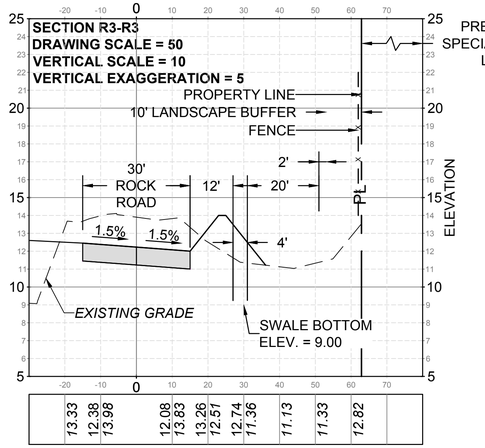
STATION 1+64.58



STATION 5+74.62



STATION 10+30.00



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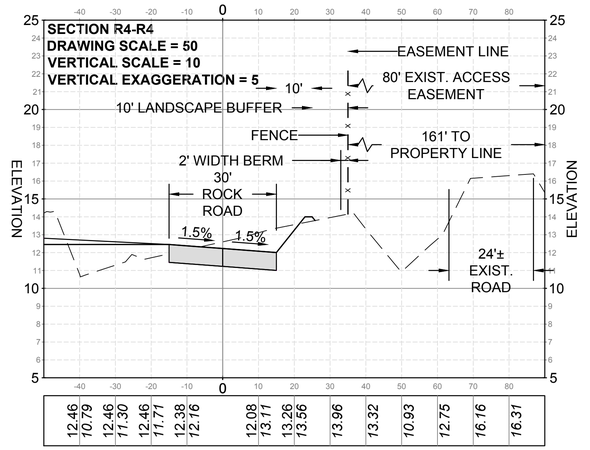

REV. No.	DATE	DESCRIPTION

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JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

SECTIONS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C6.1

DATE: 5/31/2019 10:24:58 AM

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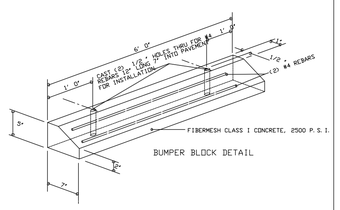


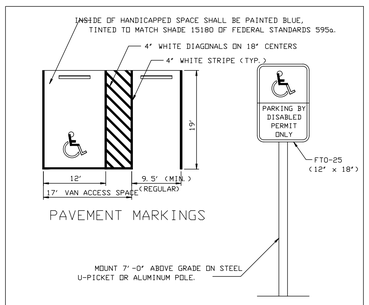
BUMPER BLOCK DETAIL

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS
SHEET No. PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



HANDICAPPED PARKING SIGN

NOTE:

FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS
SHEET No. PL2

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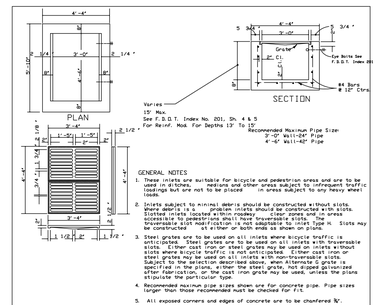

GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in sidewalks, medians and other areas not subject to traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is expected, problem inlets should be constructed with slots. Inlets located in sidewalks, medians and other areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is expected. Steel grates may be used on inlets with non-traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on inlets with traversable slots. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Pipe sizes and locations shown are for concrete pipe. Pipe sizes larger than those shown should not be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans. Not required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as "Inlet, Modify" and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET

REVISIONS
SHEET No. DRA 8

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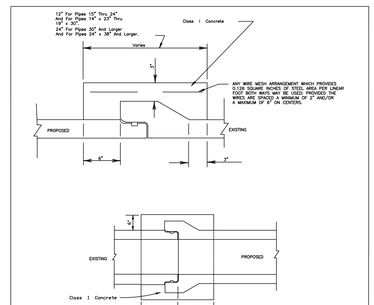


(All Pipe Sizes)

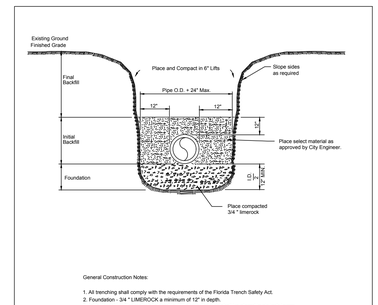
BELL AND SPIGOT

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL

REVISIONS
SHEET No. DRA 1

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation - 3/4 " LIMEROCK a minimum of 12" in depth
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS
SHEET No. DRA 4

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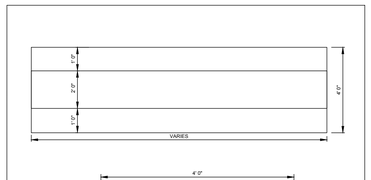

NOTE: CONCRETE SHALL BE 4" MIN. THICKNESS, 2500 PSI, WITH FIBERMESH REINFORCING. LENGTH OF FLUME TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL FLUME DETAIL

REVISIONS
SHEET No. DRA 21

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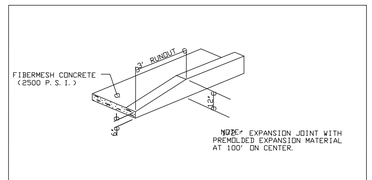
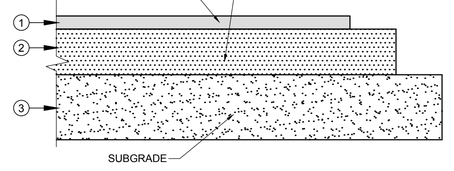


CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS
SHEET No. CG4

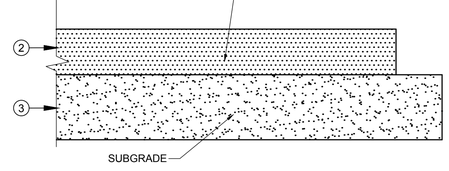
SCALE: N.T.S. | ISSUED AUGUST 1998



PROPOSED MEDIUM DUTY ASPHALT PAVEMENT SECTION 26' ACCESS ROAD

N.T.S

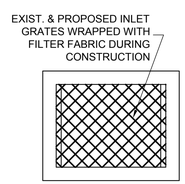
DRIVEWAY PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
1	SURFACE	TYPE S	N/A	1.5"
2	BASE	CRUSHED CONCRETE	LBR=100	8"
3	SUBGRADE	COMPACTED	T-180	12"



PROPOSED SECTION FOR MATERIAL PROCESSING & STORAGE

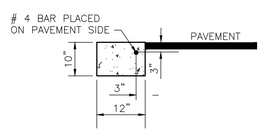
N.T.S

PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
2	BASE	CRUSHED CONCRETE	LBR=100	10"
3	SUBGRADE	COMPACTED	T-180	12"



INLET PROTECTION

N.T.S.



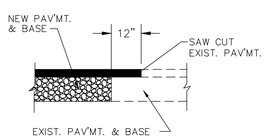
SECTION VIEW

NOTES:

1. Saw cut contraction joints on 10' centers max. within 48 hours after pouring curb.
2. All materials and construction shall be in accordance with FDOT Specifications Section 520 and FDOT Roadway & Traffic Design Standards index number 300.

FLUSH HEADER CURB

NTS



SAW CUT DETAIL

N.T.S.

REV. No.	DATE	DESCRIPTION

SEAL

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JTR
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Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE DETAILS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C7.1

DATE: 5/31/2019 10:25:06 AM

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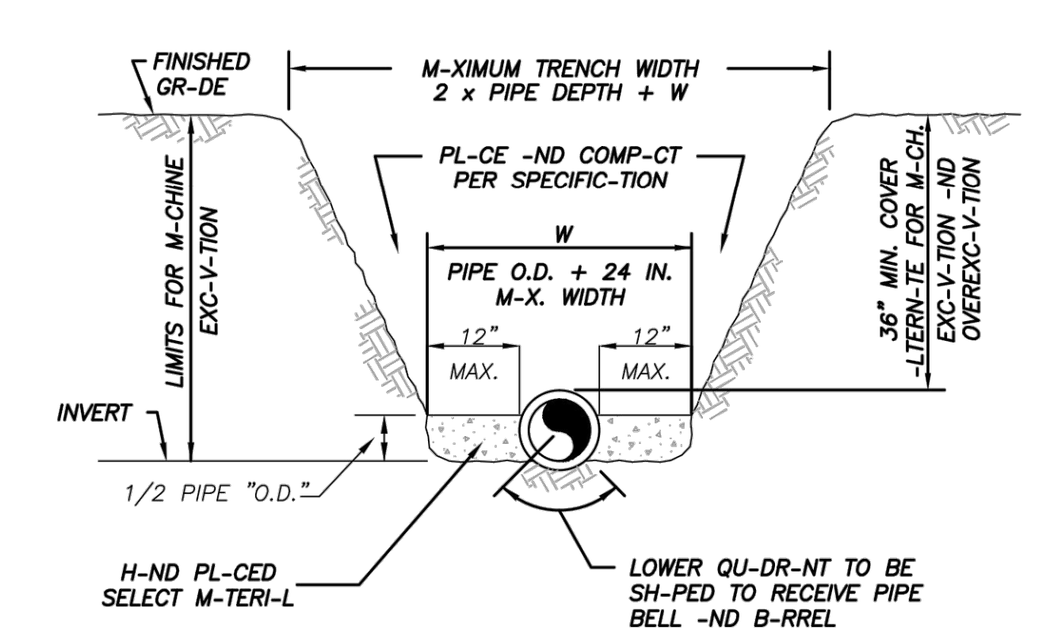


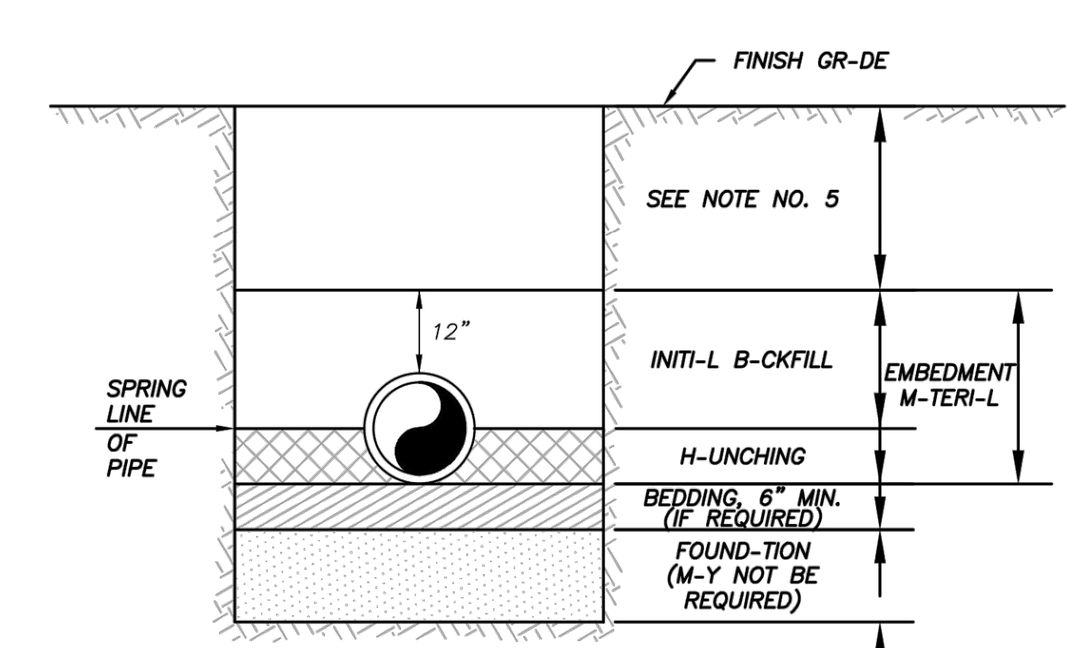
NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH S-FETY -CT.

2) INITI-L B-CKFILL SH-LL BE H-ND PL-CED TO 12" -BOVE THE PIPE. B-CKFILL SH-LL BE MECH-NIC-LLY T-MPED TO - MINIMUM OF 100% OF M-X. DENSITY -S DETERMINED BY -SHTO METHOD T-99.

TYPIC-L TRENCH DET-IL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: JJM / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2010	SHEET 1 OF 1



B-CKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERT-IN SOIL CONDITIONS - FOUND-TION M-Y BE REQUIRED.

2) BEDDING IS REQUIRED PRIM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TERI-LS SH-LL PROVIDE - UNIFORM -ND -DEQU-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.

3) H-UNCHING M-TERI-L SH-LL BE H-ND PL-CED TO THE SPRINGLINE OF THE PIPE. M-TERI-L SH-LL BE CONSOLID-TED UNDER THE PIPE -ND H-ND T-MPED TO PROVIDE -DEQU-TE SIDE SUPPORT.

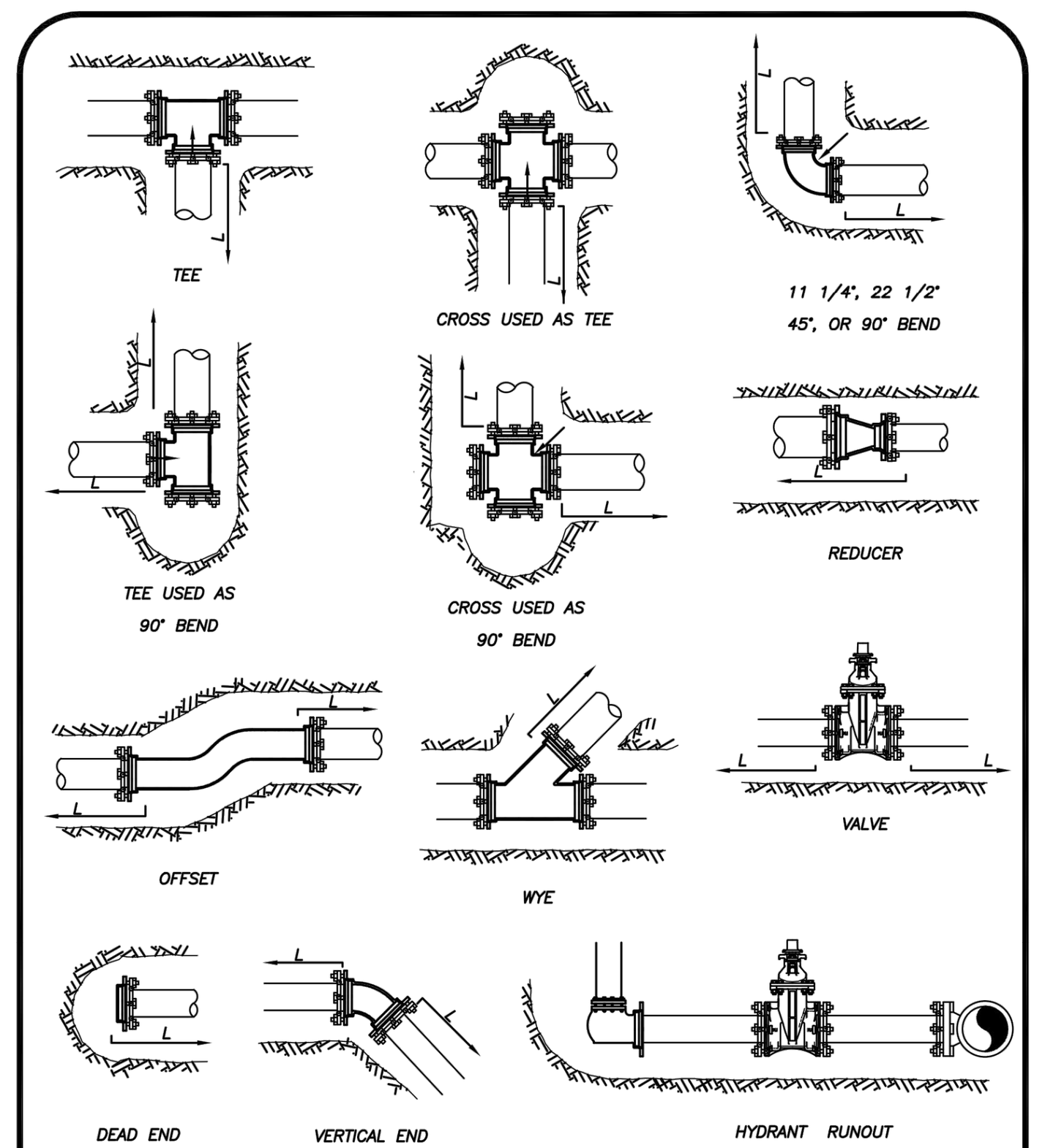
4) INITI-L B-CKFILL M-TERI-L SH-LL BE H-ND PL-CED TO 12" -BOVE THE TOP OF PIPE. THE SOIL SH-LL BE COMP-CTED TO 100% M-X. DENSITY.(-SHTO T-99)

5) B-CKFILL SH-LL BE COMP-CTED TO 100% OF M-X. DENSITY -S PER -SHTO T-99, TO - POINT 30" BELOW PROPOSED PROFILE GR-DE OR EXISTING GR-DE. THE FIN-L 30" OF B-CKFILL SH-LL BE COMP-CTED TO 98% OF M-X. DENSITY -S PER -SHTO T-180.

6) DENSITY TEST SH-LL BE PERFORMED -T -RE-S DETERMINED BY THE UTILITIES ENGINEER OR PERMIT -GENCY H-VING JURISDICTION, -T THE CONTR-CTORS EXPENSE.

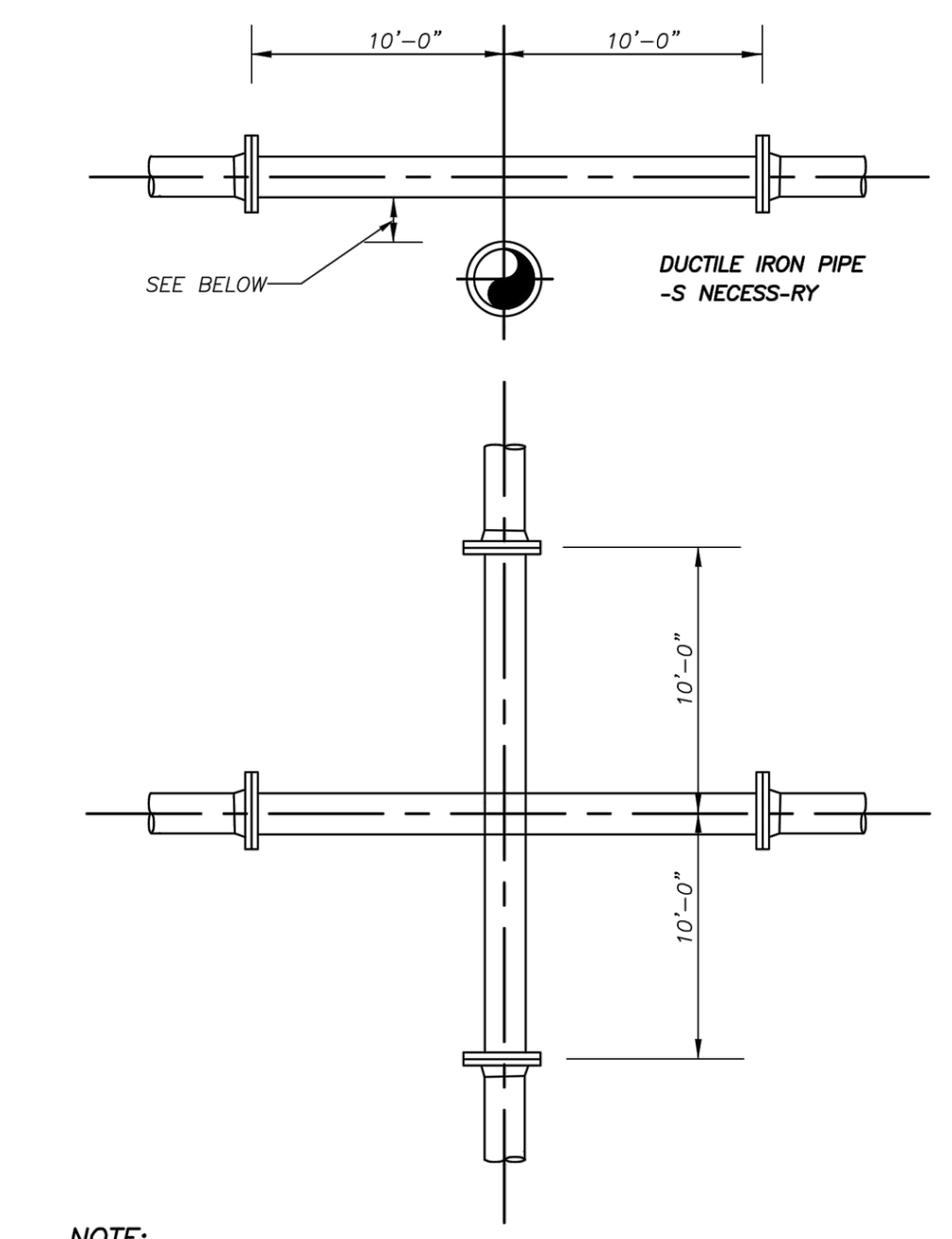
7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L, ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 NOTES SLL JLC / D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: JJM / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
2015 MEGALUGS SLL JLC / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

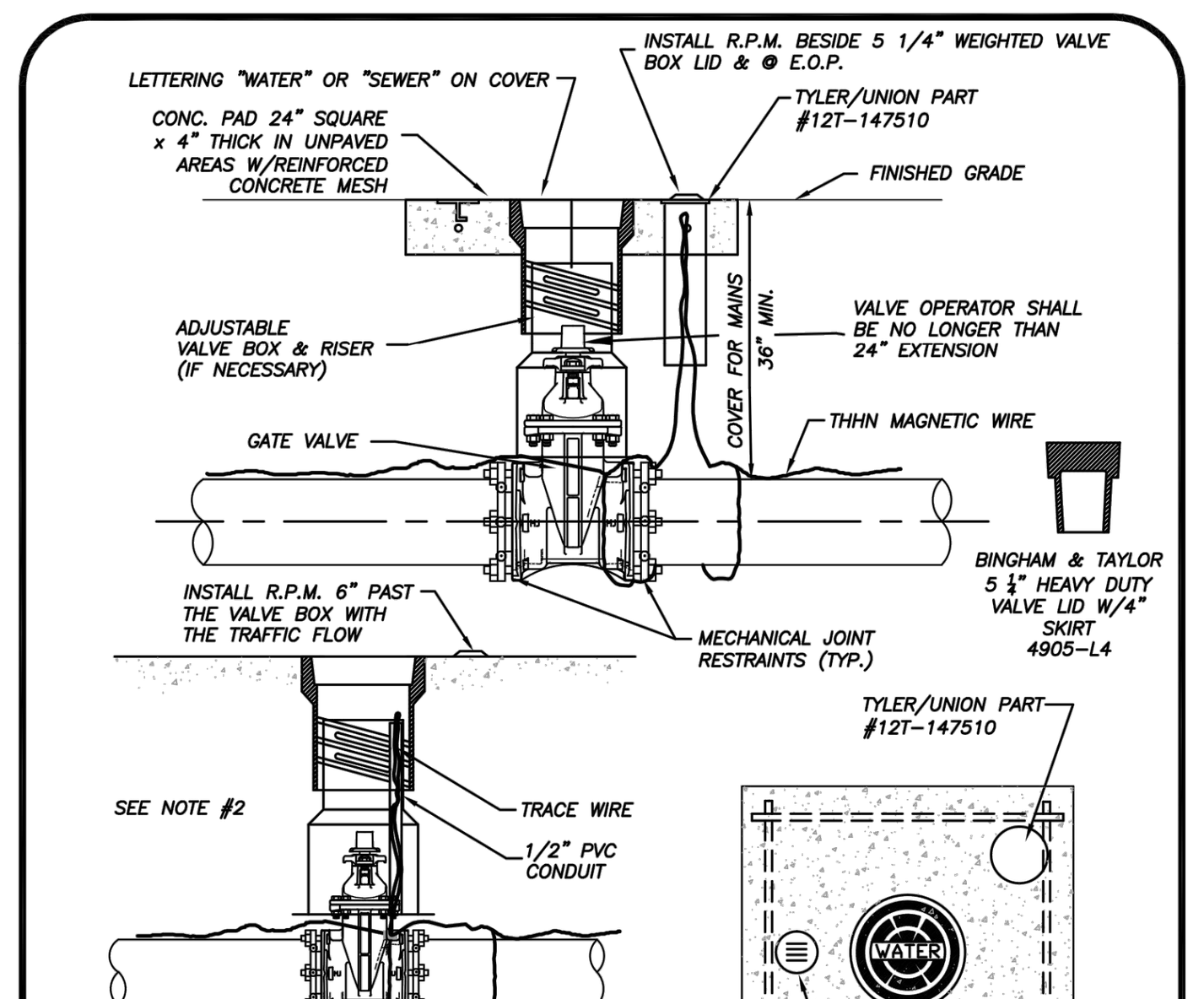


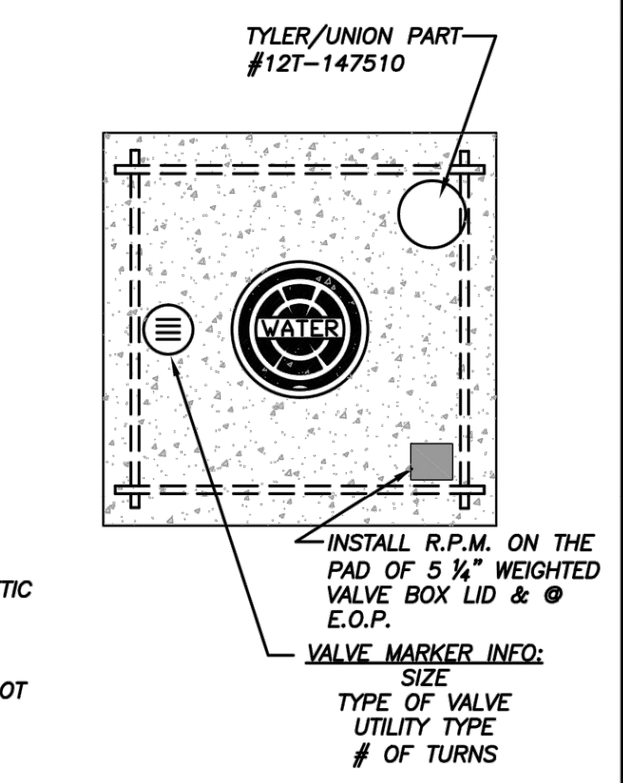
NOTE:

PLE-SE REFER TO FORT PIERCE UTILTIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DET-IL
N.T.S.

UTILITY CROSSING DETAIL	M-5
D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: JJM / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2010	SHEET 1 OF 1



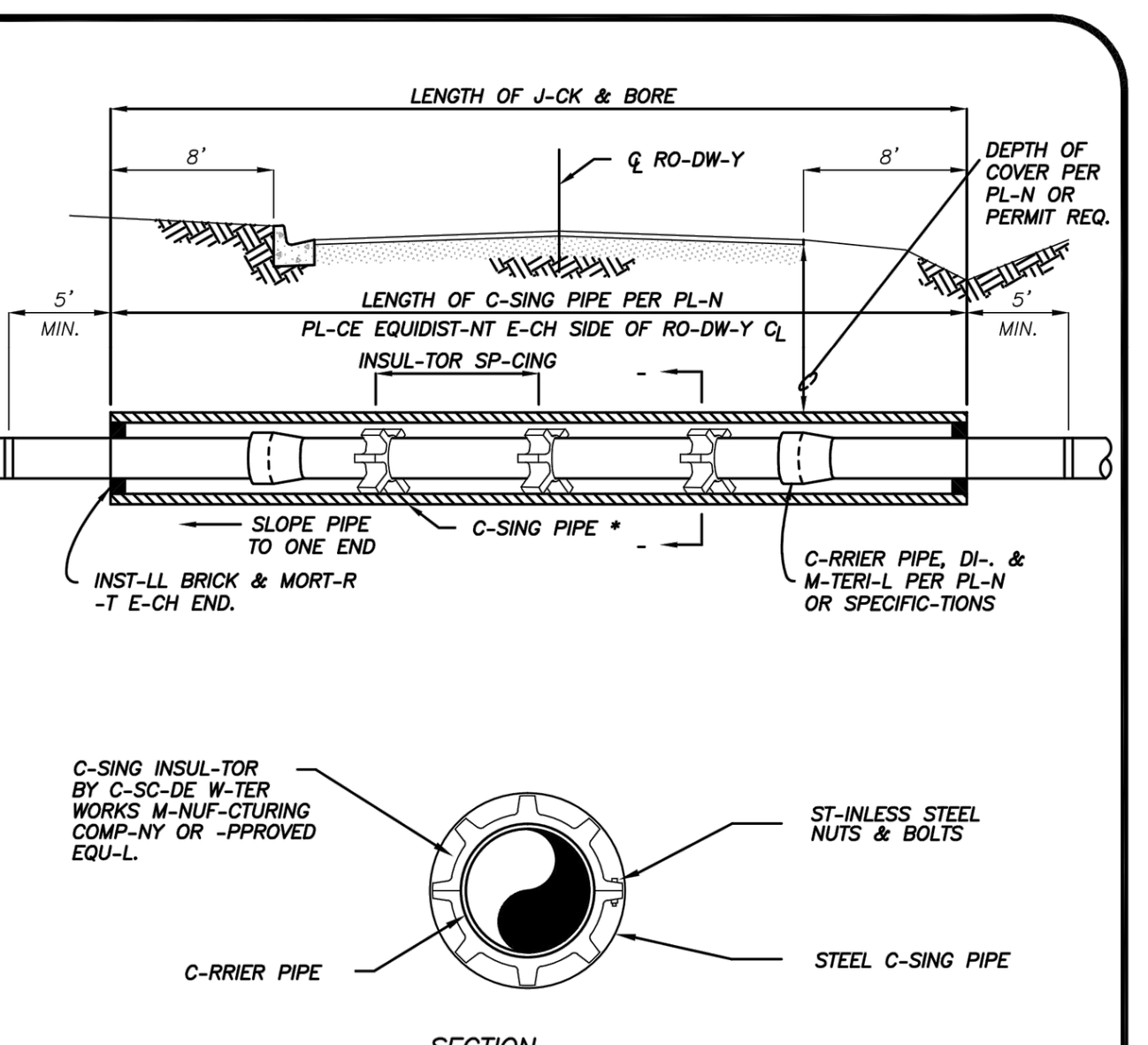


NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2015 RPM PLACEMENT SLL JLC / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



SECTION -–-

NOTES

1) C-SING INSUL-TORS SH-LL BE M-DE WITH SPECI-L RUNNER HEIGHTS SO -S NOT TO INTERFERE WITH PIPE JOINTS.

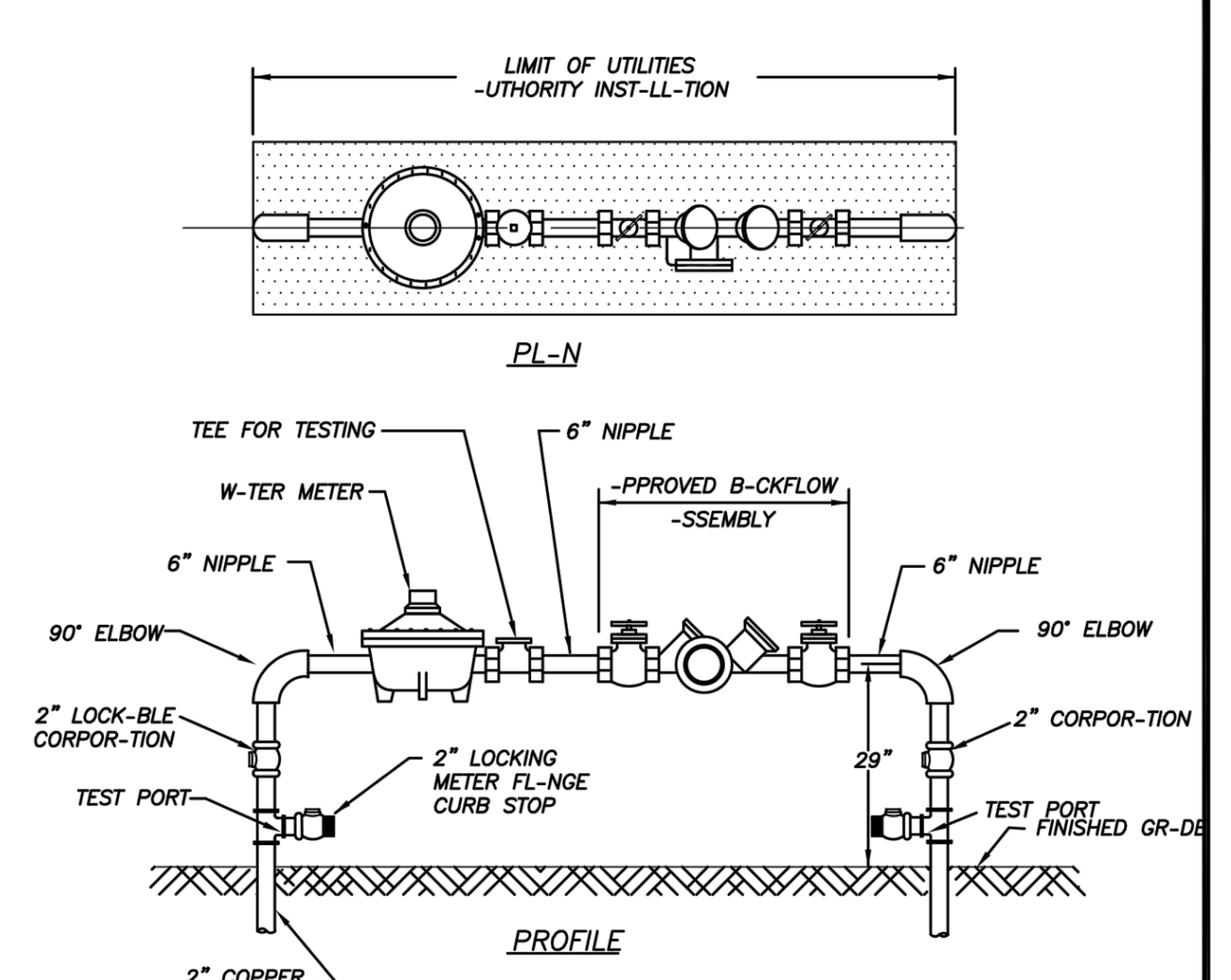
2) -LL C-RRIER PIPES MUST H-VE MECH-NIC-LLY RESTR-INED JOINTS.

3) INSUL-TOR SP-CING SH-LL BE -S REQUIRED BY THE M-NUF-CTURER, HOWEVER, NO LESS TH-N THREE (3) C-SING INSUL-TORS SH-LL BE INST-LLED PER LENGTH OF PIPE.

4) C-SING LENGTH SH-LL EXTEND - MINIMUM OF 8 FEET BEYOND THE EDGE OF P-VEMENT OR CURBING.

J-CK & BORE DET-IL
N.T.S.

JACK & BORE DETAIL	M-7
03-09 NOTES SLL JLC / D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: JJM / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2010	SHEET 1 OF 1



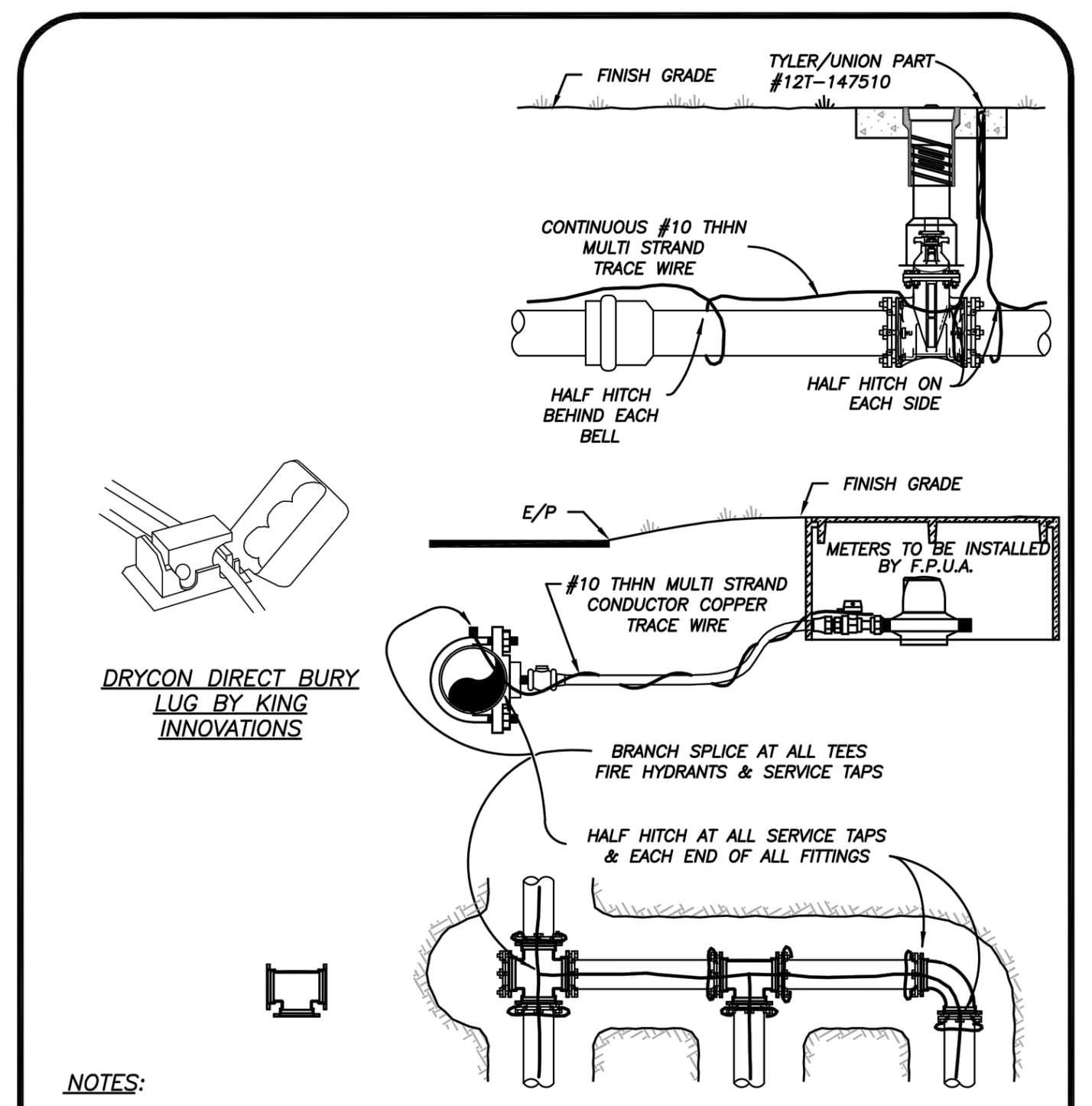
NOTES:

1. L-NDSC-PING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDIN-NCE. NO PL-NTS OR TREES WITHIN 18" -ROUND METER OR B-CKFLOW. NO SOLDER JOINTS.

2. -SSEMBLY TO BE 29" FROM FINISH GR-DE TO CENTERLINE OF THE FL-NGED 90° BEND.

W-TER METER/BACKFLOW PREVENTER -SSEMBLY
DOMESTIC SERVICE (COMMERCI-L)
(N.T.S.)

W-TER METER/B-CKFLOW PREVENTER -SSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
03-09 DESIGN SLL JLC / D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # W-TER DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: SLL / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2010	SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

M-TERI-L UPGR-DE NOTES

M-TERI-L UPGR-DES -RE REQUIRED FOR UTILITY INST-LL-TIONS TH-T -RE IN CLOSE PROXIMITY TO S-LT W-TER (FOR EX-MPLE, HUTCHINSON ISL-ND, INDI-N RIVER FLOOD PL-IN -ND -RE-S E-ST OF U.S. HIGHW-Y 1) -ND -S DIRECTED BY FPU- W-TER/W-STEW-TER ENGINEERING DEP-RTMENT.

1) PIPE – -LL DUCTILE IRON PIPE SH-LL BE EPOXY CO-TED (EXTERIOR)

2) FITTINGS – -LL DUCTILE IRON FITTINGS SH-LL BE EPOXY CO-TED (EXTERIOR). PVC FITTINGS C-N -LSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING -LL -WW- REQUIREMENTS. NO F-BRIC-TED FITTINGS WILL BE -LLOWED. -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.

3) RESTR-INTS – -LL MECH-NIC-L JOINT RESTR-INTS SH-LL BE EPOXY CO-TED. -LL H-RDW-RE (RODS, NUTS, BOLTS, W-SHERS) SH-LL BE 316SS ONLY.

4) FIRE HYDR-NTS – -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.

5) V-LVES – -LL V-LVES SH-LL BE EPOXY CO-TED. -LL NUTS -ND BOLTS SH-LL BE 316SS. V-LVE STEM -ND 2-INCH OPER-TING NUT SH-LL BE C-ST BRONZE.

6) H-RDW-RE – 316 SS, -4-70 -ND -4-80 -RE -CCEPT-BLE NOMENCL-TURES SEEN ON F-STENERS

7) -LL OTHER M-TERI-LS SH-LL BE PROVIDED WITH M-NUF-CTURER'S ST-ND-RD UPGR-DES FOR USE IN CORROSIVE ENVIRONMENTS.

MATERIAL UPGRADE NOTES	M-13
2015 / D-TE: / REVISION: / BY: / -PPD:	W-TER/W-STEW-TER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DET-ILS 200602.DWG	FT. PIERCE UTILITIES -UTHORITY
DR-WN BY: SLL / SC-LE: N.T.S.	
-PPROVED: JLC / D-TE: 2015	SHEET 1 OF 1

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

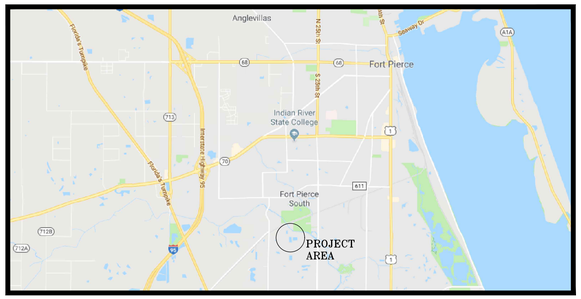
JTR Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers
3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-6700
Toll - Free: (877) 630-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
LAT 27°23'35.64"N
LON 80°21'32.61"W
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

WATER & WASTEWATER DETAILS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C8.1

VICINITY MAP



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:

A PORTION OF THE NORTHWEST ½ & THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(P.O.C.)
PURPORTED TO BE NW CORNER OF NE ¼ SECTION 32
FOUND 1" IRON PIPE
NO ID

N89°52'48"E 2617.17'

NORTHWEST CORNER OF SECTION 32
FOUND ½" IRC
ILLEGIBLE

FOUND 1" IRON PIPE
N89°40'23"E 77.77'

N85°15'54"E 689.14' (C)
N85°18'27"E 690.53' (D)

FOUND ½" IRC
LB 7551
1.2'W, 0.2'S

N85°15'54"E 2083.60'

NORTHEAST CORNER OF SECTION 32
FOUND N/D
LB 4286

BHT OF FLORIDA 4008 L.L.C.
(OR 4136, PG. 1437)
NOT A PART OF THIS PLAT

BHT OF FLORIDA 4008 L.L.C.
(OR 4131, PG. 1097)
NOT A PART OF THIS PLAT

RIVER OAKS
(PB. 54, PG. 31)
PREVIOUSLY PLATTED

FOUND ½" IRON ROD
DESTROYED, RESET LB 8158

S00°10'58"E (D)
S00°12'29"E
45.12'

N89°49'03"E (D)
N89°47'32"E 562.46'

N00°47'37"E (D)
N00°46'06"E
110.02'

FOUND ½" IRON ROD
0.3'E

N89°49'02"E 1626.43' (D)
N89°47'31"E 1625.60'

FOUND ½" IRC
LB 7551

S89°50'34"E 1102.75' (D)

(D)
r=90°00'00"
R=23.00'
L=36.52'

SITE CONTROL POINT (NW)
SET N/D
LB 8158
BENCHMARK
ELEV.=14.06'

(P.O.B.)
SET ½" IRC
LB 8158

S00°34'35"W (D)
S00°33'01"W (C)
85.76'

FOUND 4"x4" CM (PRM)
LB 7264
4.6'E, 5.8'N

S00°33'01"W 683.05' (C)
S00°34'35"W 683.26' (D)

FOUND 1" IRON PIPE
NO ID (HELD)

S87°54'16"W 1225.80' (D)
S87°39'53"W (P)
N87°32'11"E (C) 685.15'
N87°33'45"E (D)

FOUND ½" IRON ROD "GCY"
1.0'E, 0.1'N

FOUND 4"x4" CM (PRM)
LS 3333
4.5'E, 3.7'N

SITE CONTROL POINT (NE)
SET ½" IRC
LB 8158

ORB. 1252 PG. 1370

N00°49'02"E (D)
N00°47'31"E 436.26'

730.92'(D)
787.62'(D)

ACCESS EASEMENT PER ORB. 3962, PG. 1646 WIDTH VARIES

80.0'

SET ½" IRC
LB 8158

N00°49'02"E

S00°49'02"W

N00°56'43"E (D)
N00°55'12"E 288.36'

SITE CONTROL POINT (SW)
FOUND ½" IRC
LB 7645
+14.4'

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

S89°56'27"E 85.01'(D)
85.00'

P.O.B. ACCESS EASEMENT

S89°56'27"E 956.45'

PRM EXISTING FOUND 4"x4" CONCRETE MONUMENT
LS 3300

SITE CONTROL POINT (M)
SET ½" IRC
LB 8158

SITE CONTROL POINT (SE)
SET ½" IRC
LB 8158

S01°07'49"W 745.21' (C)
S01°13'27"W 745.33' (D)

ST. LUCIE COUNTY SCHOOL BOARD
(OR 4131, PG. 1097)
NOT A PART OF THIS PLAT

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

(BASIS OF BEARINGS)
N89°56'27"W 2869.36' (C)(P)
N89°54'55"W 2869.29' (D)

GRASS AREA
EDGE OF WATER (TYPICAL)
POND
APPROXIMATE TOP OF BANK (TYPICAL)
METAL BRIDGE
CANAL
MISC. AG. BUILDINGS
CONCRETE SLAB
4' WOOD & WIRE FENCE
4' BARBED WIRE FENCE (TYP)
6' CONCRETE WALL
CENTERLINE OF DRAINAGE DITCH
PRECAST SPECIALTIES (PB. 73, PG. 37) PREVIOUSLY PLATTED
RETAINING AREA

CERTIFICATION

THIS MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

P. CHAD MAXWELL, FLORIDA REGISTRATION #7070
PROFESSIONAL SURVEYOR AND MAPPER

SIGNATURE DATE

NOTES

1. THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
2. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ANY REVISIONS MADE TO THIS DOCUMENT OR ASSOCIATED REPORTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED WILL VOID THE SEAL WHICH HAS BEEN PLACED HEREON.
4. NO ABSTRACT WAS MADE BY THE UNDERSIGNED TO VERIFY ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER BURDENS ON THE SUBJECT PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE. DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION PROVIDE AND RECORDED IN OFFICIAL RECORDS BOOK 4101, PAGE 373, ST. LUCIE COUNTY, FLORIDA.
5. SUBJECT PROPERTY CONTAINS 52.0 ACRES, MORE OR LESS (2,264,730.46 SQUARE FEET).
6. THE LAST DATE OF FIELD WORK WAS MAY 23, 2019.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. THE SOUTH LINE OF THE SUBJECT PARCEL IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
9. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
10. IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON, WERE NOT LOCATED AS PART OF THIS SURVEY.
11. 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.
12. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BASED ON FLOOD INSURANCE RATE MAP No. 12111C0188 J, DATED FEBRUARY 16, 2012.
13. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE RELATIVE TO BENCHMARK. THE PRIMARY BENCHMARK IS ST. LUCIE COUNTY BENCHMARK "FRANK", ELEVATION = 15.63'.
14. USED REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC., DATED 2/26/2018, AS PROVIDED BY CLIENT.

SYMBOLOGY

- ℄ CENTERLINE
- FH TELEPHONE UTILITY
- ▣ ELECTRIC BOX
- ⋈ VALVE
- Ⓢ SANITARY MANHOLE
- CONCRETE
- TV CABLE TV JUNCTION BOX
- AREA LIGHTING
- WM WATER METER
- 6' WOOD FENCE
- ASPHALT
- SIGN
- WOOD POWER POLE
- DIRT ROAD
- OVERHEAD UTILITY
- W WELL

ABBREVIATIONS

(C)	CALCULATED
(D)	DEED DATA
(M)	MEASURED
(P)	PLAT DATA
CH.B	CHORD BEARING
CH.D	CHORD DISTANCE
CM	CONCRETE MONUMENT
Δ	DELTA ANGLE
D.E.	DRAINAGE EASEMENT
FFE	FINISHED FLOOR ELEVATION
IRC	IRON ROD & CAP
L	ARC LENGTH
L.E.	LANDSCAPE EASEMENT
LB	LICENSED BUSINESS
N/D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NR	NON RADIAL
ORB	OFFICIAL RECORDS BOOK
P.U.E.	PRIVATE UTILITY EASEMENT
PC	POINT OF CURVATURE
PG	PAGE
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY

DATUM INFORMATION

ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING DATUM, PROJECTION AND UNITS:

NORTH AMERICAN DATUM OF 1983 (2011 EPOCH)
NORTH AMERICAN VERTICAL DATUM OF 1988
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE
U.S. SURVEY FEET

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33'45" EAST A DISTANCE OF 685.15 FEET; THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 765.15 FEET; THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.26 FEET; THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SHEET 1 OF 1

REVISIONS

DATE	DESCRIPTION
5/30/2019	ADD TOPOGRAPHIC DATA, ETC.

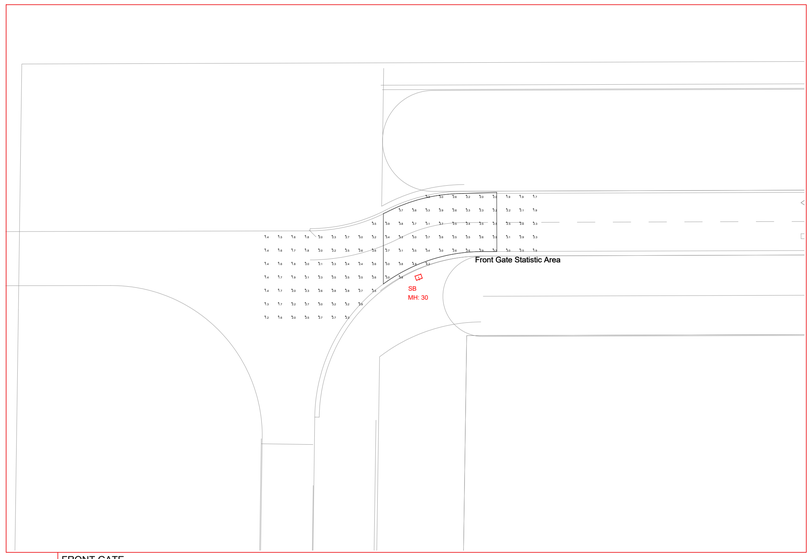
A BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.S.E. HOLDINGS, INC.
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

ST. LUCIE COUNTY PARCEL ID: 3435-125-0001-000-8

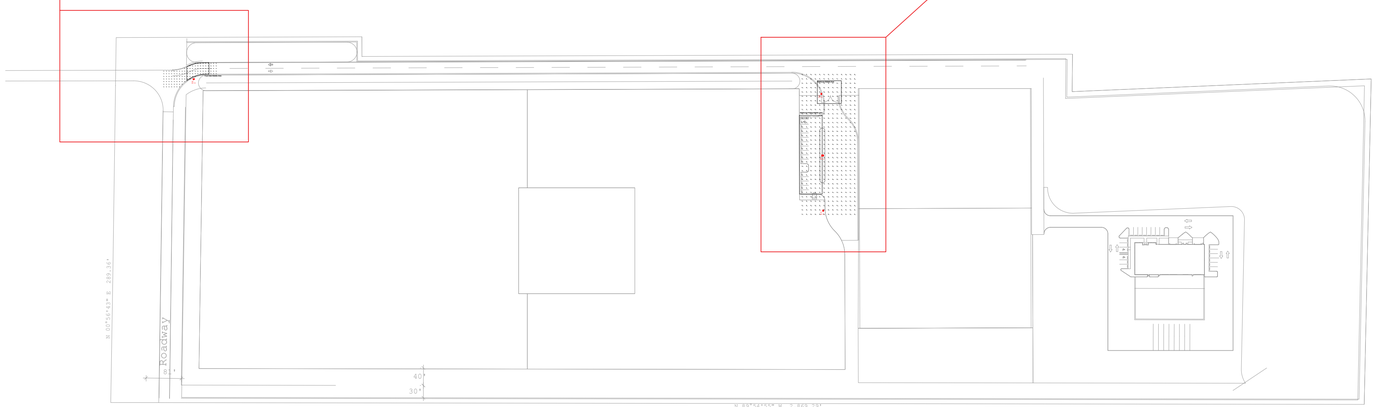
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FORT PIERCE, FLORIDA, ST. LUCIE COUNTY

DATE	4/26/2019	CREATED BY	PCM
SCALE	1" = 100'	CHECKED BY	PCM
FILENAME	19000 EAKINS FP.DWG		

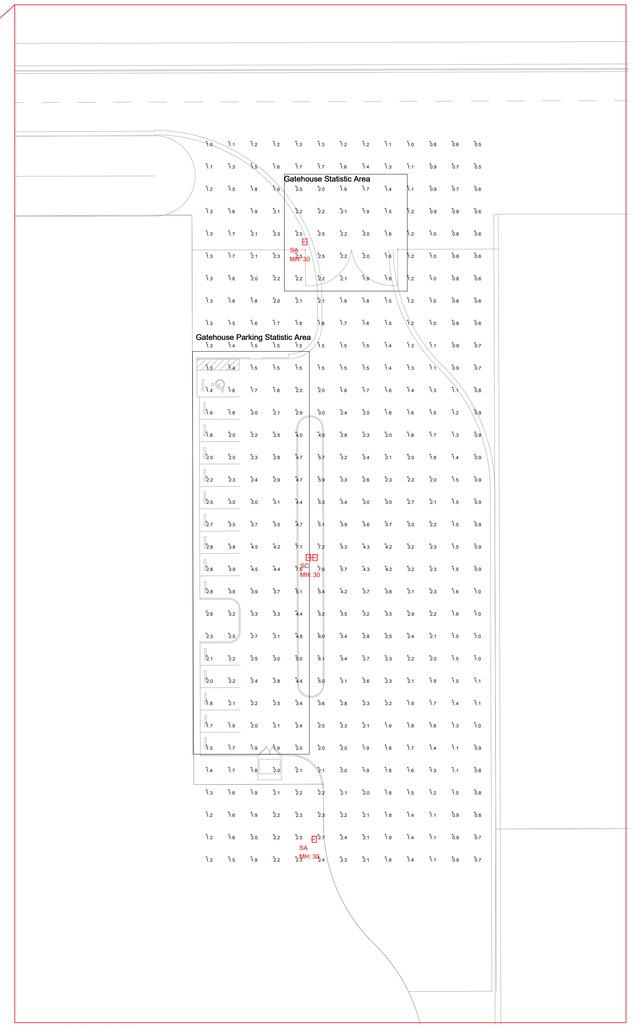
MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158



FRONT GATE
1/32"=1'-0"



SITE PROPERTY
NOT TO SCALE



GATEHOUSE & PARKING AREA
1/32"=1'-0"

FT PIERCE INDUSTRIAL

LIGHTING FIXTURE SCHEDULE

TYPE	DECRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING	DIMMING (If Req)	NOTES
SA	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-5WQ-FINISH / MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SB	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-T4W-FINISH/ MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SC	BACK-TO-BACK LED SITE HEAD	McGRAW-EDISON	2 x GLEON-AF-06-LED-E1-T4W-FINISH/ MA1037-XX	UNV	LED	666W	30' CONCRETE POLE	N/A	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: MOUNTED ON USI CONCRETE POLE 30' AFG # USI40TIII-11686

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	SA	SINGLE	37499	0.900	333	GLEON-AF-06-LED-E1-5WQ
	1	SB	SINGLE	35352	0.900	333	GLEON-AF-06-LED-E1-T4W
	1	SC	BACK-BACK	35352	0.900	333	GLEON-AF-06-LED-E1-T4W

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Gate	Illuminance	Fc	2.53	4.8	1.2	2.11	4.00
Parking Area	Illuminance	Fc	2.12	7.6	0.5	4.24	15.20
Front Gate Statistic Area	Illuminance	Fc	2.93	4.8	2.0	1.47	2.40
Gatehouse Parking Statistic Area	Illuminance	Fc	2.86	7.6	1.3	2.20	5.85
Gatehouse Statistic Area	Illuminance	Fc	2.02	2.5	1.4	1.44	1.79

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
2	REVISION	04/23/19
1	PHOTOMETRIC STUDY	03/27/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

FT. PIERCE INDUSTRIAL SITE LIGHTING
Lighting Study: Site Revision
Ft. Pierce, FL

FILE P:\PROJECTS\2018\NOV
CLIENT 2GHO

Project: Ft. Pierce Industrial Site
Date: 04/23/19
Scale: 1/32" = 1'-0"
Sheet: L1
DRAWN BY: SR / RH

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407927 OR BOOK 4104 PAGE 376, Recorded 03/05/2018 11:02:25 AM

Prepared By and Return To:
Steven K. Platzek, Esq.
Graner Platzek & Allison, P.A.
720 East Palmetto Park Road
Boca Raton, Florida 33432

ACCESS AND MAINTENACE AGREEMENT

This Access and Maintenance Agreement ("Agreement") entered into on this 2nd day of March, 2018, by and between BHT of Florida 4008, LLC, a Florida limited liability company (hereinafter "BHT"), with an address of 5081 SW 48th Street, Suite 103, Davie, FL 33314 and D.S.E. Holdings, Inc., a Florida corporation (hereinafter "Eakins"), with an address of 1481 Kinetic Road, West Palm Beach, FL 33403.

RECITALS

A. BHT owns a parcel of real property identified and set forth on Exhibit "A" ("Parcel A").

B. On this date, Eakins acquired from BHT a certain parcel of real property identified and set forth on Exhibit "B" ("Parcel B").

C. Parcel B is located adjacent to Parcel A.

D. A private road (hereinafter the "Roadway") was constructed on portions of Parcel A which is identified and set forth on Exhibit "C" ("Easement Parcel").

E. Part or all of the Easement Parcel is subject to those easements granted in the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida (collectively the "Existing Easements").

F. As part of the sale of Parcel B to Eakins, BHT agreed to provide for access and maintenance to Eakins over the Easement Parcel.

NOW, THEREFORE, in consideration of the mutual promises, terms, and conditions herein, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, BHT and Eakins agree as follows:

1. **RECITALS**. The above recitals are hereby ratified, adopted and incorporated herein.

2. **DECLARATION OF EASEMENTS**. BHT hereby grants to Eakins, his successors and assigns or its officers, directors, members, guests, employees, agents, contractors, subcontractors, vendors, customers and invitees, a perpetual but non-exclusive easement for pedestrian and vehicular traffic and the installation of utilities over and across the Easement Parcel to and from Parcel B.

3. **MAINTENANCE/REPAIR**. BHT shall have a perpetual obligation to maintain and repair the Easement Parcel. Notwithstanding the foregoing, BHT and Eakins agree that the cost and expense of any maintenance and repair of any portion of the Easement Area shall be shared proportionately by BHT and Eakins based on acreage. Should a party fail or refuse to perform any needed material maintenance or repairs within fifteen (15) days after the other party delivers written notice of the need for such maintenance or repairs, or if such maintenance or repairs are of a nature that they cannot be completed within such fifteen (15) day period and thereafter pursue such maintenance or repairs to completion, then Eakins have the right, but not the obligation, to perform such maintenance and repairs and it shall be entitled to recover the costs of such maintenance and repairs from the other party, together with interest thereon from the date advanced until paid in full at the rate of eighteen percent (18.00%) per annum.

Notwithstanding the foregoing, nothing herein shall affect or diminish the repair, maintenance and other obligations of the grantees and the grantees' successors and assigns under any existing easements, including, but not limited to the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida.

4. **NON-EXCLUSIVE GRANT**. Notwithstanding the grant of easement contained herein, such easement shall be non-exclusive and BHT retains all rights to utilize the Easement Parcel and grant additional easements as long as such use and easements do not impede, prohibit, deter, or any in way interfere with Eakins' use of the easement herein. If BHT grants additional parties similar ingress/egress rights over the Easement Parcel, the parties agree that such future grantees shall be legally bound to share in the maintenance and repair of access improvements such that all parties shall equally share in the costs thereof.

5. **AGREEMENT RUNS WITH THE LAND**. All terms and conditions of this Easement Agreement and all rights and burdens hereby created shall run with the lands to which they refer, and all rights granted hereunder shall be appurtenant to the interests of the parties hereto and the lands benefitted thereby. This Easement Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.

6. **ACCESS AVAILABILITY.** Neither BHT or Eakins nor any subsequent owner of any portion of the Easement Parcel granted herein shall construct, maintain or permit any

improvement or condition on any portion of the Easement Parcel which would impede pedestrian or vehicular traffic over, across or upon the easement granted herein.

7. **ATTORNEY'S FEES**. In connection with any litigation, including appellate proceedings, arising out of this Easement Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

8. **RECORDATION OF AGREEMENT**. This Easement Agreement shall be recorded in the Public Records of St. Lucie County, Florida.

signatures appear on the following pages

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Printed Name: Kristin Albrecht

Printed Name: State Patrol
Steven Platzek

BHT OF FLORIDA 4008 LLC,
a Florida limited liability company,

By: BHT Manager, LLC,
a Florida limited liability company,
Its Manager

Name: Ariel Edry
Title: Manager

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of ~~March~~ February, 2018, by Ariel Edry, as Manager of BHT Manager, LLC, the Manager of **BHT OF FLORIDA 4008 LLC**, who is personally known to me or who has produced FL D/L as identification and who did take an oath.

KRISTIN ALBRECHT
MY COMMISSION # FF 243088
EXPIRES: June 22, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida

(Seal)

WITNESSES:

Christopher Kammerer

D.S.E. Holdings, Inc., a Florida corporation

By: D. Steven Eakins, Jr.

STATE OF FLORIDA)
) ss
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of March, 2018, by D. Steven Eakins, Jr. who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC, State of Florida
Commission # [illegible]225
Expires June 10, 2018
Bonded Thru Troy Fain [illegible] 395-7019

(Seal)

EXHIBIT "A" - PARCEL A

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

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/ 4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest

1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/ 4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXHIBIT "B" - PARCEL B

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET;

THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,869.29 FEET;

THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET;

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.28 FEET;

THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FET;

THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET;

THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1,626.43 FEET TO THE POINT OF BEGINNING

Said lands situate, lying and being in St. Lucie County, Florida.

TOGETHER WITH an access easement as set forth in Access Easement from BHT of Florida 4008, LLC, a Florida limited liability company, to D.S.E. Holdings, Inc., a Florida corporation, recorded in Official Records Book ____, Page ____, of the public records of St. Lucie County, Florida.

EXHIBIT "C" - EASEMENT PARCEL

A parcel of land lying in Section 32, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie, County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 32; thence N00°03'46"E, along the West line of said NW 1/4, a distance of 53.50 feet; thence S89°56'27"E, departing said West line, a distance of 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie River Water Control District (NSLRWCD) Canal No. 101; thence continue S89°56'27"E, along said North right-of-way line of NSLRWCD Canal No. 101, a distance of 1223.12 feet to the West line of the Official Records Book 1814, Page 1541, of the Public Records of St. Lucie County, Florida; thence N00°49'02"E, departing said North right-of-way line of NSLRWCD Canal No. 101 and running along the West line of the said Official Records Book 1814, Page 1541, a distance of 801.18 feet; thence N51°03'36"W, 241.52 feet; thence N00°49'02"E, 235.44 feet; thence S89°56'27"E, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding four courses and distances being along the Northerly and Westerly limits of the proposed PRECAST SPECIALTIES Plat); thence N00°49'02"E, departing the North line of the said Official Records Book 1814, Page 1541 and being 80.00 feet East of and parallel to the East line of the Official Records Book 1252, Page 1370, of the Public Records of St. Lucie County, Florida, a distance of 703.92 feet, to the beginning of a curve concave to the Southwest having a radius of 23.00 feet; thence Northwesterly 36.52 feet along said curve through a central angle of 90°58'28"; thence S89°50'34"W, being along the North line of the said Official Records Book 1252, Page 1370, a distance of 1102.75 feet to the East right-of-way line of Selvitz Road and to the beginning of a curve concave to the Southeast having a radius of 1,859.86 feet; thence Northeasterly 19.31 feet along said curve through a central angle of 00°35'41" and having a radial bearing of S83°22'04"E; thence N07°13'38"E, continuing along the East right-of-way line of Selvitz Road, a distance of 41.18 feet; thence N89°50'34"E, leaving the East right-of-way line of Selvitz Road and being 60.00 feet North of and parallel to the North line of the said Official Records Book 1252, Page 1370, a distance of 1199.50 feet; thence S00°49'02"W, being 160.00 feet East of and parallel to the East line of the said Official Records Book 1252, Page 1370, a distance of 787.62 feet to the North line of the said Official Records Book 1814, Page 1541; thence N89°56'27"W, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding course and distance being along the Northerly limits of the proposed PRECAST SPECIALTIES Plat).

Jonathan T. Ricketts, Inc. 3450 Northlake Boulevard, #200, Palm Beach Gardens, FL 33403
Phone: (561) 630-6700 Fax: (561) 625-2770 Toll Free (877) 630-6777 FL CA Lic. #6173 NC Lic. #C-2761

DRAINAGE STATEMENT

Prepared for
DSE Holdings Ft. Pierce
Aggregate Recycling Facility
Selvitz Road
St. Lucie County , FL
Section 11, Township 43 South, Range 41 East

DSE Holdings Aggregate Recycling is a proposed project to be operated on a portion of the former Cargill property located east of Selvitz Road and west of South 25th Street. The property was previously used by Cargill as both a citrus nursery and processing facility.

The Cargill facility operated the plant under South Florida Water Management District's Permit No. 56-00334-S, issued in March in 1980. The staff report contained in the permit documents that the "applicant has operated a citrus processing plant at its present location for a number of years". The site has several documented outfall routes including due north directly into Ten Mile Creek, to the east and then through a pump station and later a gravity connection to Ten Mile Creek and to the south to the North St. Lucie River Water Control District's Canal 101.

The proposed DSE Holdings Aggregate Recycling facility is located on the middle and eastern portions of the existing permitted project and has a historical drainage connection to the east and then north to the St. Lucie River. The proposed facility will have a modern and substantial water management system. The water quality element of the system will provide 150% of the standard treatment required by rule. This will greatly improve the drainage water quality which leaves the site. The majority of the water quality treatment will be in dry detention/retention swales which will be located on the north and south boundaries of the site. A lake on the east end of the property will be constructed to detain the drainage during large rainfall events and a control structure will be used to limit the site's discharges to less than the historic rates.

The project will be designed to meet or exceed all the requirements from the City of Fort Pierce, the North St. Lucie River Water Control District, the South Florida Water Management District and the Environmental Protection Agency's National Pollution Discharge Elimination System (NDPES).

8-19-2019
Jonathan T. Ricketts
FL. P.E. License No. 38799
FL. CA. License No. 6173

D.S. EAKINS CONSTRUCTION CORPORATION

Dust Mitigation Plan

For

Ft. Pierce Industrial Aggregate Recycling Facility

OVERVIEW

DS Eakins (the company) proposes to build a recycling facility at Selvitz Road in Ft. Pierce, FL. The total operating area is approximately 32 acres. The site will include the following areas:

- Unprocessed Material Area (11.4 ac.) this where offsite hardened concrete will be dumped and stored.
- Finish Material Storage Area (14.4 ac.) this where finished processed aggregate will be stored.
- Processing Area (1.5 ac.) this is where the crushing, screening and segregating of material will commence.

OPERATIONS

Dump trucks will enter the facility and dump hardened concrete from demolition projects onto the Unprocessed Material Area. The hardened concrete will then be taken to the Processing Area for crushing and screening. The finished product will then be stockpiled within the Finish Material Storage Area. Customers will enter one of the User Areas where the loading of finished product will take place.

FUGITIVE DUST EMISSIONS POTENTIAL

There are several best management practices that can eliminate or significantly reduce fugitive emissions These include the use of spraying the work areas of the site to prevent any dust from being generated and the use of spray bars within the processing equipment to keep any dust created within the confines of the equipment. All of these methods are proposed to be used

AIR GENERAL PERMIT

The company has applied for and received an Air General Permit for the processing at this site. This permit is issued by the Florida Department of Environmental Protection.. The permit contains conditions that must be met to reduce emissions both visible and fugitive. One of the conditions states that the crusher must conduct an EPA Method 9 Visible Emissions Test on an annual basis. The process equipment had such a test on October 8, 2018 and was found to be "in compliance". The permit also states what measures must be taken to reduce or eliminate visible and/or fugitive emissions. The site does propose dust control methods during the plants operation.

DUST EMISSIONS REDUCTION ENHANCEMENTS

DS Eakins is committed to be a good neighbor and has put several enhancements to reduce dust emissions. These enhancements include both mechanical as well as operation plans that all employees, vendors and customers must adhere to.

MECHANICAL ENHANCEMENTS

- Vegetation Buffers – The site will be surrounded by trees and scrubs along the outer boundaries. This vegetation will be maintained and watered to ensure the survival of the plantings. The primary job of the vegetation is to provide a wind break to prevent dust from becoming airborne. The vegetation will also help in reducing sound as well as provide a visible barrier that can enhance the ascetic appeal of the facility.
- Most of the site will be surrounded by a dirt mound to prevent stormwater from leaving the facility. All stormwater is detained onsite. The site elevations are such that stormwater will migrate to the stormwater lake that is located at the east side of the property. The lake is approximately 5 acres in size.
- While most of the site will be ,open graded base there will be paved roadways that will be maintained and cleaned on a regular basis to prevent dust both onsite and traveling offsite at the entrance and exit of the facility
- A water truck will be onsite to periodically wet roadways and work areas to prevent dust from becoming airborne.
- Speed limits signs will be posted at roadways to enforce a 15 mph limit for all vehicles. Drivers failing to adhere to the speed limit may be banned from the facility.
- The crushing and screening machinery are equipped with spray bars to reduce dust when processing material.
- All roadways will be cleaned periodically to remove residual material to prevent dust becoming airborne.

OPERATIONAL ENHANCEMENTS

- Speed limits will be strictly enforced.
- During extreme dry conditions and high winds, operations will either cease or change until conditions become more favorable.
-
- The company will install TV cameras around the facility to best manage conditions and operations to prevent the accumulation of dust and debris.
- Employees will be trained on Best Management Practices and are expected to use the BMPs to reduce the amount of dust.

In conclusion, as mentioned earlier the company is committed to operating is such as way as to be a leader in dust control as well as recycling. They have operated 3 other facilities in Palm Beach County and have done so while successfully meeting the conditions for their air permits.

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Trucks Entering Site @ Ticket Booth

(Picking up ticket to get loaded or instructed where to unload)

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Mixer Trucks Unloading Excess Concrete @ Specified Area

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



DSE truck unloading material picked up from mixer cleanout @ concrete plants

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Contractor unloading of concrete from project into stockpile

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Track Excavator processing large concrete and concrete with rebar

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Wheel Loader feeding screen to remove dirt from concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Wheel Loader Feeding Processing Plant

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Plant processing concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Additional Material Processing to Make Multiple Materials

(No. 4 Stone, No. 57 Stone, No. 89 Stone & Screenings)

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos



Wheel Loader loading Dump Trucks with a finished product

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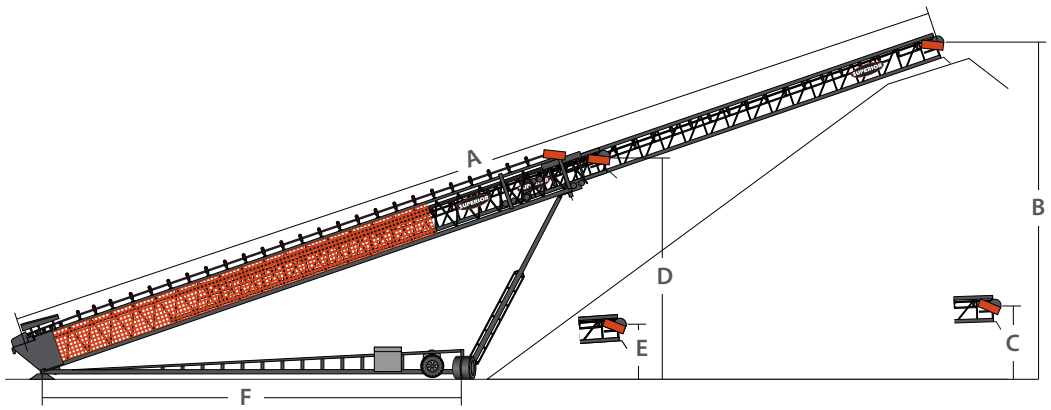
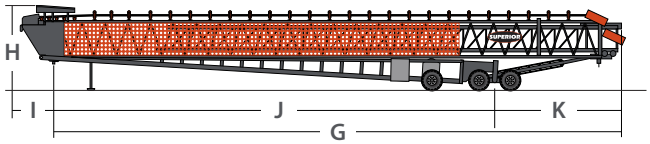


XTP SWING AXLE (TSSA) SPECIFICATIONS				
OPERATING DIMENSIONS	130′	150′	170′	190′
(A) Conveyor Length (m)	130′-0″ (39.6)	150′-0″ (45.7)	170′-0″ (51.8)	190′-0″ (57.9)
(B) Highest Extended Discharge Height (m)	44′-4″ (13.5)	52′-6″ (16.0)	61′-0″ (18.5)	67′-8″ (20.5)
(C) Lowest Extended Discharge Height (m)	14′-2″ (6.0)	15′-10″ (6.0)	14′-11″ (4.5)	16′-1″ (5.0)
(D) Highest Retracted Discharge Height (m)	26′-5″ (8.0)	31′-3″ (9.5)	38′-6″ (11.0)	38′-7″ (11.0)
(E) Lowest Retracted Discharge Height (m)	9′-7″ (2.9)	10′-9″ (3.2)	10′-8″ (3.2)	10′-9″ (3.2)
(F) Anchor Pivot to Center of Axle (m)	48′-6″ (14.5)	56′-4″ (17.0)	73′-10″ (22.5)	73′-10″ (22.5)



XTP SWING AXLE (TSSA) SPECIFICATIONS				
TRAVEL DIMENSIONS	130′	150′	170′	190′
(G) Travel Length - Kingpin to Rear (m)	69′-9″ (21.2)	80′-0″ (24.3)	100 -0″ (30.5)	100′-1″ (30.5)
(H) Travel Height (m)	12′-7″ (3.8)	13′-9″ (4.2)	13 -9″ (4.2)	14 -0″ (4.2)
Travel Width (m)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)
(I) Kingpin to End of Tow Eye (m)	5′-10″ (1.7)	5′-11″ (1.8)	5′-11″ (1.8)	5′-11″ (1.8)
(J) Kingpin to Axle (m)	52′-3″ (15.9)	59′-9″ (18.2)	77′-3″ (23.5)	77′-3″ (23.5)
(K) Axle to Head Pulley (m)	17′-5″ (5.3)	20′-4″ (6.1)	22′-10″ (6.9)	22′-10″ (6.9)
Weight at Axle - 36″ Belt Width (kg)	37,500 (17,000)	38,000 (17,235)	46,000 (20,865)	47,000 (21,318)
Weight at Kingpin - 36″ Belt Width (kg)	13,600 (6,168)	18,550 (8,414)	20,865 (9,464)	22,500 (10,205)

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

EAKINS SELVITZ ROAD PROPERTY

Environmental Assessment

Prepared For:
DSE Holdings, Inc.

Prepared By:
EW Consultants, Inc.

November 2018

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
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INTRODUCTION

This Environmental Assessment documents and summarizes natural resource features present on a 52 +/- acre property referred to as the Eakins Selvitz Road Property. The subject site is located east of Selvitz Road, west of South 25th Street, north of Devine Road, and south of Edwards Road. The site is bordered to the north by improved pasture and residential development, to the east by Ft. Pierce Central High School, to the south by a concrete precast plant, and to the west by a mixed use commercial/industrial center. The site falls within Section 32, Township 35 south, Range 40 east within the city of Ft. Pierce, St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The site is undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation, and has since been converted to improved pasture. A chronological review of historical aerial imagery indicates that the property has been in agricultural use for more than 25 years. The pattern of ditches and furrows as well as an area previously used as a reservoir for drainage and irrigation remain in place on the site. The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) provides complete descriptions of all soil types within the subject property along with acreage summaries and soil descriptions.

VEGETATIVE COMMUNITIES

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

There were four different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

211 – Improved Pasture –

This is the predominant land cover type on the property. Vegetation assemblages within this land cover type consist of short, herbaceous grasses and ruderal weeds with dominant species including bahia grass, smut grass, cogon grass, guinea grass, dog fennel, ragweed, shrubby false button weed, and Caesar weed. Scattered taller vegetation occurs mostly along the edges of the ditches and consists of Brazilian pepper, earleaf acacia, and cabbage palms which were observed most commonly as seedlings.

510 – Ditches –

A system of man-made linear surface waters built for the purpose of controlling the drainage and irrigation extends throughout the property. The ditches are approximately 10 to 15 feet wide and are generally un-vegetated with the exception of invasive nuisance and exotic species including cattails, Cuban bulrush, and Peruvian primrose willow, as well as scattered Carolina willow and patches of floating duckweed.

740 – Disturbed –

A portion of land extending along the western property boundary is classified as disturbed lands due to the absence of native habitat or alternative land use and dominance of exotic and invasive species. Vegetation includes Brazilian pepper, guinea grass, beggar ticks, castor bean, ragweed, jack-in-the-bush, and sandspur grass.

814 – Roads –

A portion of an access road and associated swale extends along the western portion of the property.

WILDLIFE

Observations for wildlife presence and signs of utilization were made during the November, 2018 field survey. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The following avian species were observed during site reconnaissance of the property: great blue heron, great egret, mourning dove, northern cardinal, boat tailed grackle, and northern mockingbird.

Signs of utilization by mammals were observed during the site reconnaissance including raccoons, marsh rabbits, feral hogs, and coyotes.

There were no gopher tortoises or potentially occupied gopher tortoise burrows found on the site. The land use, lack of natural habitat, and network of ditches on site makes the presence of this species unlikely.

Reptile observations include black racers, southern leopard frogs, and anoles.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
				State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	M	FT/SA
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	M	ST/-
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	L	FT
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Sherman's fox squirrel	*Sciurus niger shermanii*	Pine flatwoods, mixed oak forest	L	SSC/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	L	ST/-
Audubon's crested caracara	*Polyborus plancus audbonii*	Nest in cabbage palms, dry prairie and pastures	M	FT
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	L	FE
Roseate Spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Southeast American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	M	ST/-

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
		abandoned woodpecker nests		
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
[3] Observed utilization
*O= Observed; H= High probability; M= Medium probability; L= Low probability; **USFWS; 50 CFR 17.11-12; FFWCC: Chapter 68A-27.002-004 F.A.C.; FE = Federal Endangered; FT = Federal Threatened; FT/SA = Federal Threatened due to similarity of appearance; SSC = Species of Special Concern; ST = State Threatened;

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does not occur on the property. Although there is potential for sandhill cranes to frequent the site for foraging or in a transient nature, it is highly unlikely that sandhill cranes would nest on the site.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site likely due to the absence of large open waterbodies for foraging and lack of mature pine trees for nesting. According to the FFWCC database the closest documented bald eagle nest is located approximately 1.5 miles northwest of the subject property.

The subject site is within the consultation area of the Audubon's crested caracara. Although the preferred habitat for crested caracara includes prairies with scattered cabbage palms, most cabbage palms found on the site are immature and too short to be suitable for caracara nesting. Use of the site by caracara for foraging and the potential of caracara nesting in the areas surrounding the site warrants further evaluation. No crested caracara were observed during the initial site review.

The wood stork is an endangered species that is considered likely to forage on site. The property does not provide suitable nesting habitat due to the absence of natural forested wetlands. The site is, however, within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

There is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species include the little blue heron, reddish egret, roseate spoonbill, and tri-colored heron. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

The absence of pine flatwoods on the property and the current land use of the property does not provide habitat for gopher tortoises and associated commensal species. The gopher tortoise is listed as a threatened species by the FFWCC. Any gopher tortoises that may occur on the site in proposed development areas will be relocated to avoid impacts from development activity. As survey results are only valid for 90 days, a follow-up survey will be required prior to any land development activity.

A listed reptile species that was not observed but has some potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Nevertheless, the absence of xeric habitats or of a significant gopher tortoise population on site is such that indigo snakes are less likely to occur on the subject property. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

WETLANDS

This preliminary evaluation did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. However, final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant state (South Florida Water Management District) and Federal (US Army Corps of Engineers) agencies. The existing ditches on the site will be considered "other surface waters" in accordance with South Florida Water Management District rules and will be considered "non-wetland waters of the U.S." by the U.S. Army Corps of Engineers.

APPENDIX



LEGEND

- SITE (52.0+/- AC)

0 2,000 Feet

N

EAKINS - FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

EW Consultants, Inc.

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Stuart, FL 34996
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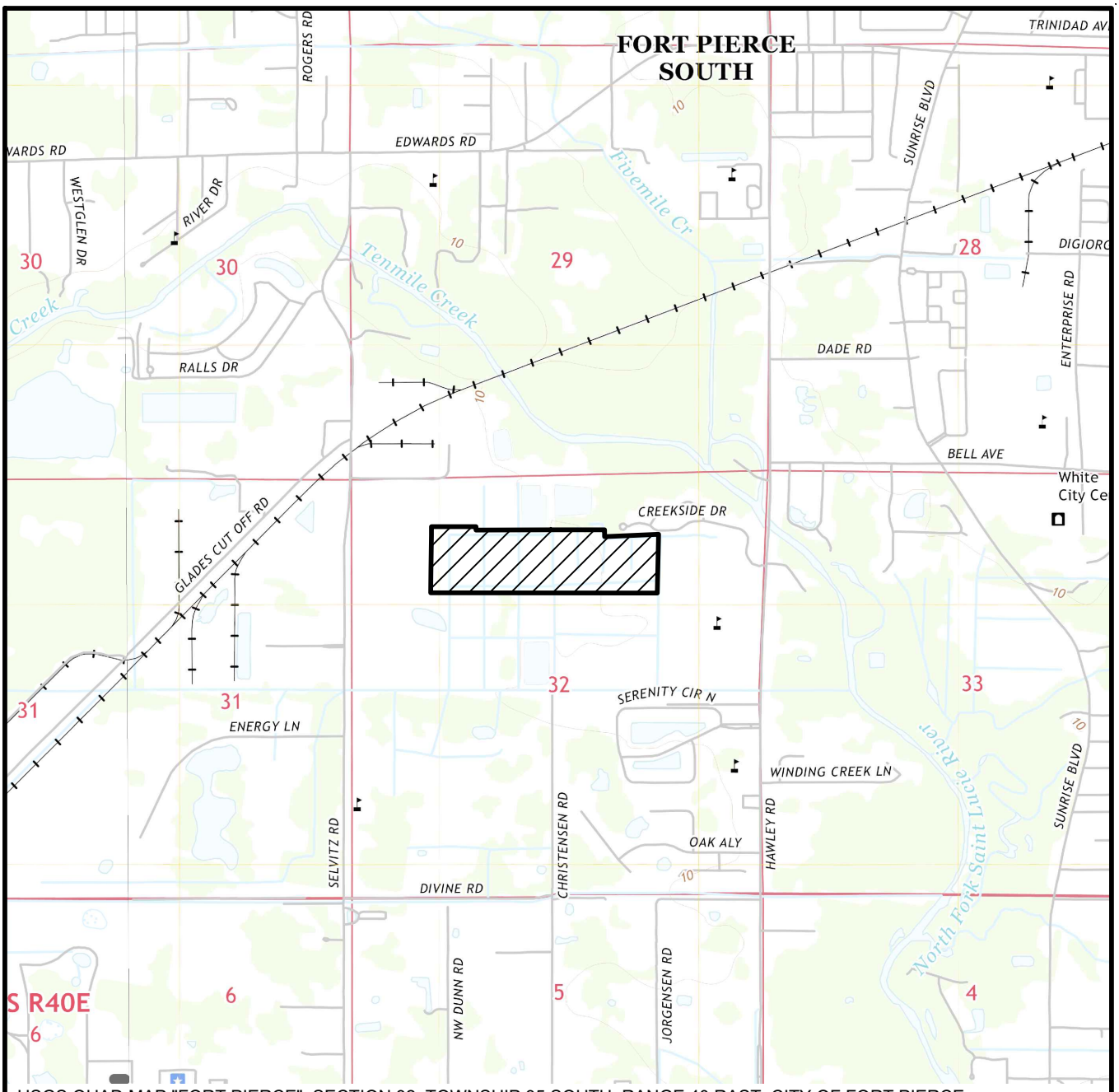
www.ewconsultants.com

NOV 2018

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 RAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'36" LONGITUDE -80°21'32"

LEGEND

▨ - SITE (52.0± AC)

0 2000

SCALE IN FEET

EAKINS - FORT PIERCE QUAD

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STUART, FL 34996
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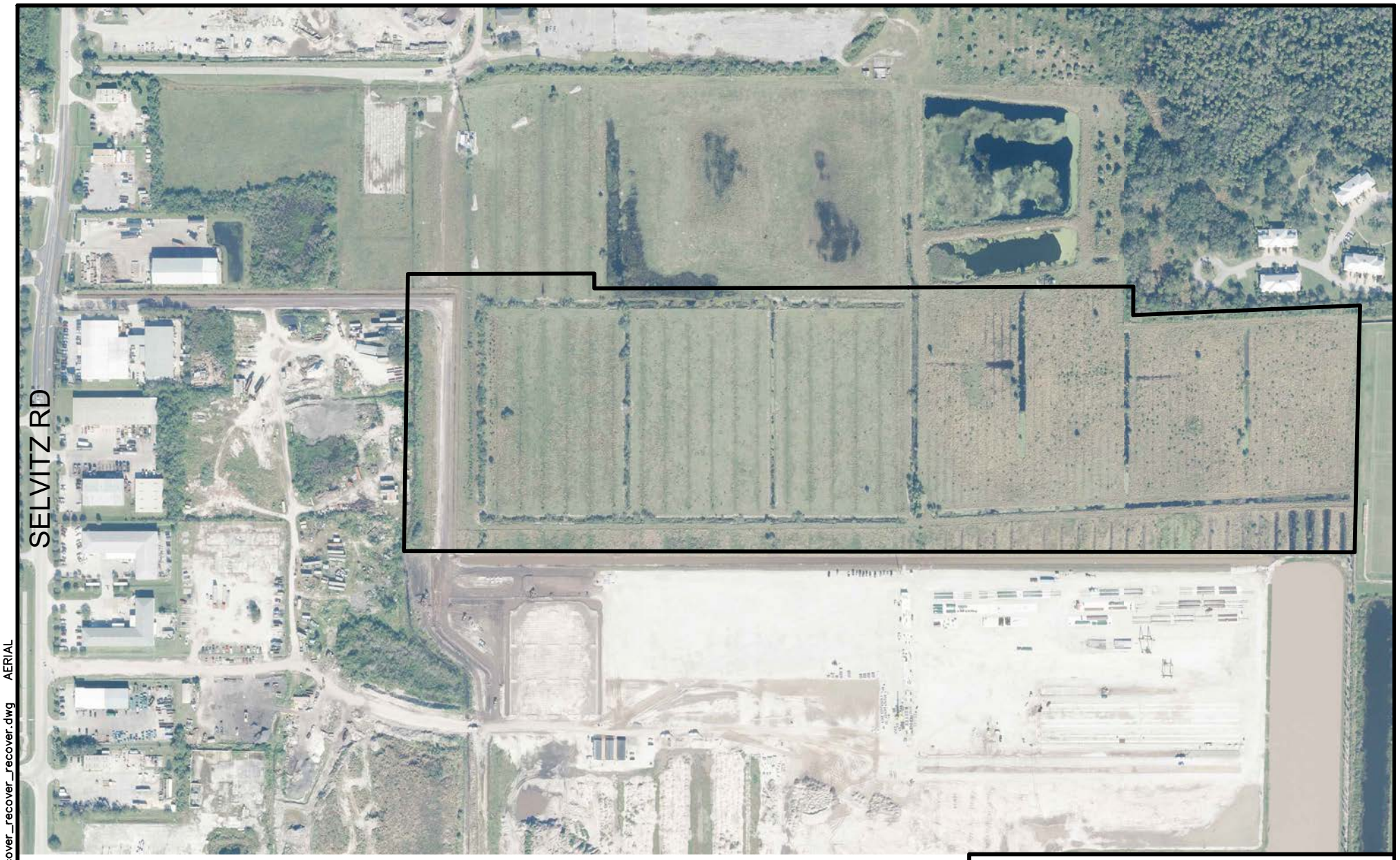
NOV 2018

FIGURE

2

EAKINS – FT.PIERCE_recover_recover_recover.dwg QUAD



FDOT AERIAL DATED 2018

0 400

SCALE IN FEET

EAKINS - FORT PIERCE AERIAL

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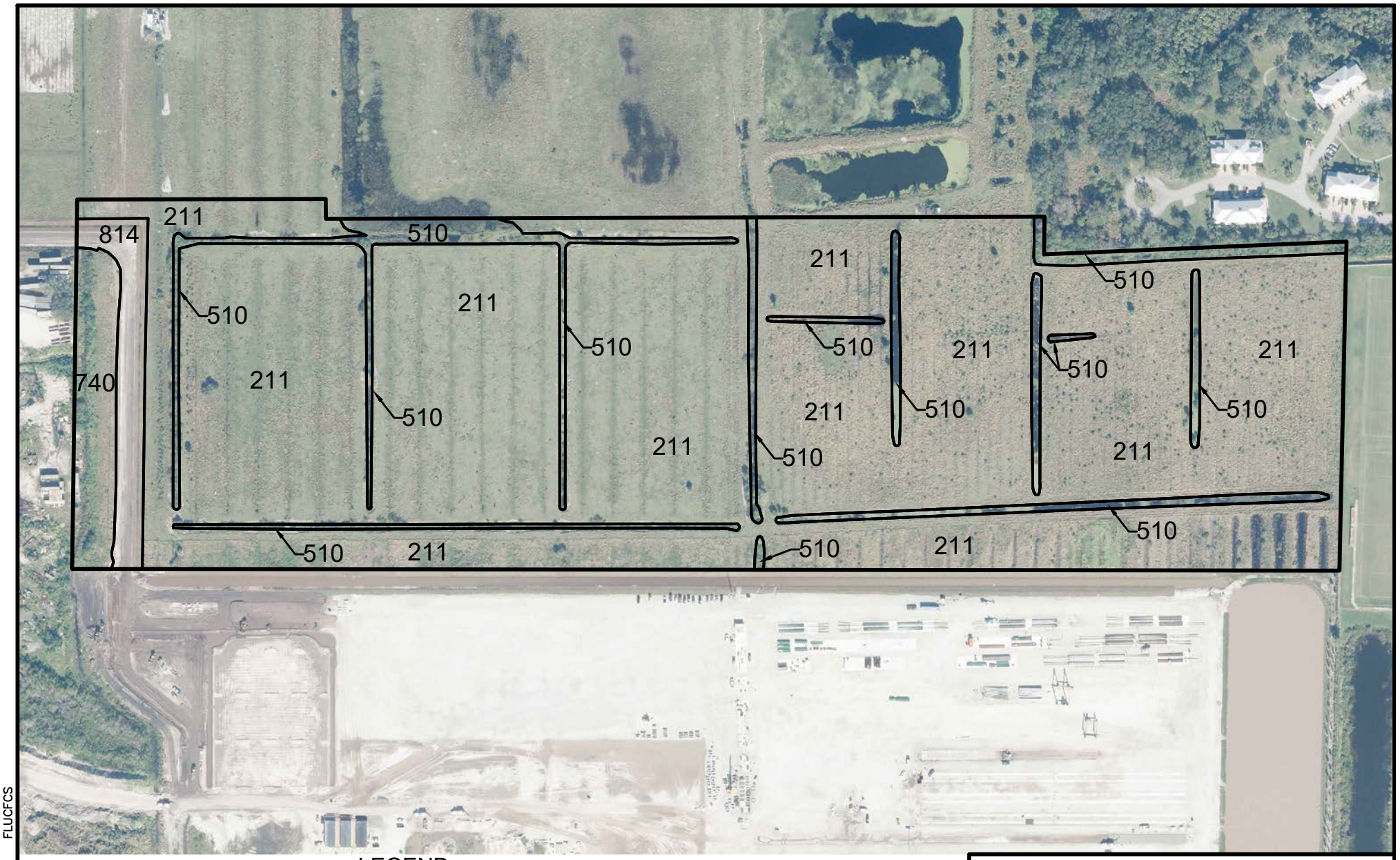
FIGURE 3

EAKINS – FT.PIERCE_recover_recover_recover.dwg AERIAL



FDOT AERIAL DATED 2018

LEGEND

211 - IMPROVED PASTURES (45.5± AC)
510 - DITCHES (3.6± AC)
740 - DISTURBED LANDS (1.6± AC)
814 - ROADS (1.3± AC)
TOTAL SITE (52.0± AC)

0 300
SCALE IN FEET

EAKINS - FORT PIERCE FLUCFCS

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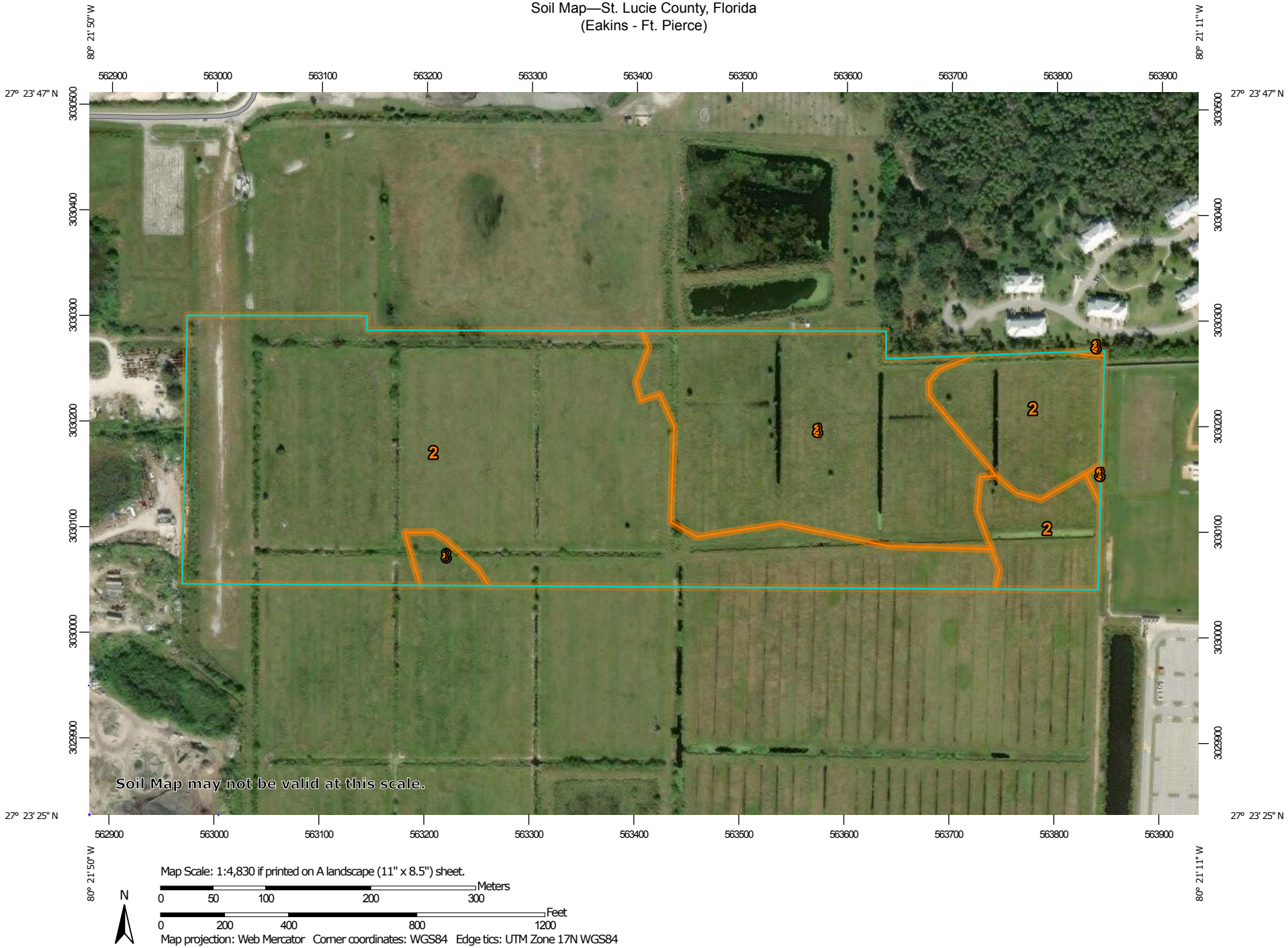
NOV 2018
FIGURE
4

EAKINS – FT.PIERCE.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(Eakins - Ft. Pierce)



Map Scale: 1:4,830 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 11, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	35.2	67.8%
26	Oldsmar sand, depressional	2.6	4.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.6	1.2%
43	Susanna and Wauchula sands	13.5	26.0%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
Totals for Area of Interest		**52.0**	**100.0%**

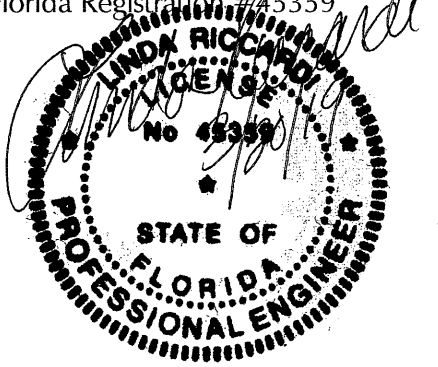
FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Prepared for

D.S. EAKINS CONSTRUCTION CORP.

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Linda Riccardi, P.E.
Florida Registration #45359



#PTC18-090
November 26, 2018
Revised March 20, 2019

FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed aggregate recycling facility project located in the City of Ft. Pierce. It is proposed to develop a 52 acre aggregate recycling facility. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

Site Data

The site is located on the east side of Selvitz Road, south of Glades Cut-Off Road, as shown on Exhibit 1. Proposed access to the site is via one driveway connection to Selvitz Road. The site operations involve trucks delivering excess or unused concrete, fill and asphalt materials to the site. The recycling plant will process the materials and store the products onsite. Trucks will enter the site to collect the processed aggregate materials and remove them from the site to use as a source of construction materials. The recycling plant will have up to nine employees. The site also includes 5 acres of outdoor storage yards for contractor storage and a 15,491 SF warehouse. Issues related to driveway location, turn lanes and geometrics would be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A buildout year of 2022 is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. The source of the traffic count data for the links is the St. Lucie Transportation Planning Organization (TPO) which is provided in Appendix B. The source of the historic traffic data utilized in growth rate analyses is the TPO "Traffic Counts and Level of Service Report, Fall 2017", which is also provided in Appendix B.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Midway Road from 25th Street to US 1 is currently under construction for widening to four lanes.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine an appropriate trip generation rate for the warehouse use and the proposed recycling facility. The warehouse trip generation rate was obtained from the ITE Trip Generation, *10th Edition*. Since there was no ITE Trip Generation, *10th Edition* rate available for a recycling facility, a traffic count at an existing concrete recycling facility owned by the applicant was conducted in October-November 2018. The existing facility is located on Benoist Farms Road, south of Belvedere Road, in Palm Beach County. The proposed recycling facility is expected to operate at the same capacities and vehicular volumes as the existing facility, in terms of truck traffic. Future hours of operation of the recycling facility and site characteristics have been provided by the applicant in Appendix A. The truck count data is provided in Exhibit 2A and in Appendix A. Exhibit 2B provides the daily, AM and PM peak hour trip generation data for the proposed development. Based on the net external daily trip generation of 384 and the St. Lucie County TPO standards, a one-half mile Radius of Area of Influence was utilized.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, approved traffic studies in the area and existing travel patterns. The project traffic distribution is shown on Exhibit 3A. Exhibits 3B and 3C show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within one-half mile where Project traffic consumes five percent or more of the directional capacity.

Committed Trips

Committed development traffic from projects located within the one-half mile radius must be included in the projection of future traffic volumes. Information on committed projects was obtained from St. Lucie County. The City of Fort Pierce also provided information on approved projects within the one-half mile radius. Committed development data from the following projects are included in Appendix C:

Ft. Pierce Precast Concrete Plant	Redhawk Rebar Manufacturing	Becker Parcel

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data for a three-year period is shown on Exhibit 4A for the surrounding roadway links. Exhibit 4B provides a nine-year growth comparison for use in the intersection analyses to coincide with the intersection count year for Midway Road and Selvitz Road. The average of the three-year historical growth rates for the legs of the intersection was used in the intersection analyses to account for background growth to year 2022.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersections of Midway Road with Selvitz Road and Edwards Road with Selvitz Road were analyzed using Highway Capacity Manual procedures. Recent turning movement counts for the intersection of Midway Road with Selvitz Road were unavailable, and the intersection was recently under construction. Therefore, the latest available counts were used and are included in Appendix D. Projected background traffic was calculated based on a combination of nine-year and three-year growth rates for the intersection of Midway Road and Selvitz Road. A peak hour turning movement count dated August 24, 2016 was adjusted to peak season and used for the intersection of Edwards Road and Selvitz Road. The average of the three-year historical growth rate for each leg of the intersection was utilized for projected background traffic for the intersection of Edwards Road and Selvitz Road. The traffic counts, volume development sheets, signal timing, and capacity analyses for the intersections are provided in Appendix D. The signal timing for both of the

intersections was optimized based on projected turning movements. The results are summarized on Exhibit 5. Both intersections are projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the highest of historic growth or Committed Development and 1% growth, whichever is greatest, plus Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

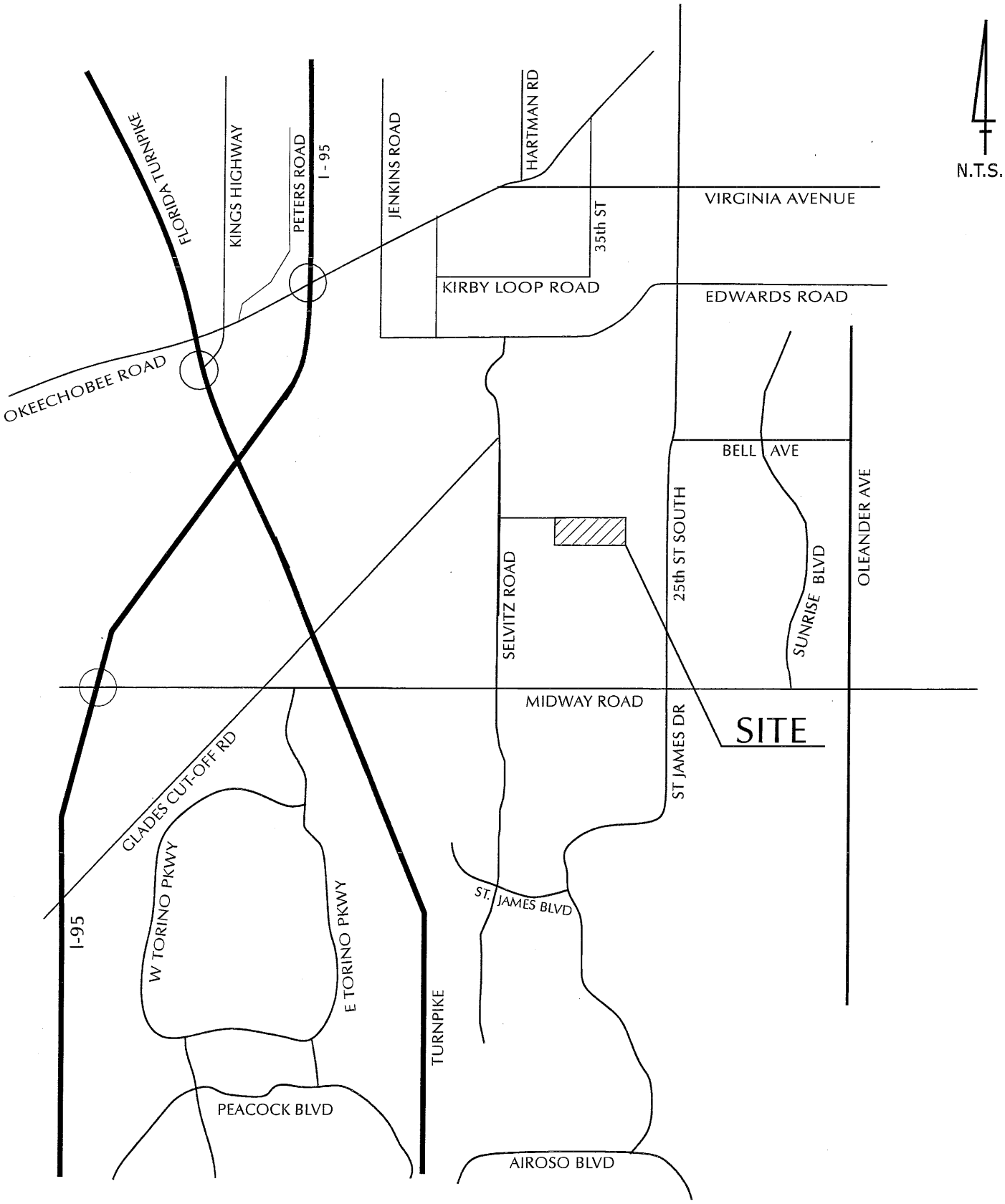
Driveway Volumes

Driveway volumes are shown on Exhibit 7. Full access to the site is provided by the existing driveway on Selvitz Road. Projected peak hour turning movements are also provided on Exhibit 7 for the existing Ft Pierce Precast Concrete Plant which utilizes the same driveway on Selvitz Road. There is an existing right and turn lane at the existing driveway. No additional turn lanes are required.

Conclusions

This analysis shows that roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

EXHIBITS



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2A
Ft. Pierce Aggregate Recycling Facility
Truck Count Summary (1)

DS Eakins Aggregate Recycling Facility in West Palm Beach, Florida

Day / Date	AM PEAK HOUR 6:30am - 7:30am			PM PEAK HOUR 3:45pm - 4:45pm		
	Entering	Exiting	Total	Entering	Exiting	Total
Friday, 10/12/18	11	11	22	13	13	26
Monday, 10/15/18	5	5	10	10	10	20
Tuesday, 10/16/18	5	5	10	10	10	20
Wednesday, 10/17/18	12	12	24	7	7	14
Thursday, 10/18/18	11	11	22	8	8	16
Friday, 10/19/18	14	14	28	5	5	10
Average	10	10		9	9	

(1) Information provided by D.S. Eakins Construction Corporation based on Truck Count onsite. Refer to Appendix A.

Exhibit 2B
Ft. Pierce Aggregate Recycling Facility
Trip Generation

DAILY

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips
Trucks with Aggregate Material (1)	IND	80 Trucks	2 /Truck	160
Employees (2)	IND	9 Employees	2 /Employee	18
Deliveries	IND	2 Deliveries	2 /Delivery	4
Contractor's Outdoor Storage	PBC	5.0 Acres	35 /Acre	175
Warehouse (5)	150	15,491 SF	1.74 /1,000 SF	27
TOTALS				384

AM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	10 Trucks	2 /Truck	10	10	20
Employees (2)	IND	9 Employees	1 /Employee	9	-	9
Deliveries	IND	2 Deliveries	2 /Delivery	2	2	4
Contractor's Outdoor Storage	PBC	5.0 Acres	5.6% of Daily (55/45) (4)	5	5	10
Warehouse (5)	150	15,491 SF	0.17 /1,000 SF (77/23)	2	1	3
TOTALS				28	18	46

PM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	9 Trucks	2 /Truck	9	9	18
Employees (2)	IND	9 Employees	1 /Employee	-	9	9
Deliveries	IND	- Deliveries	2 /Delivery	-	-	-
Contractor's Outdoor Storage	PBC	5.0 Acres	10.4% of Daily (50/50) (4)	9	9	18
Warehouse (5)	150	15,491 SF	0.19 /1,000 SF (27/73)	1	2	3
TOTALS				19	29	48

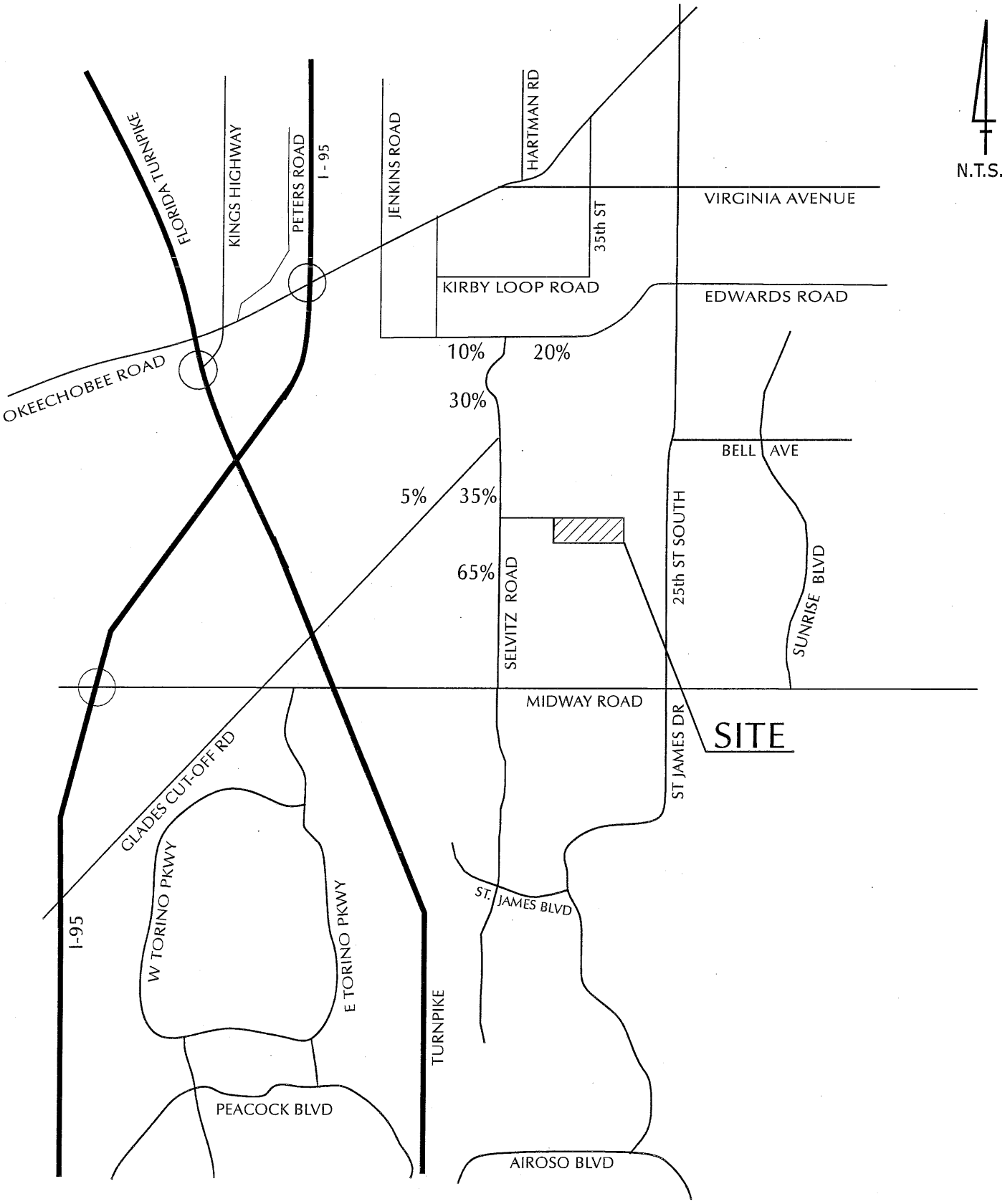
(1) Based on the average count data at the West Palm Beach Concrete Recycling Facility per D.S. Eakins Construction Co. Refer to Exhibit 2A.

(2) Assumes nine full time employees entering at 6:30am and leaving at 5:30 pm (Monday - Friday) per D.S. Eakins Construction Co.

(3) IND indicates Independent Study for similar Recycling Plant. Refer to Appendix A. PBC indicates Palm Beach County approved Trip Gen. rate.

(4) Source: ITE, Trip Generation, 9th Edition peak hour to daily ratio for Self Storage facility.

(5) Source: ITE, Trip Generation, 10th Edition, peak hour of adjacent street traffic.



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

AM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 28 / 18 % Dist	Project Traffic In / Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	5	0.74%	675	No
				SB	30%	8	1.19%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	6	0.76%	790	No
				SB	35%	10	1.27%	790	YES
	Midway Rd to Site (2)	2L	I	NB	65%	18	2.28%	790	YES
				SB	65%	12	1.52%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

PM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 19 29 % Dist	Project Traffic In Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	9	1.33%	675	No
				SB	30%	6	0.89%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	10	1.27%	790	YES
				SB	35%	7	0.89%	790	No
	Midway Rd to Site (2)	2L	I	NB	65%	12	1.52%	790	YES
				SB	65%	19	2.41%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.
(2) First accessed roadway link.

Exhibit 4A
Ft. Pierce Aggregate Recycling Facility
Historic Growth - Three Year

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2014	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,000	10,500	5.27% /Year
	Selvitz Rd to 25th St	11,500	14,500	8.03% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	12,500	13,000	1.32% /Year
	Midway Rd to Glades Cut-Off Rd (2)	7,800	11,000	12.14% /Year (2)
Midway Road	West of Selvitz Rd to Selvitz Rd	19,000	20,500	2.57% /Year
	Selvitz Rd to Christensen Rd	17,000	17,500	0.97% /Year

(1) Count data from St. Lucie County. See Appendix B.
(2) Not used due to abnormally high growth rate.

Exhibit 4B
Ft. Pierce Aggregate Recycling Facility
Historic Growth (2008 to 2017)

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2008	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,725	10,500	0.86% /Year
	Selvitz Rd to 25th St	13,195	14,500	1.05% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	N/A	13,000	NA /Year
	Midway Rd to Glades Cut-Off Rd	N/A	11,000	NA /Year
Midway Road	West of Selvitz Rd to Selvitz Rd	18,508	20,500	1.14% /Year
	Selvitz Rd to Christensen Rd	17,892	17,500	-0.25% /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	5,920	6,176	0.47% /Year
Areawide		65,240	69,176	0.65% /Year

(1) Count data from St. Lucie County. See Appendix B.
N/A: Not Available.

Exhibit 5
Ft. Pierce Aggregate Recycling Facility
Intersection Analysis (1)

Intersection	2022 AM Peak Hour		2022 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Midway Rd / Selvitz Road	41.1	D	40.1	D
Edwards Road / Selvitz Road	42.2	D	43.1	D

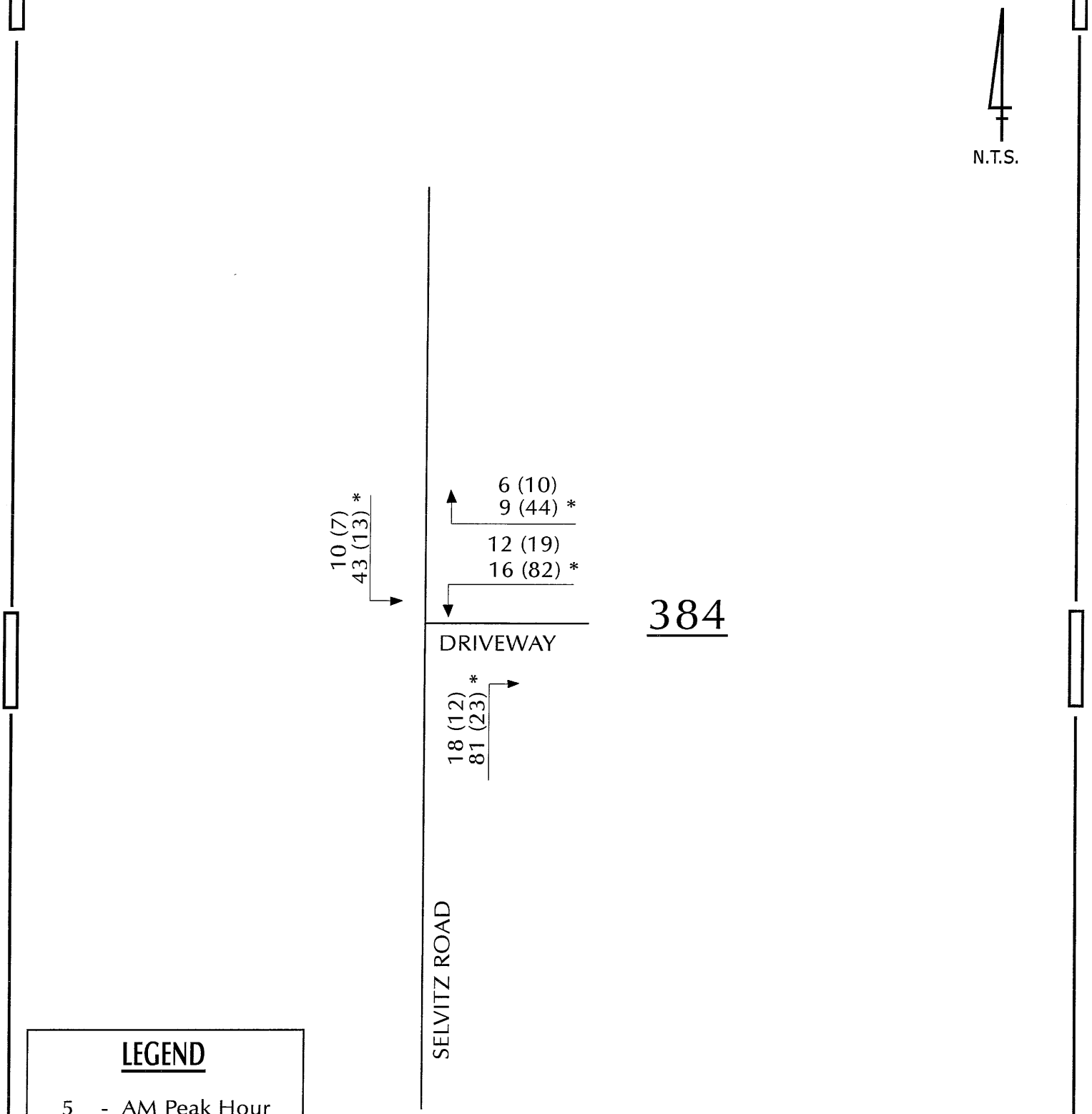
(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Aggregate Recycling Facility
Link Analysis

Roadway	Link	Lanes	Dir	AM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	SB	657	69	33	102	44	1.32%	759	10	769	790	Yes
	Midway Rd to Site	2L	NB	449	61	23	84	30	1.32%	533	18	552	790	Yes
			SB	657	38	33	71	44	1.32%	728	12	740	790	Yes

Roadway	Link	Lanes	Dir	PM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	NB	318	67	16	83	22	1.32%	401	10	412	790	Yes
	Midway Rd to Site	2L	NB	318	47	16	63	22	1.32%	381	12	394	790	Yes
			SB	661	68	34	102	45	1.32%	762	19	781	790	Yes

[1] Count data from St. Lucie County adjusted to peak season using 1.01 seasonal factor on Count sheet. See Appendix B.
[2] Committed development data provided in Appendix C.
[3] Background traffic includes Existing plus the highest of Committed Development and 1% growth or historic growth.
[4] Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Class I non-State signalized roadway.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

* INDICATES PROJECTED TURNING MOVEMENTS FROM FT PIERCE PRECAST CONCRETE PLANT.

3/19/19
18-090

FT PIERCE RECYCLING FACILITY	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

APPENDIX A

APPENDIX B

ALTERNATIVE STUDY NETWORK IDENTIFICATION METHODOLOGY

Area of Influence Based

a. The area to be studied will be based on the New External Trip Generation of the proposed development. The table below shall determine the development's area of influence.

New External Daily Trip Generation	Radius of Area of Influence
0 – 200	Only segments directly accessed by the proposed development
201 – 500	0.5 miles *
501 – 1,000	1.0 miles
1,001 – 5,000	2.0 miles
5,001 – 10,000	3.0 miles
10,001 – 20,000	4.0 miles
Over 20,000	5.0 miles

b. The radius of influence shall be measured from each connection of the project to the Major Road Network.

c. All major signalized and unsignalized intersections on the roadway segments within the area of influence shall be studied.

d. If the study radius ends between intersections identified in c above, the study area shall extend to the next major intersection.

Linda Riccardi

To: lriccardi@pindertroutman.com
Subject: FW: Ft Pierce Concrete Recycling Plant Traffic
Attachments: Benoist Traffic Study.pdf

From: Steve Eakins [mailto:steve@dseakins.com]
Sent: Thursday, November 15, 2018 3:06 PM
To: Linda Riccardi
Cc: 'Jonathan Ricketts'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Linda,

We will have 9 employees and they will work from 6:30am to 5:00pm Monday through Friday

Per the attached study we conduct at our Benoist farms facility we will have the below Counts (6 day Average) of Customer traffic:

Monday through Friday between 6:30am & 7:30am: 20 Trips (10 In & 10 Out) Per day Average
Monday through Friday between 3:45pm & 4:45pm: 18 Trips (9 In & 9 Out) Per day Average

The average customers (trucks) arrive and leave within 15 to 20 min

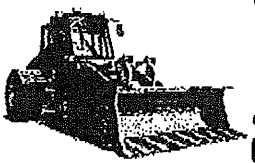
Please let me know if you have any questions or need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com



D.S. EAKINS
CONSTRUCTION CORPORATION



POST OFFICE BOX 530185
LAKE PARK, FLORIDA 33403
(561) 842-0010

Fax Transmittal Cover Sheet

To: KAY / CRICKET Fax No. _____

Total No. of Pages: 2

From: PAUL Date: 9-23-18

RE: Truck Count (Steven)
For Week
6:30 - 7:30 A.M.
3:45 - 4:45 P.M.

	AM	PM
10/12 Fri	11	13
Sat.		
10/15 Mon.	5	10
10/16 Tues	5	10
10/17 Wed.	12	7
10/18 Thurs.	11	8
10/19 Fri	14	5

Linda Riccardi

From: Steve Eakins [steve@dseakins.com]
Sent: Tuesday, November 20, 2018 12:40 PM
To: Linda Riccardi
Cc: 'jricketts@jtrinc.com'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Good afternoon Linda,

Sounds good.

Hours of operation are from 6:30am to 5:30 pm M-F & 6:30am to Noon Saturday

In a 24 Hour period M-F, we average 40 loads of material in for processing and 40 Loads of Materials out to customers. This is based on a 15,000 CY monthly volume that we sell, which has to be hauled in as well. (80 Trips in and 80 trips out for 160 trips total per day)

Please let me know if you need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com

APPENDIX B

48 Hour Traffic Volume Summary

St. Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: November 15, 2017

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	14	30	11	24
02:00	3	10	6	16
03:00	3	14	4	11
04:00	17	29	14	25
05:00	34	68	52	77
06:00	149	191	139	174
07:00	321	507	338	554
08:00	485	711	405	588
09:00	298	465	301	450
10:00	233	351	232	381
11:00	222	364	182	314
12:00	220	392	238	386
13:00	220	367	234	353
14:00	197	391	234	402
15:00	297	460	241	434
16:00	305	599	325	664
17:00	325	668	302	640
18:00	231	495	246	490
19:00	158	304	126	262
20:00	79	162	68	168
21:00	65	132	52	99
22:00	34	84	51	91
23:00	29	60	31	73
24:00	11	34	20	33
Totals:	3,950	6,888	3,852	6,709

Average			Hour Ending
North	South	Total	
12	27	39	01:00
4	13	17	02:00
3	12	15	03:00
15	27	42	04:00
43	72	115	05:00
144	182	326	06:00
330	531	861	07:00
445	650	1,095	08:00
300	458	758	09:00
233	366	599	10:00
202	339	541	11:00
229	389	618	12:00
227	360	587	13:00
216	397	613	14:00
269	447	716	15:00
315	632	947	16:00
314	654	968	17:00
239	493	732	18:00
142	283	425	19:00
73	165	238	20:00
58	115	173	21:00
42	87	129	22:00
30	66	96	23:00
15	33	48	24:00
3,900	6,798	10,698	

Day 1: Wednesday, November 15, 2017

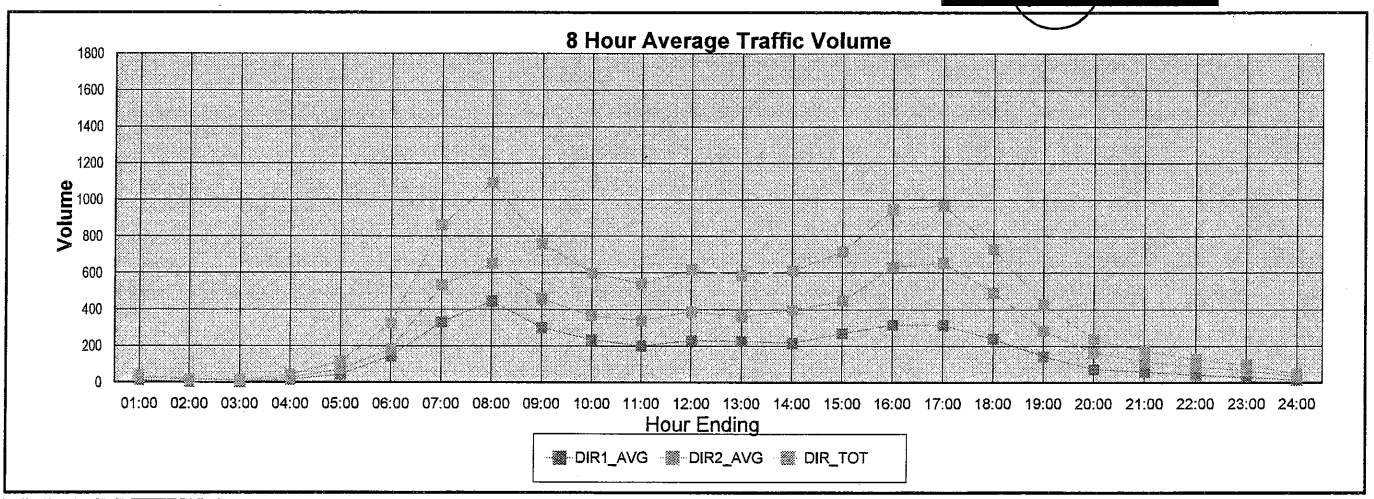
Day 2: Thursday, November 16, 2017

11/15/17 - 11/16/17	Wednesday	Thursday	Average
AM P:D:	0.110	0.100	0.107
AM DFac:	0.59	0.61	0.60
AM Pk Hr Begins:	0700	0630	n/a
PM P:D:	0.090	0.100	0.094
PM DFac:	0.66	0.66	0.66
PM Pk Hr Begins:	1530	1515	n/a

AM Peak Hr Peak Season Vol	1,227
PM Peak Hr Peak Season Vol	1,081

P:D	MOCF	K100
0.107	0.94	0.113

ADT	SF	AADT
10,698	1.01	11,000



COUNTS USED TO DEVELOP HISTORICAL GROWTH RATES

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
13th Street North	N. of Georgia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	6,139	C	1130-1230	410	C	1645-1745	484	C
13th Street North	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	7,224	C	1145-1245	479	C	1700-1800	658	C
13th Street North	N. of Delaware Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	5,666	C	845-945	379	B	1600-1700	504	C
13th Street South	N. of Ave D	Major City/County Road	2	2/25/2008	4,243	C	800-900	294	C	1630-1730	369	C
13th Street South	N. of Orange Ave	Major City/County Road	2	2/20/2008	4,622	C	745-845	355	C	1615-1715	406	C
25th Street North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	6/17/2008	8,040	B	730-830	579	B	1615-1715	718	B
25th Street North	N. of Juanita Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	8,329	B	1145-1245	555	B	1630-1730	783	B
25th Street South	N. of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	4	7/1/2008/	19,382	B	715-815	1549	B	1630-1730	1746	B
25th Street South	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	21,821	B	730-830	1602	B	1630-1730	1877	B
25th Street South	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	3/5/2008	20,241	B	730-830	1702	B	1615-1715	1790	B
25th Street South/St J	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	16,415	B	730-830	1609	B	1645-1745	1634	B
7th Street South	S. of Delaware Ave	Major City/County Road	2	3/2/2008	1,834	C	1130-1230	142	C	1615-1715	211	C
7th Street South	S. of Georgia Ave	Major City/County Road	2	3/2/2008	1,113	C	1115-1215	98	C	1600-1700	119	C
Airoso Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	12,624	B	730-830	1271	B	1700-1800	1188	B
Airoso Blvd	N. of West Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	16,489	B	715-815	1524	B	1700-1800	1481	B
Airoso Blvd	N. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	20,420	B	730-830	2090	B	1700-1800	1954	B
Airoso Blvd	N. of Port St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	16,489	B	715-815	1535	B	1700-1800	1398	B
Angle Rd	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	9,325	C	730-830	902	C	1600-1700	936	C
Avenue D	E. of 7th St	Major City/County Road	2	2/27/2008	3,726	C	1100-1200	311	C	1545-1645	313	C
Avenue D	E. of 13th St	Major City/County Road	2	2/27/2008	5,981	C	1130-1230	426	C	1630-1730	474	C
Avenue D	E. of 17th St	Major City/County Road	2	2/27/2008	6,313	C	1115-1215	432	C	1630-1730	525	C
Avenue D	E. of 25th St	Major City/County Road	2	2/27/2008	6,724	C	1115-1215	436	C	1700-1800	535	C
Avenue D	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class I	2	2/27/2008	4,287	C	730-830	315	B	1700-1800	363	B
Bayshore Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	15,354	B	745-845	1179	B	1700-1800	1299	B
Bayshore Blvd	N. of West Virginia Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	23,574	B	730-830	1772	B	1645-1745	1935	B
Bayshore Blvd	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	24,747	B	730-830	1985	B	1700-1800	2268	B
Becker Rd	E. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	7,852	C	630-730	807	C	1715-1815	802	C
Bell Ave	E. of Sunrise Blvd	Other County Road	2	3/26/2008	3,047	C	715-815	384	C	1630-1730	311	C
Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	283	C	1645-1745	254	C
California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,924	F	730-830	1291	D	1645-1745	1398	E
California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,139	C	715-815	568	C	1730-1830	662	C
Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	9,810	D	700-800	956	D	1700-1800	843	C
Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	14,390	D	800-900	1032	D	1715-1815	1308	D
Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,607	C	1145-1245	523	C	1230-1330	575	C
Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,869	C	745-845	384	B	1700-1800	549	C
Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	11,822	D	715-815	918	D	1700-1800	981	D
Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	621	C	1645-1745	642	C
East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	1003	D	1645-1745	988	D
Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1051	C	1530-1630	1200	C
Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	775	C	1630-1730	888	C

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ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Edwards Rd	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	17,719	B	730-830	1559	B	1630-1730	1542	B
Edwards Rd	W. of US 1	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	9,003	B	730-830	730	B	1645-1745	810	B
Edwards Rd	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	14,242	B	730-830	1130	B	1630-1730	1274	B
Emerson Ave	N. of Indrio Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/20/2008	5,586	B	700-800	495	B	1645-1745	592	B
Farmer's Market Rd	W. of US 1 South	Other County Road	2	3/26/2008	2,314	C	1130-1230	212	C	1645-1745	208	C
Floresta Dr	S. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	13,458	C	730-830	1090	C	1700-1800	1211	C
Floresta Dr	W. of Airoso Blvd	Major City/County Road	2	4/23/2008	3,575	C	830-930	459	C	1515-1615	357	C
Floresta Dr	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	17,493	F	730-830	1396	D	1700-1800	1570	E
Floresta Dr	S. of Port St Lucie Blvd	Major City/County Road	2	4/23/2008	11,930	D	730-830	1001	D	1700-1800	1130	D
Floresta Dr	E. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/7/2008	10,004	C	815-915	824	C	1700-1800	970	C
Fort Pierce Blvd	W. of West Seminole Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	2,642	B	700-800	254	B	1630-1730	253	B
Gatlin Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	6	8/6/2008	38,506	B	715-815	2745	B	1715-1815	3354	B
Georgia Ave	W. of US 1 South	Major City/County Road	2	3/6/2008	2,336	C	1145-1245	205	C	1645-1745	245	C
Georgia Ave	W. of 7th St South	Major City/County Road	2	3/5/2008	2,449	C	1115-1215	176	C	1700-1800	228	C
Georgia Ave	W. of 13th St South	Major City/County Road	2	3/5/2008	5,219	C	1115-1215	359	C	1630-1730	492	C
Gilson Rd	N. of Martin County Line	Major City/County Road	2	5/14/2008	11,451	D	715-815	983	D	1645-1745	1209	D
Glades Cut-Off Rd	W. of Selvitz Rd	Major City/County Road	2	2/25/2008	5,920	C	630-730	501	C	1615-1715	582	C
Glades Cut-Off Rd	N. of Midway Rd West	Major City/County Road	2	2/27/2008	4,703	C	615-715	434	C	1615-1715	443	C
Glades Cut-Off Rd	N. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	3,738	B	630-730	441	C	1515-1615	391	B
Glades Cut-Off Rd	S. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,799	B	630-730	393	B	1515-1615	324	B
Glades Cut-Off Rd	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,605	B	630-730	272	B	1530-1630	259	B
Green River Pkwy	S. of Walton Rd	Major City/County Road	2	4/9/2008	2,498	C	715-815	200	C	1645-1745	290	C
Header Canal Rd	S. of Orange Ave	Major City/County Road	2	2/27/2008	408	C	715-815	43	C	1700-1800	48.8	C
Indian River Dr	N. of Midway Rd East	Major City/County Road	2	3/25/2008	4,352	C	730-830	458	C	1645-1745	533	C
Indian River Dr	N. of Walton Rd	Major City/County Road	2	3/26/2008	5,416	C	730-830	534	C	1645-1745	630	C
Indian River Dr	N. of Martin County Line	Major City/County Road	2	3/26/2008	7,467	C	715-815	580	C	1630-1730	762	C
Indian River Dr	N. of Savannah Rd	Major City/County Road	2	3/25/2008	4,720	C	730-830	422	C	1630-1730	547	C
Indian River Dr	N. of Citrus Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,333	C	730-831	410	C	1645-1745	535	C
Indian River Dr	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,102	C	1145-1245	375	B	1630-1730	506	C
Indian River Dr	S. of A1A/Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,351	C	1145-1246	375	B	1600-1700	460	C
Indrio Rd	E. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	2/19/2008	6,277	C	715-815	575	C	1645-1745	578	C
Indrio Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	7/2/2008	8,836	C	645-745	775	C	1630-1730	735	C
Indrio Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	6/25/2008	2,413	B	1100-1200	295	B	1230-1330	269	B
Indrio Rd	W. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	9,280	C	0715-0815	663	C	1630-1730	805	C
Jenkins Rd South	N. of Okeechobee Rd	Major City/County Road	2	2/28/2008	10,292	D	715-815	818	C	1645-1745	942	D
Jenkins Rd South	S. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/28/2008	7,478	C	730-830	632	C	1630-1730	641	C
Johnston Rd	N. of Indrio Rd	Major City/County Road	2	2/20/2008	6,665	C	715-815	643	C	1645-1745	669	C
Juanita Ave	W. of US 1 North	Major City/County Road	2	2/21/2008	3,765	C	1145-1245	274	C	1645-1745	322	C
Juanita Ave	E. of 25th St	Major City/County Road	2	2/19/2008	3,917	C	715-815	269	C	1700-1800	343	C
Juanita Ave	W. of 25th St	Major City/County Road	2	2/21/2008	6,378	C	730-830	398	C	1715-1815	567	C

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Keen Rd	S. of St Lucie Blvd	Major City/County Road	2	2/21/2008	2,950	C	715-815	318	C	1630-1730	336	C
Kings Hwy North	S. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	13,377	C	700-800	1028	C	1630-1730	1181	C
Kings Hwy North	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	14,265	D	715-815	1195	C	1645-1745	1253	C
Kings Hwy North	SW of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	8,268	C	1145-1245	605	C	1630-1730	859	C
Kings Hwy North	N. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,430	C	715-815	894	C	1645-1745	1059	C
Kings Hwy North	N. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,101	C	715-815	915	C	1630-1730	1001	C
Kings Hwy North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	13,165	C	715-815	324	B	1630-1730	342	B
Kings Hwy South	S. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	10,261	C	715-815	761	C	1700-1800	798	C
Kings Hwy South	N. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/18/2008	7,277	C	730-830	558	C	1700-1800	550	C
Lennard Rd	S. of Walton Rd	Major City/County Road	4	5/7/2008	5,488	C	630-730	428	C	1715-1815	502	C
Lennard Rd	N. of Port St Lucie Blvd	Major City/County Road	4	4/16/2008	16,945	C	730-830	1293	C	1700-1800	1486	C
Mariposa Ave	E. of Lennard Rd	Major City/County Road	2	4/16/2008	7,892	C	730-830	1013	D	1745-1845	750	C
Mariposa Ave	W. of Lennard Rd	Major City/County Road	4	4/14/2008	10,605	C	730-830	812	C	1645-1745	1064	C
Midport Rd	W. of US 1 South	Major City/County Road	4	4/14/2008	11,580	C	715-815	977	C	1630-1730	1067	C
Midway Rd East	W. of Indian River Dr	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	4,146	B	730-830	353	B	1700-1800	470	C
Midway Rd West	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	19,756	F	730-830	1643	F	1645-1745	1730	F
Midway Rd West	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	18,508	F	715-815	1488	D	1545-1645	1576	E
Midway Rd West	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	17,892	F	730-830	1513	D	1615-1715	1498	D
Midway Rd West	W. of I-95	State Two-Way Arterial - Uninterrupted Flow	2	8/6/2008	3,948	B	645-745	357	B	1615-1716	340	B
Midway Rd West	W. of East Torino Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	3/12/2008	18,943	B	715-815	2000	B	1630-1730	1572	B
Morningside Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	5,337	C	745-845	885	D	1430-1530	743	C
Morningside Blvd	S. of Port St Lucie Blvd	Major City/County Road	2	5/5/2008	4,104	C	830-930	417	C	1600-1700	486	C
Morningside Blvd	E. Westmoreland Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/5/2008	2,543	B	800-900	210	B	1630-1730	227	B
Okeechobee Rd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	4	8/5/2008	8,266	B	715-815	611	B	1630-1730	624	B
Okeechobee Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	30,671	C	715-815	2574	B	1645-1745	2390	B
Okeechobee Rd	W. of Header Canal Rd	State Two-Way Arterial - Uninterrupted Flow	2	7/9/2008	6,635	B	645-745	494	B	1645-1745	662	B
Okeechobee Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	7/9/2008	29,460	C	1145-1245	2045	B	1645-1745	2092	B
Okeechobee Rd	W. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	6	7/8/2008	32,794	B	1145-1245	2327	B	1630-1730	2830	B
Old Dixie Hwy	N. St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/21/2008	1,563	B	730-830	145	B	1630-1730	174	B
Oleander Ave	S. of Farmers Market Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,599	C	730-830	1454	D	1645-1745	1071	C
Oleander Ave	S. of Midway Rd West	Major City/County Road	2	3/12/2008	8,278	C	730-830	810	C	1700-1800	833	C
Oleander Ave	N. of Kitterman Rd	Major City/County Road	2	3/12/2008	6,884	C	730-830	614	C	1645-1745	677	C
Oleander Ave	S.of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	13,883	D	745-845	987	C	1645-1745	1240	C
Oleander Ave	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	4,835	C	1115-1215	330	B	1630-1730	483	C
Oleander Ave	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,737	C	1130-1230	729	C	1630-1730	1049	C
Orange Ave	W. of Shinn Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/27/2008	4,201	B	645-745	451	B	1700-1800	388	B
Orange Ave	W. of 13th St	State Two-Way Arterial - Interrupted Flow Class II	4	7/2/2008	12,914	C	1145-1245	1052	C	1615-1715	1154	C
Orange Ave	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class II	4	6/24/2008	17,066	C	730-830	1203	C	1630-1730	1429	C
Orange Ave	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	6/24/2008	7,514	C	1130-1230	604	C	1615-1715	618	C
Orange Ave	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	7/8/2008	7,514	C	1115-1215	294	B	1300-1400	322	B

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,065	3,170	3,214	F	1.014	2,917	C	0.944
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,160	3,020	2,981	D	0.987	2,953	D	0.978
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,285	3,020	2,972	D	0.984	2,605	C	0.886
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,123	3,020	4,523	F	1.498	3,374	F	1.117
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,168	3,020	2,538	C	0.863	2,252	C	0.766
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	40,985	3,170	3,112	D	0.982	1,941	C	0.628
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	19,000	2,100	868	C	0.432	858	C	0.427
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	24,500	2,100	1,252	C	0.623	1,220	C	0.607
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	37,000	2,100	2,426	F	1.155	2,302	F	1.096
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	37,000	2,000	2,426	F	1.213	2,302	F	1.151
PRIMA VISTA BLVD	RIO MAR DR to US 1	24,500	2,100	1,317	C	0.655	1,102	C	0.548
PRIMA VISTA BLVD	US 1 to LENNARD RD	3,800	1,710	257	C	0.334	232	C	0.301
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	1,388	810	113	B	0.377	116	B	0.387
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,494	710	335	C	0.957	380	D	0.535
RIO MAR DR	BEACH AVE to US 1	5,494	790	335	C	0.859	380	C	0.974
ROSSER BLVD	APRICOT RD to GATLIN BLVD	7,900	920	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	7,900	800	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	6,008	790	604	D	0.765	526	D	0.666
SAVONA BLVD	PAAR DR to GATLIN BLVD	6,008	710	604	D	0.851	526	D	0.741
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	790	740	D	0.937	744	D	0.942
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	3,903	920	234	C	0.269	255	C	0.293
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,317	510	169	C	0.676	160	C	0.640
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	7,800	660	471	C	0.760	508	C	0.819
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	12,500	790	799	E	0.951	684	D	0.866
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	540	47	C	0.098	44	C	0.092

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				Volume	LOS	V/C	Volume	LOS	V/C
DELAWARE AVE	HARTMAN RD to 33RD ST	1,367	560	294	D	0.525	207	C	0.739
DELAWARE AVE	33RD ST to 25TH ST	3,700	1,710	272	C	0.353	277	C	0.360
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,600	1,220	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	9,267	790	476	D	0.603	507	D	0.642
DELAWARE AVE	13TH ST to 10TH ST	7,600	710	424	D	0.597	403	D	0.568
DELAWARE AVE	10TH ST to 7TH ST	7,600	560	424	D	0.757	403	D	0.720
DELAWARE AVE	7TH ST to US 1	7,600	710	425	D	0.599	408	D	0.575
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,600	830	455	C	0.583	380	C	0.487
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	11,000	840	720	C	0.911	710	C	0.899
EASY ST	US 1 to BUCHANAN DR	10,397	710	869	F	1.143	683	D	0.962
EASY ST	BUCHANAN DR to YUCCA DR	10,397	510	869	F	1.609	683	F	1.265
EDWARDS RD	JENKINS RD to MCNEIL RD	9,000	590	485	C	0.866	469	C	0.838
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,000	660	485	C	0.782	469	C	0.756
EDWARDS RD	SELVITZ RD to 25TH ST	11,500	840	690	C	0.873	694	C	0.878
EDWARDS RD	25TH ST to SUNRISE BLVD	17,039	1,630	901	D	0.553	884	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,634	1,630	718	C	0.984	700	C	0.959
EDWARDS RD	OLEANDER AVE to US 1	8,848	1,630	448	C	0.614	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,943	710	113	C	0.323	116	C	0.331
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,500	920	789	C	0.907	715	C	0.822
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	11,500	920	813	C	0.934	703	C	0.808
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,100	920	512	C	0.589	571	C	0.656
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	4,057	590	349	C	0.623	300	C	0.536
FLORESTA DR	AIROSO BLVD to SELVITZ RD	4,057	840	349	C	0.442	300	C	0.380
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,041	510	224	C	0.896	196	C	0.784
GARDENIA AVE	OLEANDER AVE to US 1	2,600	710	195	C	0.557	184	C	0.526
GATLIN BLVD	W OF I-95 to E OF I-95	39,000	3,170	2,935	C	0.950	2,392	C	0.774
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	39,000	3,170	2,935	C	0.950	2,392	C	0.774

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				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	SHINN RD to MCCARTY RD	4,802	590	277	C	0.495	352	C	0.629
MIDWAY RD	MCCARTY RD to I-95	4,802	660	277	C	0.447	352	C	0.568
MIDWAY RD	I-95 to GLADES CUT-OFF RD	15,369	2,100	854	C	0.425	947	C	0.471
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	16,000	2,100	983	C	0.489	954	C	0.475
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	19,000	920	950	F	1.033	985	F	1.071
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	17,000	920	899	D	0.977	891	D	0.968
MIDWAY RD	CHRISTENSEN RD to 25TH ST	17,000	790	899	F	1.070	891	F	1.061
MIDWAY RD	25TH ST to SUNRISE BLVD	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	OLEANDER AVE to US 1	16,500	790	853	F	1.015	862	F	1.026
MIDWAY RD	US 1 to WALLACE ST	3,600	790	279	C	0.715	308	C	0.790
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,600	920	279	C	0.321	308	C	0.354
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,600	590	279	C	0.498	308	C	0.550
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,300	920	127	C	0.146	135	C	0.155
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	4,970	880	429	C	0.517	415	C	0.500
NEBRASKA AVE	25TH ST to 13TH ST	3,800	1,710	260	C	0.338	201	C	0.261
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	4,100	660	244	C	0.394	215	C	0.347
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,400	510	209	C	0.836	225	C	0.900
OHIO AVE	COLONIAL RD to US 1	3,400	710	209	C	0.597	225	C	0.643
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	4,900	1,010	250	B	0.248	248	B	0.246
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	4,900	1,270	250	B	0.197	248	B	0.195
OKEECHOBEE RD	CARLTON RD to SNEED RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	MIDWAY RD to SHINN RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	SHINN RD to MCCARTY RD	4,303	1,810	0	B	0.000	0	B	0.000
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	5,933	1,810	297	B	0.164	307	B	0.170
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	5,933	2,010	297	C	0.148	307	C	0.153

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						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2017	880	889	F	1.010	844	D	0.959
EASY ST	US 1 to BUCHANAN DR	106	9,176	2016	750	825	F	1.031	636	D	0.848
EASY ST	BUCHANAN DR to YUCCA DR	106	9,176	2016	540	825	F	1.422	636	F	1.097
EDWARDS RD	JENKINS RD to MCNEIL RD	174	10,500	2017	630	545	C	0.908	549	C	0.915
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	10,500	2017	700	545	C	0.826	549	C	0.832
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2017	880	770	C	0.928	781	C	0.941
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,135	2015	1,630	885	D	0.543	1,220	D	0.748
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	14,943	2015	1,630	748	D	0.459	730	C	10
EDWARDS RD	OLEANDER AVE to US 1	173	8,955	2015	1,630	433	C	0.593	432	C	0.592
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,784	2015	750	116	C	0.314	102	C	0.276
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	12,500	2017	920	841	C	0.967	660	C	0.759
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,000	2017	920	773	C	0.889	682	C	0.784
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,700	2017	920	520	C	0.598	548	C	0.630
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,070	2015	630	327	C	0.545	317	C	0.528
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,070	2015	880	327	C	0.394	317	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,527	2015	540	270	C	10	213	C	0.789
GARDENIA AVE	OLEANDER AVE to US 1	666	2,700	2017	750	180	C	0.486	192	C	0.519
GATLIN BLVD	W OF I-95 to E OF I-95	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,667	2016	600	287	C	0.957	295	C	0.983

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						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,667	2016	750	287	C	0.776	295	C	0.797
GEORGIA AVE	17TH ST to 13TH ST	508	4,640	2015	600	244	C	0.813	243	C	0.810
GEORGIA AVE	13TH ST to 7TH ST	506	1,958	2015	600	128	C	0.427	136	C	0.453
GEORGIA AVE	7TH ST to US 1	504	1,894	2015	600	137	C	0.457	127	C	0.423
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2017	710	939	F	1.236	981	F	1.291
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2017	540	939	F	1.619	981	F	1.691
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,600	2017	1,070	184	B	0.484	231	B	0.608
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,485	2016	1,070	322	B	0.847	322	B	0.847
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,600	2017	390	184	B	0.836	231	C	0.592
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,611	2015	920	-	-	-	-	-	-
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	9,100	2017	790	562	D	0.711	545	D	0.690
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,176	2016	830	392	C	0.503	377	C	0.483
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,400	2017	630	233	C	0.388	221	C	0.368
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,400	2017	750	357	C	0.965	328	C	0.886
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,400	2017	540	357	D	0.661	328	D	0.607
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,400	2017	790	357	C	0.915	328	C	0.841
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	483	2015	670	28	B	0.127	28	B	0.127
HILLMOOR DR	US 1 to LENNARD RD	671	7,487	2016	790	426	D	0.539	365	C	0.936
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	74,692	2015	4,580	-	-	-	-	-	-
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	58,368	2015	4,580	-	-	-	-	-	-
I-95	MIDWAY RD to OKEECHOBEE RD	941902	70,109	2015	4,580	-	-	-	-	-	-
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	-	-	-	-	-	-

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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

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						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,062	2015	3,170	-	-	-	-	-	-
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	25,000	2017	2,100	1,138	C	0.566	1,192	C	0.593
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	26,500	2017	2,100	1,220	C	0.607	1,144	C	0.569
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	39,000	2017	2,100	2,308	F	1.099	2,193	F	1.044
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	39,000	2017	2,000	2,308	F	1.154	2,193	F	1.097
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	26,500	2017	2,100	1,213	C	0.603	1,402	C	0.698
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,600	2017	1,710	522	C	0.678	526	C	0.683
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,649	2016	750	288	C	0.778	360	C	0.973
RIO MAR DR	BEACH AVE to US 1	147	5,649	2016	790	288	C	0.738	360	C	0.923
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,790	2015	920	-	-	-	-	-	-
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,790	2015	1,070	-	-	-	-	-	-
SAVONA BLVD	BECKER RD to PAAR DR	236	8,000	2017	790	775	D	0.981	694	D	0.878
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	8,000	2017	750	775	E	0.969	694	D	0.925
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2017	790	707	D	0.895	686	D	0.868
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,403	2015	920	233	C	0.268	212	C	0.244
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,202	2015	540	136	C	0.504	149	C	0.552
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	11,000	2017	700	807	F	1.153	883	F	1.261
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2017	790	761	D	0.963	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	750	2017	580	49	C	0.096	47	C	0.092
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	731	2015	1,080	52	B	0.127	57	B	0.139

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APPENDIX C

Ft Pierce Aggregate Recycling Facility
Committed Development Traffic (1)

Roadway	Link	Dir	AM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	74	In/Out:	25	In/Out:	21	
			Distr.	15		73	Distr.	10	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	5	35%	9	80%	8	22
		SB	35%	26	35%	26	80%	17	69
	Midway Rd to Site	NB	65%	48	35%	9	20%	4	61
		SB	65%	10	35%	26	20%	2	38

Roadway	Link	Dir	PM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	22	In/Out:	83	In/Out:	16	
			Distr.	76	Distr.	48	Distr.	14	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	26	35%	29	80%	12	67
		SB	35%	8	35%	17	80%	12	37
	Midway Rd to Site	NB	65%	14	35%	29	20%	4	47
		SB	65%	49	35%	17	20%	2	68

(1) Based on information provided from St. Lucie County Planning Department and City of Ft Pierce on approved and unbuilt projects.
(2) Based on the approved Ft.Pierce Precast Concrete Plant Traffic Study by PTC, dated August 30, 2016.
(3) Based on 131 Single family homes approved and not built for the Becker Parcel.

PC TRAFFIC STUDY DATED 8/31/18

Exhibit 2
Ft Pierce Precast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

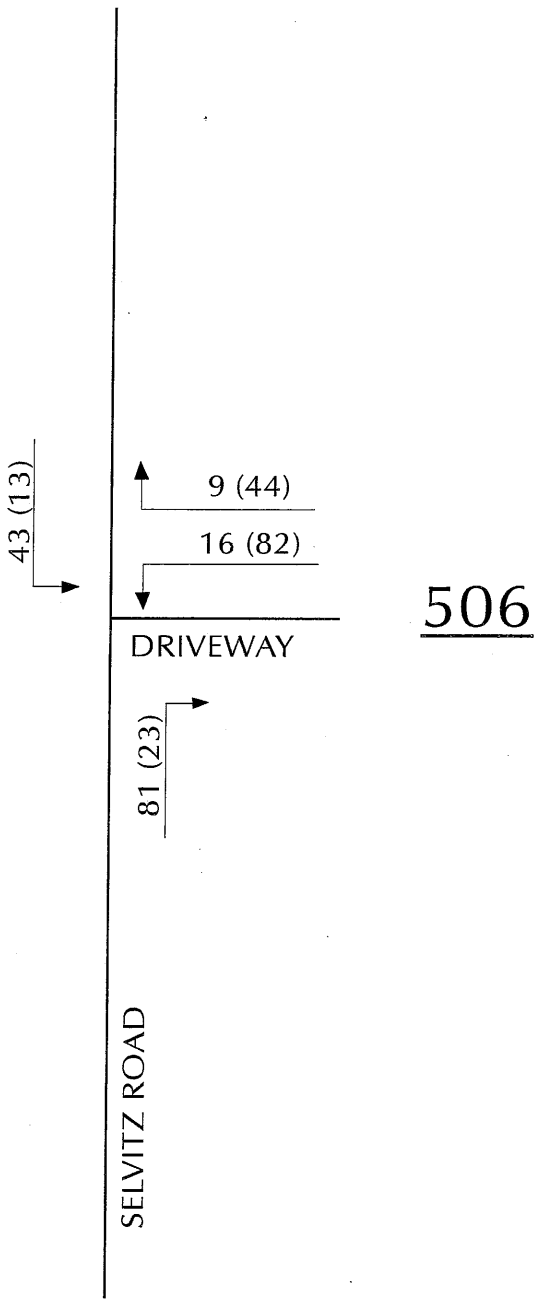
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25	149
TOTALS				124	25	149

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126	162
TOTALS				36	126	162

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

8/25/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

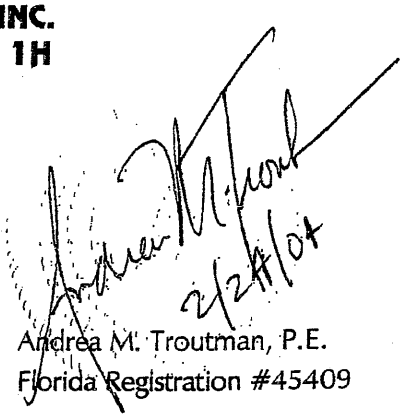
BECKER PARCEL
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC04-035
February 24, 2004

Committed Projects Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Becker Parcel	210	131 DUs	9.52 /DU	1,247

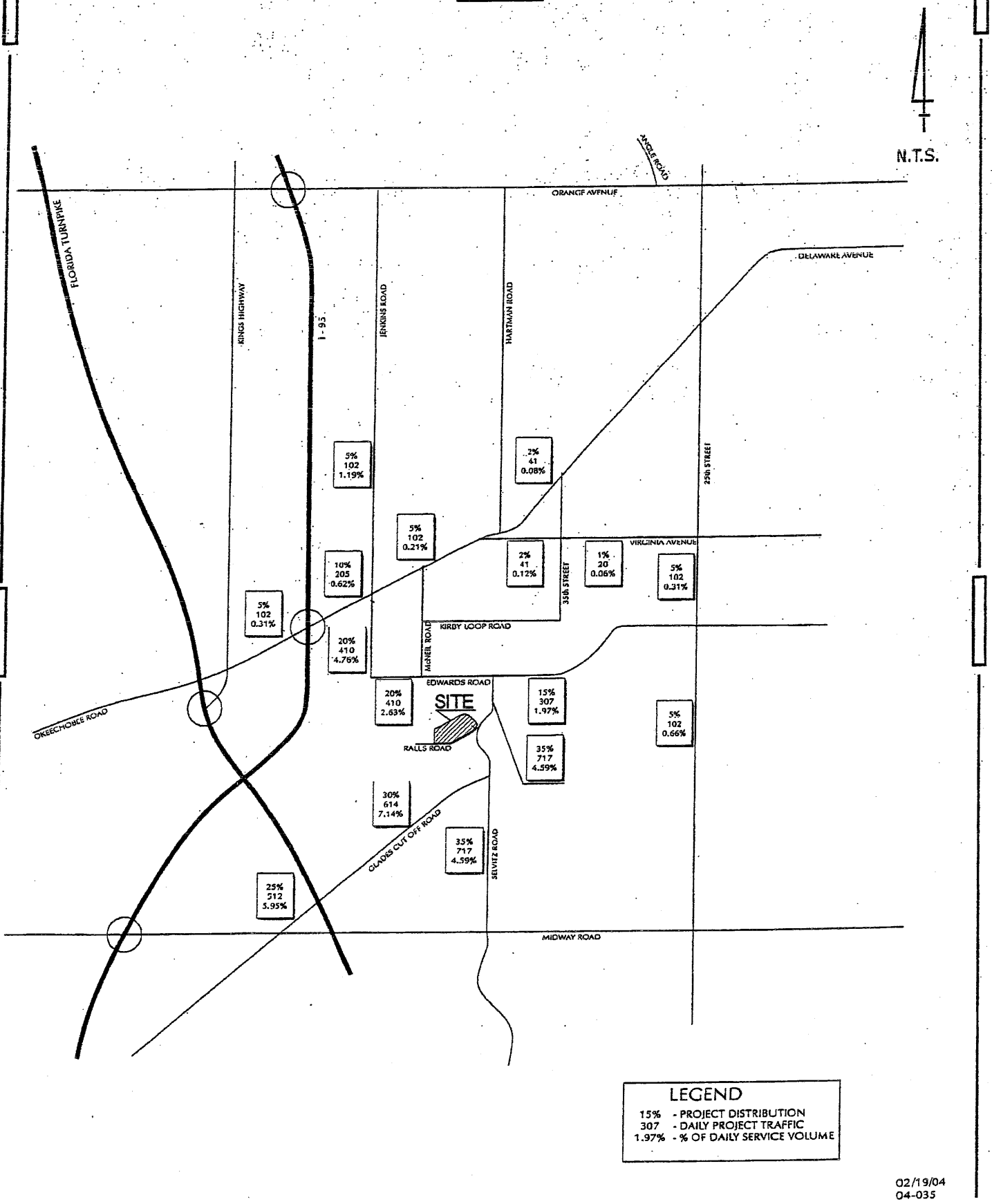
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	0.75 /DU (25/75)	25	73	98

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	1.00 /DU (63/37)	83	48	131

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



02/19/04
04-035

BECKER PARCEL

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

TRAFFIC IMPACT STATMENT

REDHAWK REBAR MANUFACTURING FACILITY
FORT PIERCE

Prepared By:

Culpepper and Terpening, Inc.
2980 S. 25th Street, Fort Pierce, FL
Authorization # 4286

Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	3.82	PH 1	20,000	76.4		
AM PEAK	0.79		20,000		15.8	
PM PEAK	0.75		20,000			15.0
RATE/ SQ FT	2.13	PH 2	20,000	76.4		
AM PEAK	~~0.39~~		20,000		15.8	
PM PEAK	~~0.4~~		20,000			15.0
				152.8	31.6	30.0

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

TRIP RATES/ PER 1,000 SQ FEET (Net New Area)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	2.13	PH 2	6,000	22.92		
AM PEAK	0.39		6,000		4.7	
PM PEAK	0.4		6,000			4.5
				22.92	4.7	4.5

Background Traffic:

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

Trip Distribution:

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

APPENDIX D

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Midway Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 Optimized Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	114	657	94	60	547	87	168	317	69	72	107	138
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 16.0	G = 40.0	G =	G =	G = 18.0	G = 30.0	G =	G =
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 128.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	120	692	99	63	668		177	407		76	258	
Lane Group Capacity	417	1077	769	215	1054		469	786		242	739	
v/c Ratio	0.29	0.64	0.13	0.29	0.63		0.38	0.52		0.31	0.35	
Green Ratio	0.13	0.31	0.50	0.13	0.31		0.14	0.23		0.14	0.23	
Uniform Delay d_1	50.8	37.8	17.1	50.9	37.7		49.9	42.7		49.4	40.9	
Delay Factor k	0.11	0.22	0.11	0.11	0.21		0.11	0.12		0.11	0.11	
Incremental Delay d_2	0.4	1.3	0.1	0.8	1.3		0.5	0.6		0.7	0.3	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	51.2	39.2	17.2	51.6	39.0		50.4	43.3		50.2	41.1	
Lane Group LOS	D	D	B	D	D		D	D		D	D	
Approach Delay	38.4			40.1			45.5			43.2		
Approach LOS	D			D			D			D		
Intersection Delay	41.1			Intersection LOS						D		

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Midway Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Optimized timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*2*	*2*	*1*	*1*	*2*	*0*	*2*	*2*	*0*	*1*	*2*	*0*
Lane Group	*L*	*T*	*R*	*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*134*	*619*	*218*	*86*	*581*	*43*	*96*	*123*	*45*	*80*	*315*	*132*
% Heavy Vehicles	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = *16.0*	G = *40.0*	G =	G =	G = *18.0*	G = *30.0*	G =	G =
	Y = *6*	Y = *6*	Y =	Y =	Y = *6*	Y = *6*	Y =	Y =
Duration of Analysis (hrs) = *0.25*					Cycle Length C = *128.0*			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*141*	*652*	*229*	*91*	*657*		*101*	*176*		*84*	*471*	
Lane Group Capacity	*417*	*1077*	*769*	*215*	*1066*		*469*	*775*		*242*	*772*	
v/c Ratio	*0.34*	*0.61*	*0.30*	*0.42*	*0.62*		*0.22*	*0.23*		*0.35*	*0.61*	
Green Ratio	*0.13*	*0.31*	*0.50*	*0.13*	*0.31*		*0.14*	*0.23*		*0.14*	*0.23*	
Uniform Delay d_1	*51.2*	*37.3*	*18.8*	*51.7*	*37.5*		*48.7*	*39.6*		*49.7*	*43.8*	
Delay Factor k	*0.11*	*0.19*	*0.11*	*0.11*	*0.20*		*0.11*	*0.11*		*0.11*	*0.20*	
Incremental Delay d_2	*0.5*	*1.0*	*0.2*	*1.3*	*1.1*		*0.2*	*0.2*		*0.9*	*1.4*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay	*51.6*	*38.3*	*19.0*	*53.1*	*38.5*		*49.0*	*39.8*		*50.6*	*45.2*	
Lane Group LOS	*D*	*D*	*B*	*D*	*D*		*D*	*D*		*D*	*D*	
Approach Delay	*35.8*			*40.3*			*43.1*			*46.0*		
Approach LOS	*D*			*D*			*D*			*D*		
Intersection Delay	*40.1*			Intersection LOS						*D*		

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INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Midway Rd & Selvitz Rd

Growth 2017 - 2022	1.62%
Growth 2008 - 2017:	0.65%
Peak Season =	1.13
Buildout Year =	2022

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	129	244	53	53	82	100	78	506	73	46	421	64
Peak Season Volume	**146**	**276**	**60**	**60**	**93**	**113**	**88**	**572**	**82**	**52**	**476**	**72**
Growth 2008 - 2017	9	17	4	4	6	7	5	34	5	3	29	4
Growth 2017 - 2022	13	24	5	5	8	10	8	51	7	5	42	6
Total Growth	**22**	**41**	**9**	**9**	**14**	**17**	**13**	**85**	**12**	**8**	**71**	**10**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**1**	**0**	**3**	**0**	**8**	**13**	**0**	**0**	**0**	**0**	**5**
Total	**168**	**317**	**69**	**72**	**107**	**138**	**114**	**657**	**94**	**60**	**547**	**87**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	74	95	35	57	243	92	96	477	168	66	448	31
Peak Season Volume	**84**	**107**	**40**	**64**	**275**	**104**	**108**	**539**	**190**	**75**	**506**	**35**
Growth 2008 - 2017	5	6	2	4	16	6	7	32	11	4	30	2
Growth 2017 - 2022	7	9	3	6	24	9	10	48	17	7	45	3
Total Growth	**12**	**15**	**5**	**10**	**40**	**15**	**17**	**80**	**28**	**11**	**75**	**5**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**0**	**0**	**5**	**1**	**13**	**9**	**0**	**0**	**0**	**0**	**3**
Total	**96**	**123**	**45**	**80**	**315**	**132**	**134**	**619**	**218**	**86**	**581**	**43**

3/19/2019 18:19

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV
Page : 1

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
07:00	0	6	17	20	0	8	65	11	0	26	39	10	0	17	85	11	315
07:15	0	10	18	16	0	7	91	14	0	34	63	11	0	26	97	17	404
07:30	0	13	18	24	0	12	98	12	0	23	68	18	0	28	145	19	478
07:45	0	21	12	28	0	14	132	29	0	37	70	11	0	26	156	15	551
Hr Total	0	50	65	88	0	41	386	66	0	120	240	50	0	97	483	62	1748
08:00	0	9	30	30	0	10	77	10	0	38	52	16	0	18	105	21	416
08:15	0	10	22	18	0	10	114	13	0	31	54	8	0	6	100	18	404
08:30	0	8	19	18	0	2	103	8	0	25	36	14	0	24	102	16	375
08:45	0	16	24	10	0	5	93	10	0	23	43	6	0	21	78	24	353
Hr Total	0	43	95	76	0	27	387	41	0	117	185	44	0	69	385	79	1548
* BREAK *																	
16:00	0	8	44	25	0	16	108	9	0	24	22	11	0	18	129	45	459
16:15	0	15	47	14	0	12	115	12	0	25	34	8	0	21	117	36	456
16:30	1	16	67	28	0	13	102	7	0	18	19	8	0	22	120	37	458
16:45	0	13	54	20	0	16	92	8	0	16	25	11	0	24	109	39	427
Hr Total	1	52	212	87	0	57	417	36	0	83	100	38	0	85	475	157	1800
17:00	0	18	48	18	0	15	132	8	0	21	22	5	0	28	139	57	511
17:15	0	9	74	26	0	22	122	8	0	19	29	11	0	22	109	35	486
17:30	0	10	42	29	0	24	120	9	0	11	30	16	0	8	97	43	439
17:45	0	10	40	20	0	26	116	6	0	16	27	9	0	17	99	20	406
Hr Total	0	47	204	93	0	87	490	31	0	67	108	41	0	75	444	155	1842
TOTAL	1	192	576	344	0	212	1680	174	0	387	633	173	0	326	1787	453	6938

TRAFFIC SURVEY SPECIALISTS, INC.
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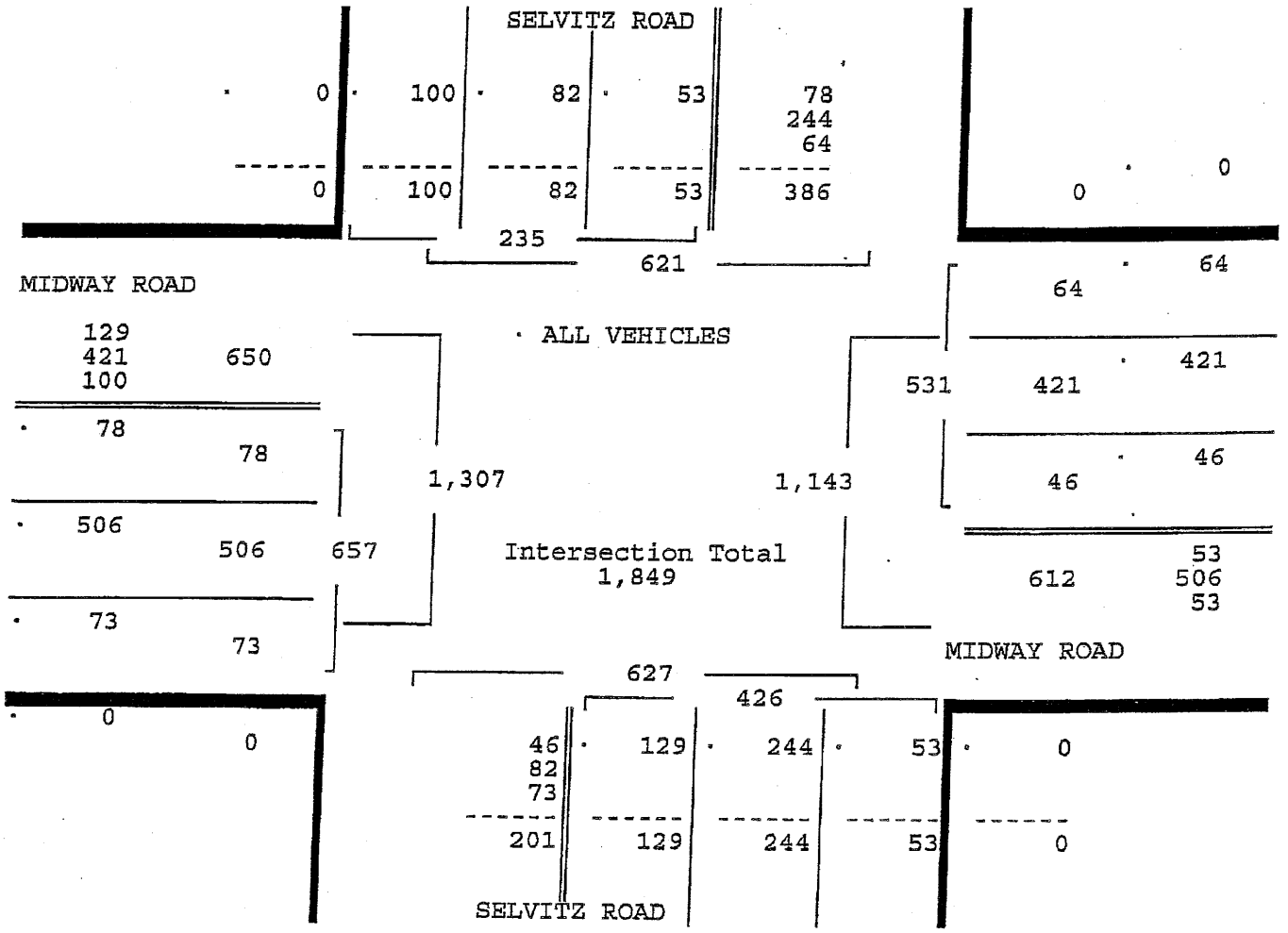
MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 09/18/08																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	53	82	100	0	46	421	64	0	129	244	53	0	78	506	73	
Percent	0%	23%	35%	43%	0%	9%	79%	12%	0%	30%	57%	12%	0%	12%	77%	11%	
Pk total	235				531				426				657				
Highest	08:00				07:45				07:45				07:45				
Volume	0	9	30	30	0	14	132	29	0	37	70	11	0	26	156	15	
Hi total	69				175				118				197				
PHF	.85				.76				.90				.83				



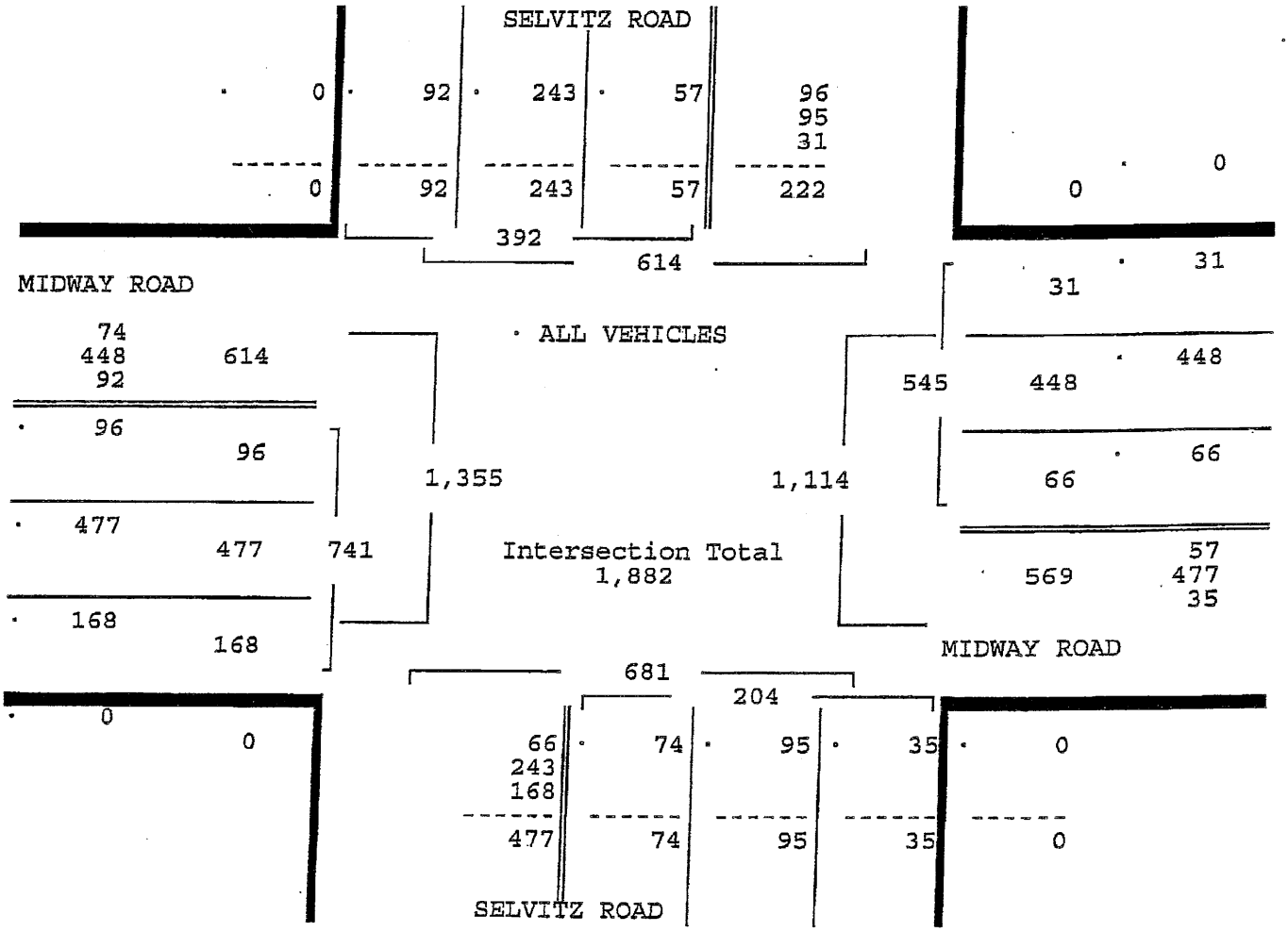
MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 09/18/08																	
Peak start	16:30				16:30				16:30				16:30				
Volume	1	56	243	92	0	66	448	31	0	74	95	35	0	96	477	168	
Percent	0%	14%	62%	23%	0%	12%	82%	6%	0%	36%	47%	17%	0%	13%	64%	23%	
Pk total	392				545				204				741				
Highest	16:30				17:00				17:15				17:00				
Volume	1	16	67	28	0	15	132	8	0	19	29	11	0	28	139	57	
Hi total	112				155				59				224				
PHF	.88				.88				.86				.83				

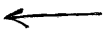


2008 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2008 - 01/05/2008	0.99	1.06
2	01/06/2008 - 01/12/2008	0.98	1.05
3	01/13/2008 - 01/19/2008	0.97	1.04
* 4	01/20/2008 - 01/26/2008	0.96	1.03
* 5	01/27/2008 - 02/02/2008	0.94	1.00
* 6	02/03/2008 - 02/09/2008	0.93	0.99
* 7	02/10/2008 - 02/16/2008	0.91	0.97
* 8	02/17/2008 - 02/23/2008	0.92	0.98
* 9	02/24/2008 - 03/01/2008	0.92	0.98
*10	03/02/2008 - 03/08/2008	0.92	0.98
*11	03/09/2008 - 03/15/2008	0.93	0.99
*12	03/16/2008 - 03/22/2008	0.93	0.99
*13	03/23/2008 - 03/29/2008	0.94	1.00
*14	03/30/2008 - 04/05/2008	0.95	1.02
*15	04/06/2008 - 04/12/2008	0.95	1.02
*16	04/13/2008 - 04/19/2008	0.96	1.03
17	04/20/2008 - 04/26/2008	0.97	1.04
18	04/27/2008 - 05/03/2008	0.98	1.05
19	05/04/2008 - 05/10/2008	0.99	1.06
20	05/11/2008 - 05/17/2008	1.00	1.07
21	05/18/2008 - 05/24/2008	1.00	1.07
22	05/25/2008 - 05/31/2008	1.01	1.08
23	06/01/2008 - 06/07/2008	1.02	1.09
24	06/08/2008 - 06/14/2008	1.02	1.09
25	06/15/2008 - 06/21/2008	1.03	1.10
26	06/22/2008 - 06/28/2008	1.04	1.11
27	06/29/2008 - 07/05/2008	1.06	1.13
28	07/06/2008 - 07/12/2008	1.07	1.14
29	07/13/2008 - 07/19/2008	1.09	1.17
30	07/20/2008 - 07/26/2008	1.08	1.15
31	07/27/2008 - 08/02/2008	1.08	1.15
32	08/03/2008 - 08/09/2008	1.08	1.15
33	08/10/2008 - 08/16/2008	1.08	1.15
34	08/17/2008 - 08/23/2008	1.08	1.15
35	08/24/2008 - 08/30/2008	1.07	1.14
36	08/31/2008 - 09/06/2008	1.07	1.14
37	09/07/2008 - 09/13/2008	1.06	1.13
38	09/14/2008 - 09/20/2008	1.06	1.13
39	09/21/2008 - 09/27/2008	1.05	1.12
40	09/28/2008 - 10/04/2008	1.04	1.11
41	10/05/2008 - 10/11/2008	1.03	1.10
42	10/12/2008 - 10/18/2008	1.02	1.09
43	10/19/2008 - 10/25/2008	1.01	1.08
44	10/26/2008 - 11/01/2008	1.01	1.08
45	11/02/2008 - 11/08/2008	1.00	1.07
46	11/09/2008 - 11/15/2008	1.00	1.07
47	11/16/2008 - 11/22/2008	1.00	1.07
48	11/23/2008 - 11/29/2008	1.00	1.07
49	11/30/2008 - 12/06/2008	0.99	1.06
50	12/07/2008 - 12/13/2008	0.99	1.06
51	12/14/2008 - 12/20/2008	0.99	1.06
52	12/21/2008 - 12/27/2008	0.98	1.05
53	12/28/2008 - 12/31/2008	0.97	1.04



* PEAK SEASON

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00026 - MIDWAY RD @ SELVITZ RD - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	10	10	12	10	10	10	10	10	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	26	0	26	0	29	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	3.0	5.0	5.0	5.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	14	60	22	24	13	60	16	24	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edwards Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 - Proposed Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		327	271	307	426		486		476			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 13.0	G = 42.0	G =	G =	G = 35.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		629		323	448		512		438			
Lane Group Capacity		673		358	1025		568		508			
v/c Ratio		0.93		0.90	0.44		0.90		0.86			
Green Ratio		0.40		0.57	0.57		0.33		0.33			
Uniform Delay d_1		30.7		18.1	13.3		33.9		33.2			
Delay Factor k		0.45		0.42	0.11		0.42		0.39			
Incremental Delay d_2		20.3		25.1	0.3		17.6		14.2			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		51.0		43.2	13.6		51.4		47.4			
Lane Group LOS		D		D	B		D		D			
Approach Delay	51.0			26.0			49.6					
Approach LOS	D			C			D					
Intersection Delay	42.2			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edward Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Proposed Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		451	377	350	446		334		411			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 12.0	G = 55.0	G =	G =	G = 23.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		872		368	469		352		369			
Lane Group Capacity		881		386	1229		373		595			
v/c Ratio		0.99		0.95	0.38		0.94		0.62			
Green Ratio		0.52		0.68	0.68		0.22		0.39			
Uniform Delay d_1		25.2		17.4	7.4		40.9		26.2			
Delay Factor k		0.49		0.46	0.11		0.46		0.20			
Incremental Delay d_2		27.7		33.8	0.2		32.4		2.0			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		52.9		51.2	7.6		73.2		28.2			
Lane Group LOS		D		D	A		E		C			
Approach Delay	52.9			26.7			50.2					
Approach LOS	D			C			D					
Intersection Delay	43.1			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edwards Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*AM Peak Hour*	Analysis Year	*2022 Existing Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		*1*	*0*	*1*	*1*		*1*		*1*			
Lane Group		*TR*		*L*	*T*		*L*		*R*			
Volume (vph)		*327*	*271*	*307*	*426*		*486*		*476*			
% Heavy Vehicles		*5*	*5*	*5*	*5*		*5*		*5*			
PHF		*0.95*	*0.95*	*0.95*	*0.95*		*0.95*		*0.95*			
Pretimed/Actuated (P/A)		*A*	*A*	*A*	*A*		*A*		*A*			
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Arrival Type		*3*		*3*	*3*		*3*		*3*			
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*		*3.0*			
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*60*	*0*	*0*	
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*		*12.0*			
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*		*0*			
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = *15.0*	G = *35.0*	G =	G =	G = *40.0*	G =	G =	G =
	Y = *5*	Y = *5*	Y =	Y =	Y = *6*	Y =	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *106.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*629*		*323*	*448*		*512*		*438*			
Lane Group Capacity		*561*		*317*	*939*		*649*		*580*			
v/c Ratio		*1.12*		*1.02*	*0.48*		*0.79*		*0.76*			
Green Ratio		*0.33*		*0.52*	*0.52*		*0.38*		*0.38*			
Uniform Delay d_1		*35.5*		*30.7*	*16.3*		*29.3*		*28.7*			
Delay Factor k		*0.50*		*0.50*	*0.11*		*0.34*		*0.31*			
Incremental Delay d_2		*75.9*		*55.5*	*0.4*		*6.5*		*5.6*			
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*		*1.000*			
Control Delay		*111.4*		*86.2*	*16.7*		*35.8*		*34.4*			
Lane Group LOS		*F*		*F*	*B*		*D*		*C*			
Approach Delay	*111.4*			*45.8*			*35.1*					
Approach LOS	*F*			*D*			*D*					
Intersection Delay	*59.0*			Intersection LOS			*E*					

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Generated: 3/19/2019 6:44 PM

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edward Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2022 Existing Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		451	377	350	446		334		411			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		872		368	469		352		369			
Lane Group Capacity		561		311	939		649		580			
v/c Ratio		1.55		1.18	0.50		0.54		0.64			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d_1		35.5		22.0	16.6		25.8		27.0			
Delay Factor k		0.50		0.50	0.11		0.14		0.22			
Incremental Delay d_2		258.2		110.4	0.4		0.9		2.3			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		293.7		132.4	17.0		26.8		29.4			
Lane Group LOS		F		F	B		C		C			
Approach Delay	293.7			67.7			28.1					
Approach LOS	F			E			C					
Intersection Delay	137.0			Intersection LOS			F					

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INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Edwards Rd & Selvitz Rd

Growth	4.87%
Peak Season =	1.12
Buildout Year =	2022
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	325	0	317	0	0	0	0	220	180	202	286	0
Peak Season Volume	**364**	**0**	**355**	**0**	**0**	**0**	**0**	**246**	**202**	**226**	**320**	**0**
Growth 2016 - 2022	120	0	117	0	0	0	0	81	67	75	106	0
Total Growth	**120**	**0**	**117**	**0**	**0**	**0**	**0**	**81**	**67**	**75**	**106**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**3**	**6**	**0**	**0**
Total	**486**	**0**	**476**	**0**	**0**	**0**	**0**	**327**	**271**	**307**	**426**	**0**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	222	0	272	0	0	0	0	303	252	232	299	0
Peak Season Volume	**249**	**0**	**305**	**0**	**0**	**0**	**0**	**339**	**282**	**260**	**335**	**0**
Growth 2016 - 2022	82	0	101	0	0	0	0	112	93	86	111	0
Total Growth	**82**	**0**	**101**	**0**	**0**	**0**	**0**	**112**	**93**	**86**	**111**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**3**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**2**	**4**	**0**	**0**
Total	**334**	**0**	**411**	**0**	**0**	**0**	**0**	**451**	**377**	**350**	**446**	**0**

3/19/2019 18:21

EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 1

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
07:00	0	0	0	0	0	63	60	0	0	36	0	50	0	0	63	43	315
07:15	0	0	0	0	0	55	67	0	0	77	0	73	0	0	52	33	357
07:30	0	0	0	0	0	62	80	0	0	58	0	66	0	0	64	54	384
07:45	0	0	0	0	0	57	72	0	0	99	0	92	0	0	47	47	414
Hr Total	0	0	0	0	0	237	279	0	0	270	0	281	0	0	226	177	1470
08:00	0	0	0	0	0	28	67	0	0	91	0	86	0	0	57	46	375
08:15	0	0	0	0	0	52	67	0	0	67	0	65	0	0	51	38	340
08:30	0	0	0	0	0	38	64	0	0	54	0	48	0	0	46	30	280
08:45	0	0	0	0	0	32	49	0	0	53	0	39	0	0	71	36	280
Hr Total	0	0	0	0	0	150	247	0	0	265	0	238	0	0	225	150	1275
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	51	65	0	0	66	0	71	0	0	80	55	388
16:15	0	0	0	0	0	61	79	0	0	50	0	70	0	0	83	56	399
16:30	0	0	0	0	0	60	69	0	0	53	0	67	0	0	71	73	393
16:45	0	0	0	0	0	51	84	0	0	53	0	67	0	0	70	67	392
Hr Total	0	0	0	0	0	223	297	0	0	222	0	275	0	0	304	251	1572
17:00	0	0	0	0	0	60	67	0	0	66	0	68	0	0	79	56	396
17:15	0	0	0	0	0	60	72	0	0	47	0	64	0	0	80	76	399
17:30	0	0	0	0	0	50	84	0	0	50	0	73	0	0	63	53	373
17:45	0	0	0	0	0	39	67	0	0	52	0	57	0	0	57	49	321
Hr Total	0	0	0	0	0	209	290	0	0	215	0	262	0	0	279	234	1489
TOTAL	0	0	0	0	0	819	1113	0	0	972	0	1056	0	0	1034	812	5806

EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
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PHONE (561)272-3255

Site Code : 00160174
Start Date: 08/24/16
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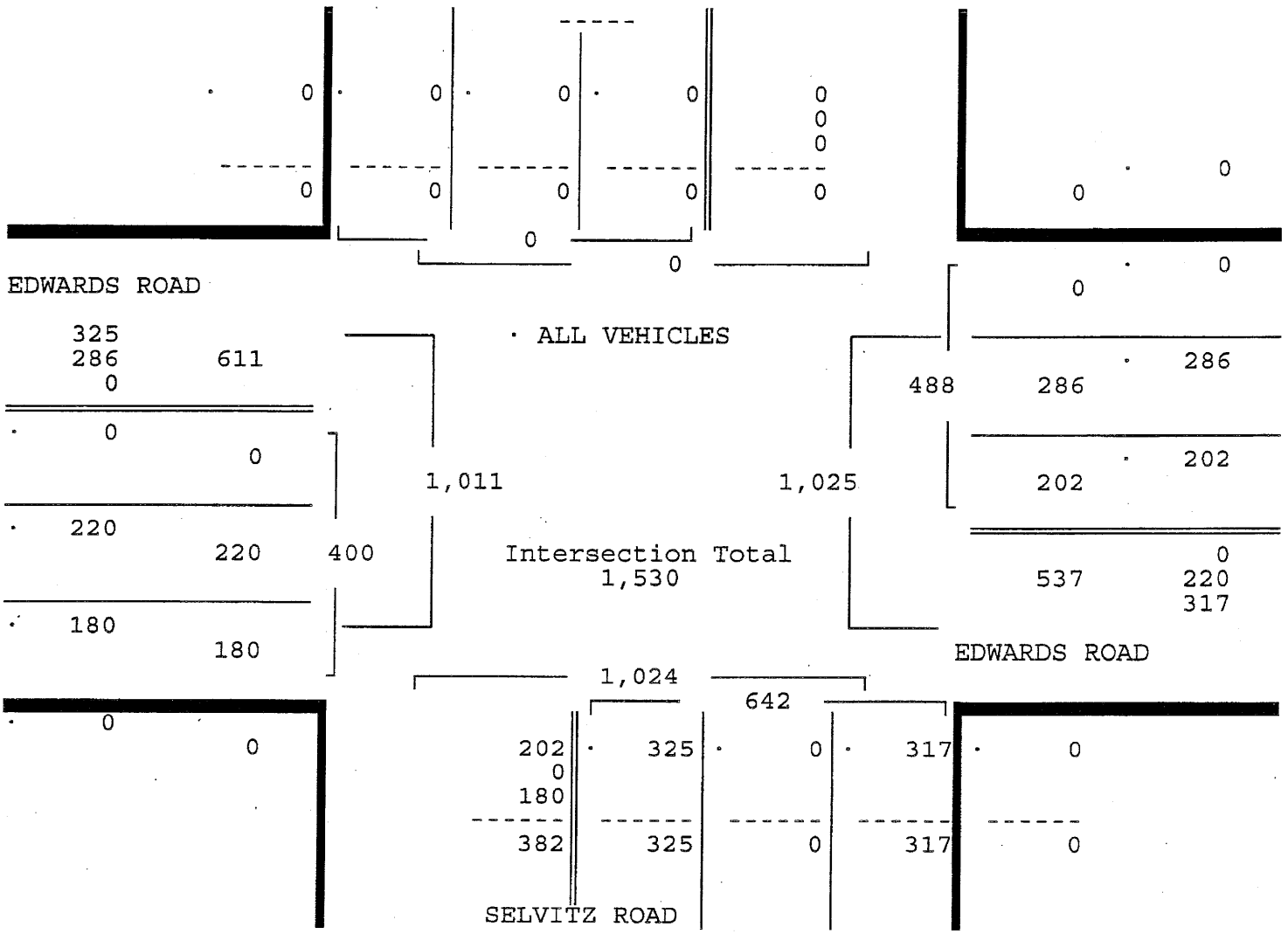
ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 08/24/16																	
Peak start 07:15					07:15				07:15				07:15				
Volume	0	0	0	0	0	202	286	0	0	325	0	317	0	0	220	180	
Percent	0%	0%	0%	0%	0%	41%	59%	0%	0%	51%	0%	49%	0%	0%	55%	45%	
Pk total	0				488				642				400				
Highest	07:00				07:30				07:45				07:30				
Volume	0	0	0	0	0	62	80	0	0	99	0	92	0	0	64	54	
Hi total	0				142				191				118				
PHF	.0				.86				.84				.85				



EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
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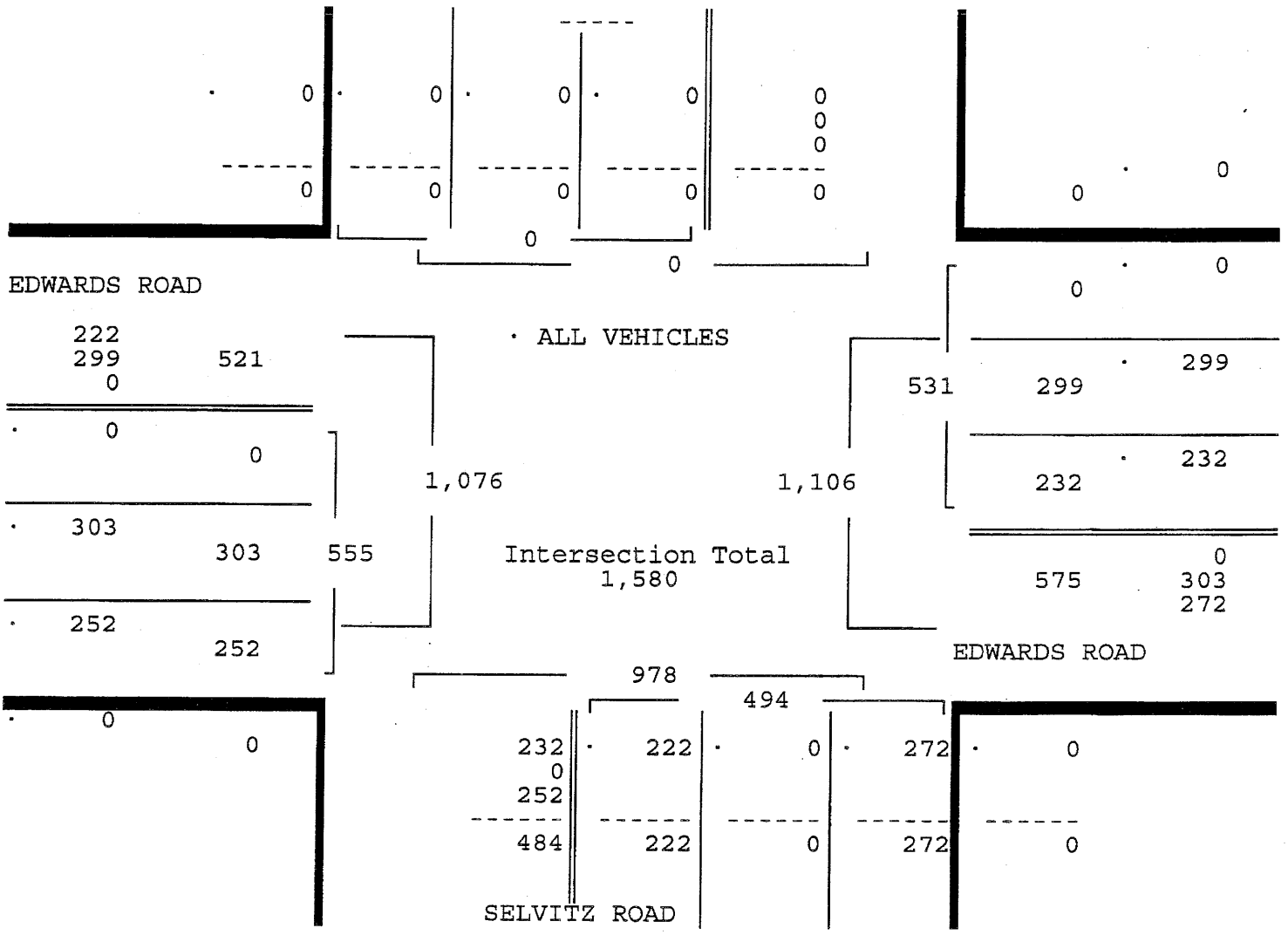
PHONE (561)272-3255

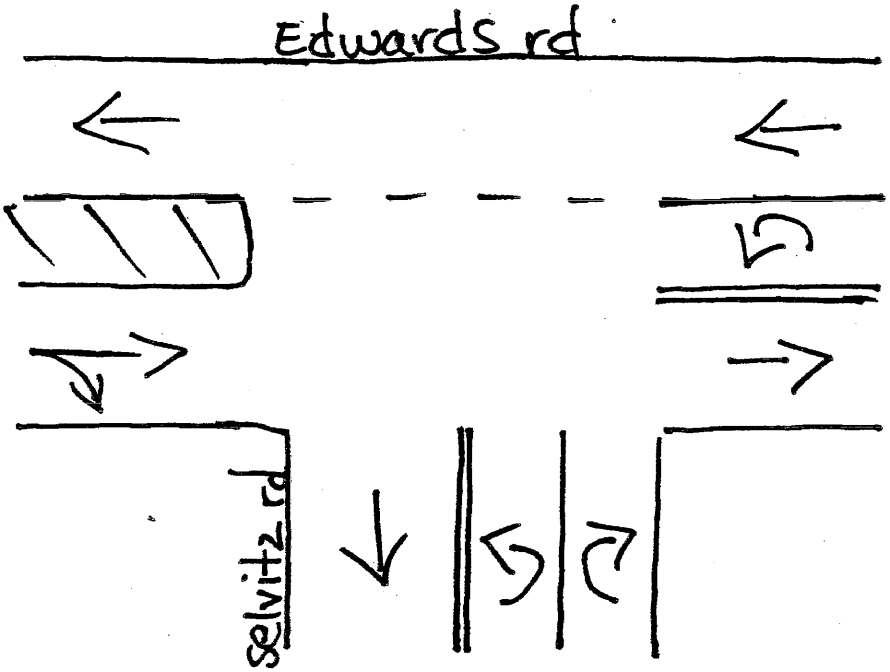
Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

ALL VEHICLES

	From North				From East				From South				From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 08/24/16																	
Peak start	16:15				16:15				16:15				16:15				
Volume	0	0	0	0	0	232	299	0	0	222	0	272	0	0	303	252	
Percent	0%	0%	0%	0%	0%	44%	56%	0%	0%	45%	0%	55%	0%	0%	55%	45%	
Pk total	0				531				494				555				
Highest	07:00				16:15				17:00				16:30				
Volume	0	0	0	0	0	61	79	0	0	66	0	68	0	0	71	73	
Hi total	0				140				134				144				
PHF	.0				.95				.92				.96				



North



Fort Pierce, Florida
August 25, 2016
drawn by: Luis Palomino
signalized

ST. LUCIE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	0.99	1.04
2	01/08/2017 - 01/14/2017	0.98	1.03
3	01/15/2017 - 01/21/2017	0.97	1.02
* 4	01/22/2017 - 01/28/2017	0.96	1.01
* 5	01/29/2017 - 02/04/2017	0.96	1.01
* 6	02/05/2017 - 02/11/2017	0.95	1.00
* 7	02/12/2017 - 02/18/2017	0.94	0.99
* 8	02/19/2017 - 02/25/2017	0.94	0.99
* 9	02/26/2017 - 03/04/2017	0.94	0.99
*10	03/05/2017 - 03/11/2017	0.93	0.98
*11	03/12/2017 - 03/18/2017	0.93	0.98
*12	03/19/2017 - 03/25/2017	0.94	0.99
*13	03/26/2017 - 04/01/2017	0.95	1.00
*14	04/02/2017 - 04/08/2017	0.95	1.00
*15	04/09/2017 - 04/15/2017	0.96	1.01
*16	04/16/2017 - 04/22/2017	0.97	1.02
17	04/23/2017 - 04/29/2017	0.98	1.03
18	04/30/2017 - 05/06/2017	0.99	1.04
19	05/07/2017 - 05/13/2017	1.00	1.05
20	05/14/2017 - 05/20/2017	1.01	1.06
21	05/21/2017 - 05/27/2017	1.02	1.07
22	05/28/2017 - 06/03/2017	1.03	1.08
23	06/04/2017 - 06/10/2017	1.04	1.09
24	06/11/2017 - 06/17/2017	1.05	1.11
25	06/18/2017 - 06/24/2017	1.06	1.12
26	06/25/2017 - 07/01/2017	1.06	1.12
27	07/02/2017 - 07/08/2017	1.07	1.13
28	07/09/2017 - 07/15/2017	1.07	1.13
29	07/16/2017 - 07/22/2017	1.07	1.13
30	07/23/2017 - 07/29/2017	1.06	1.12
31	07/30/2017 - 08/05/2017	1.06	1.12
32	08/06/2017 - 08/12/2017	1.05	1.11
33	08/13/2017 - 08/19/2017	1.05	1.11
34	08/20/2017 - 08/26/2017	1.06	1.12 ←
35	08/27/2017 - 09/02/2017	1.07	1.13
36	09/03/2017 - 09/09/2017	1.07	1.13
37	09/10/2017 - 09/16/2017	1.08	1.14
38	09/17/2017 - 09/23/2017	1.07	1.13
39	09/24/2017 - 09/30/2017	1.06	1.12
40	10/01/2017 - 10/07/2017	1.04	1.09
41	10/08/2017 - 10/14/2017	1.03	1.08
42	10/15/2017 - 10/21/2017	1.02	1.07
43	10/22/2017 - 10/28/2017	1.02	1.07
44	10/29/2017 - 11/04/2017	1.01	1.06
45	11/05/2017 - 11/11/2017	1.01	1.06
46	11/12/2017 - 11/18/2017	1.00	1.05
47	11/19/2017 - 11/25/2017	1.00	1.05
48	11/26/2017 - 12/02/2017	1.00	1.05
49	12/03/2017 - 12/09/2017	0.99	1.04
50	12/10/2017 - 12/16/2017	0.99	1.04
51	12/17/2017 - 12/23/2017	0.98	1.03
52	12/24/2017 - 12/30/2017	0.98	1.03
53	12/31/2017 - 12/31/2017	0.97	1.02

* PEAK SEASON

By-Phase Timing Data — Edwards Rd / Selvitz Rd

Direction	Phase 1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	7	15	0	7	7	15	0	0	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	0.0	5.0	5.0	5.0	6.0	0.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	5	0	0	0	0	0	0	0	0
Max 1	0	35	0	40	15	35	30	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	40	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Rezoning - FP Aggregate Facility

Staff Name: Brandon C. Creagan

Staff Signature: B C ,,

Date Mailed: 9-5-19

Number of Mailed Letters: 31

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 5, 2019

Dear Property Owner(s):

The property owner, **D.S.E. Holding, Inc**, & applicant/representative, 2GHO are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from St. Lucie County IH, Industrial Heavy to City of Fort Pierce PD, Planned Development in Fort Pierce, Florida. The Parcel ID is 2432-123-0001-000-8.

Legal Description: 32 35 40 THAT PART OF SEC MPDAF: FROM NW COR OF NE 1/4 OF SEC, TH N 8518 27 E ALG N LI OF SEC 690.53 FT, TH S 00 34 35 W 683.26 FT TO POB; TH CONT S 00 34 35 W 85.76 FT, TH N 87 33 45 E 685.15 FT, TH S 01 13 27 W 745.23 FT, TH N 89 54 55 W 2869.29 FT, TH N 00 56 43 E 289.36 FT, TH N 00 49 02 E 436.28 FT, TH N 00 47 37 E 110.02 FT, TH N 89 49 03 E 562.46 FT, TH S 00 10 58 E 45.12 FT, TH N 89 49 02 E 1626.43 FT TO POB (51.999 AC - 2,265,076 SF) (OR 4104-373)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, September 16, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it, so it is received by **5 p.m**. on **Monday, September 16, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Fort Pierce Aggregate Facility No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

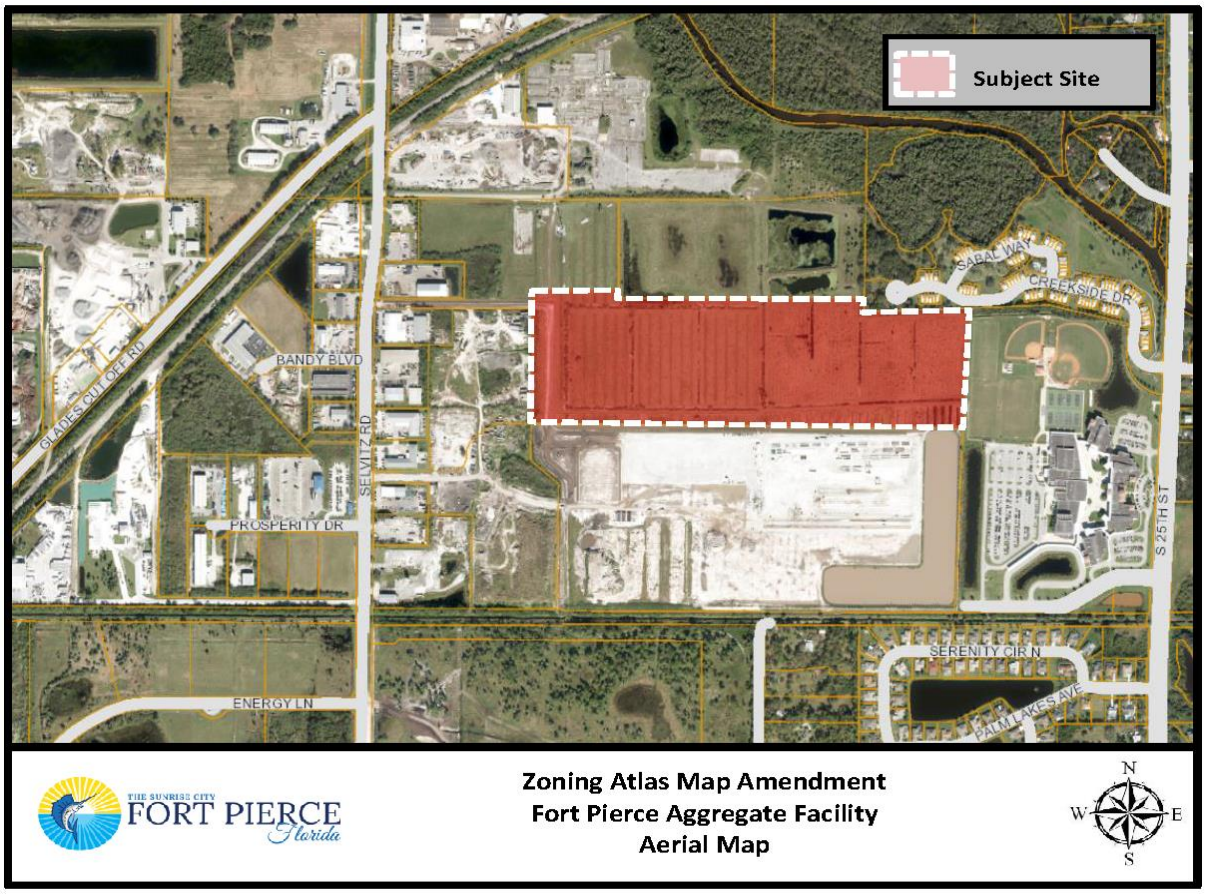
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@cityoffortpierce.com

Aerial Map

2432-123-0001-000-8



River Oaks At Ten Mile Creek HOA 1
1271 Robys Way
Palm City, FL 34990

Rita A Billisi 2
3932 Sabal Way
Fort Pierce, FL 34981-5117

Jose A Nunes 3
3934 Sabal Way
Fort Pierce, FL 34981-5117

Armando Gil 4
3927 Sabal Way
Fort Pierce, FL 34981-5118

Jacklyn P Freedman 5
3933 Sabal Way
Fort Pierce, FL 34981-5118

Brent Langlois 6
5224 Southwind Trail
Fort Pierce, FL 34951-3562

Beblessed LLC 7
501 NW Cornell Avenue
Port St Lucie, FL 34983

Kelvin Smith 8
2389 NE Ginger Terrace
Jensen Beach, FL 34957-6705

Juliette R Painter 9
108 Lakes End Drive, Unit Apt A
Fort Pierce, FL 34982-6771

Sarah Baker 10
2704 Creekside Drive
Fort Pierce, FL 34981-5116

Gisele Ogorek 11
11 Rue Des Capucines
34920 Le Cres 00000

Luis Alberto Mejia Basurco 12
169 Claude Monteverdi Street, Unit 501
Lima L-41

Heena Patel 13
2703 Creekside Drive
Fort Pierce, FL 34981-5116

Stephen T Younge (LF EST) 14
2701 Creekside Drive
Fort Pierce, FL 34981-5116

Antonio A Barros 15
39 Simcka Drive
South Windsor, CT 06074

Mosshaland Calixte 16
7631 Hampton Blvd
North Lauderdale, FL 33068-5587

Anthony Michael Piskor Jr 17
2612 Creekside Drive
Fort Pierce, FL 34981-5114

Judith A Rodriguez 18
2610 Creekside Drive
Fort Pierce, FL 34981-5114

Charles Herbert Bingham 19
1231 Lucaya Drive
Riviera Beach, FL 33404-6450

Mary C Robb 20
16030 S 27th Drive
Phoenix, AZ 85045

Barbara B Kaplowe 21
685 Pequot Avenue
New London, CT 06320-4229

Nathaniel Roderick Belcher 22
2605 Creekside Drive
Fort Pierce, FL 34946-4745

John E Cesar 23
525 SW Fairway Avenue
Port St Lucie, FL 34983-2905

John H Hague 24
2601 Creekside Drive
Fort Pierce, FL 34981-5115

School Board Of St Lucie Co Fl 25
501 NW University Blvd
Port St Lucie, FL 34986-2209

BHT of Florida 4008 LLC 26
5081 SW 48th ST; Unit Ste 103
Davie, FL 33314-4619

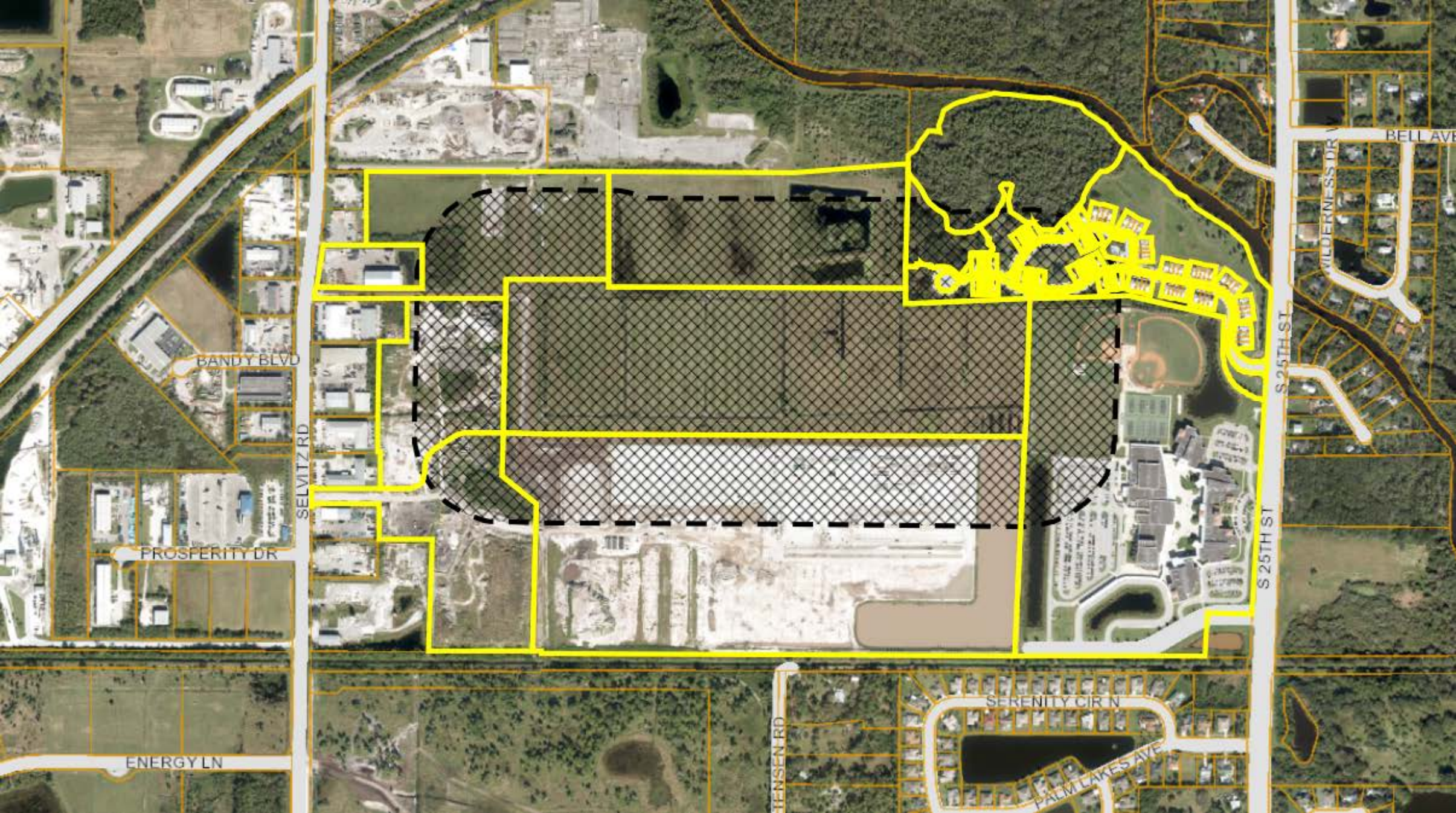
D S E Holdings Inc 27
1481 Kinetic Road
West Palm Beach, FL 33403-1911

George L Southworth (TR) 28
PO Box 16966
Tampa, FL 33687-6966

Waste Management Inc of Florida 29
7700 SE Bridge Road
Hobe Sound, FL 33455-9774

Bobby Johnson 30
4767 Selvitz Road
Fort Pierce, FL 34981-4806

PRECAST SPECIALITIES LLC 31
3850 E Lake Mary Blvd
Sanford, FL 32773-6609


BANDY BLVD
SELVITZ RD
PROSPERITY DR
ENERGY LN
S 25TH ST
BELL AVE
SERENITY CIR N
PALM LAKES AVE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - FP Aggregate Facility

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: 9-5-2019

NOTICE BY SIGNS: 9-6-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/2019

City Commission Regular Meeting **12. I.**

Meeting Date: 09/16/2019

Re: Final Plat - FP Aggregate Facility - 2432-123-0001-000-8

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, D.S.E. Holdings, Inc, & applicant/representative Emily O'Mahoney of 2GHO, Inc to subdivide 52.00 acres of land between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road in Fort Pierce, FL. The property is zoned St. Lucie County IH, Industrial Heavy. Parcel ID: 2432-123-0001-000-8.

SUMMARY:

- In conjunction with the Zoning Atlas Map Amendment application, pursuant to Chapter 18, the applicant is also requesting review and approval of a Final Plat for 52 acres of property.
- All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.
- The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

RECOMMENDATION:

Approve with Conditions

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Documentation & Supporting Documents
Applicant Presentation & Supporting Documents

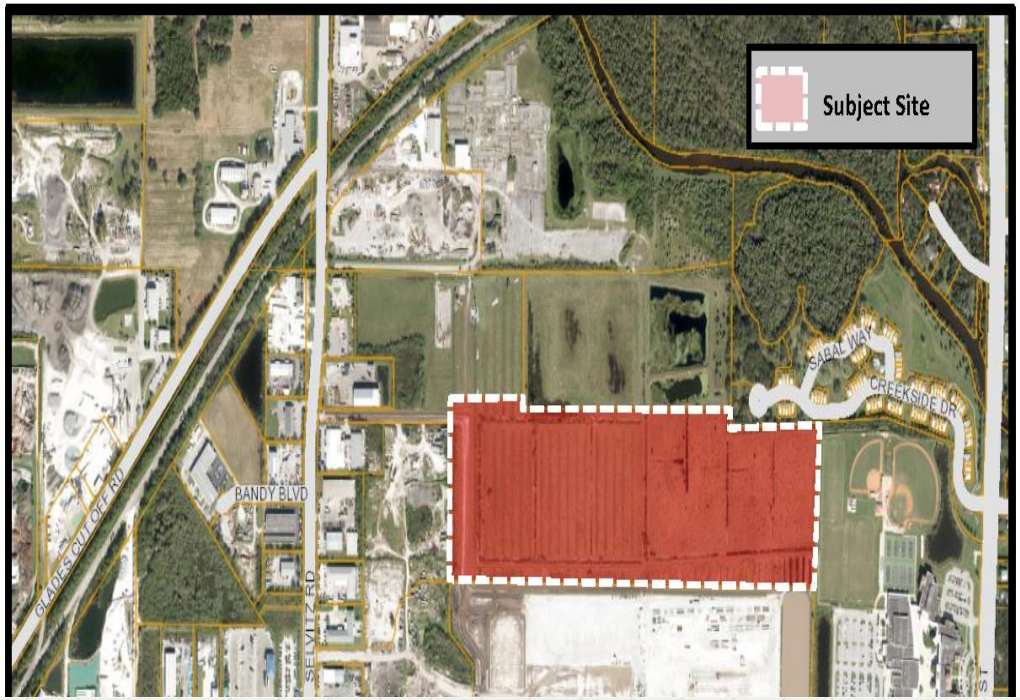
Applicant Packet Submitted to City
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:37 AM

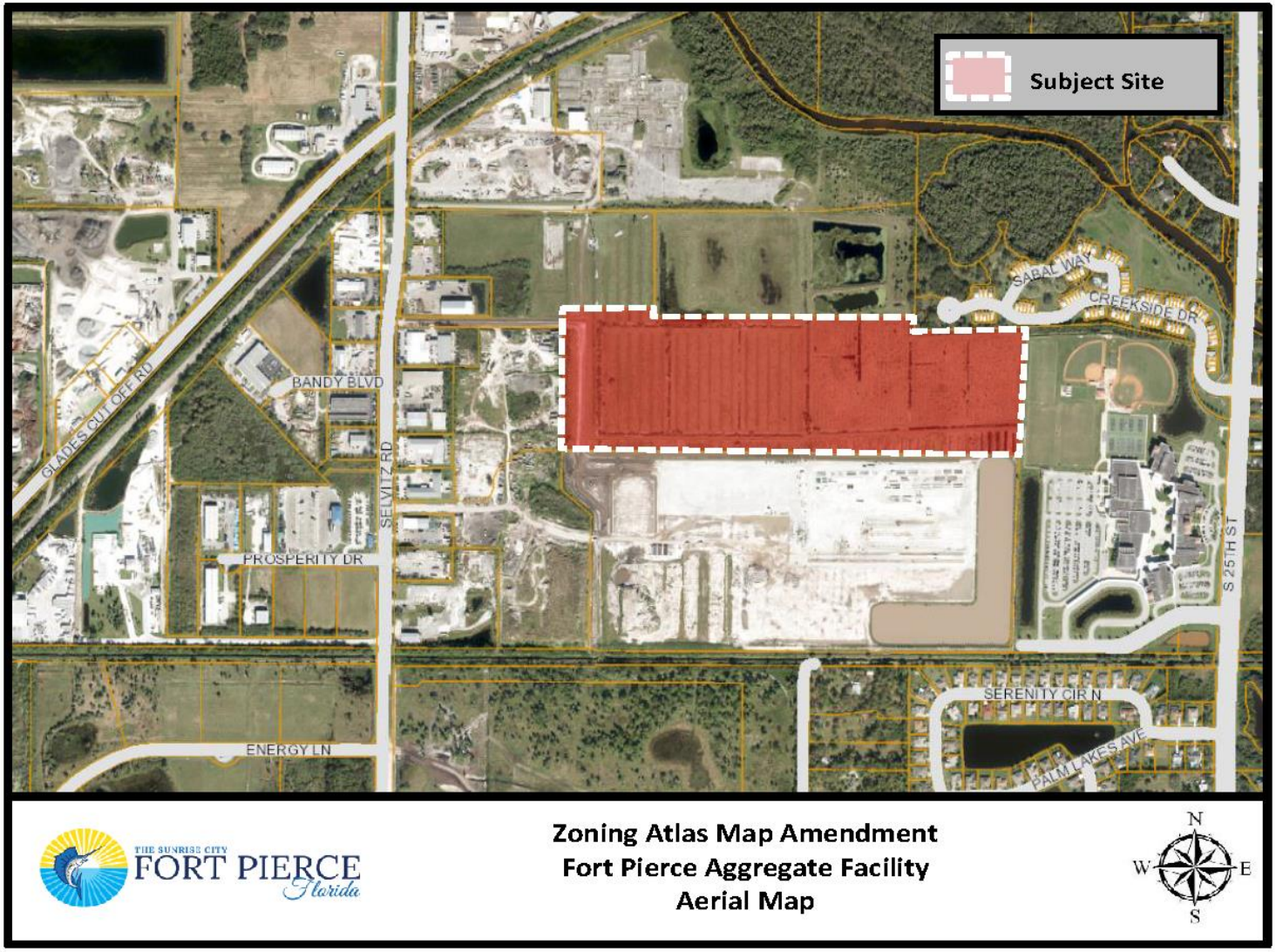
Form Started By: Brandon Creagan
Started On: 09/06/2019 12:11 PM
Final Approval Date: 09/10/2019

Application for Zoning Atlas Map Amendment & Final Plat

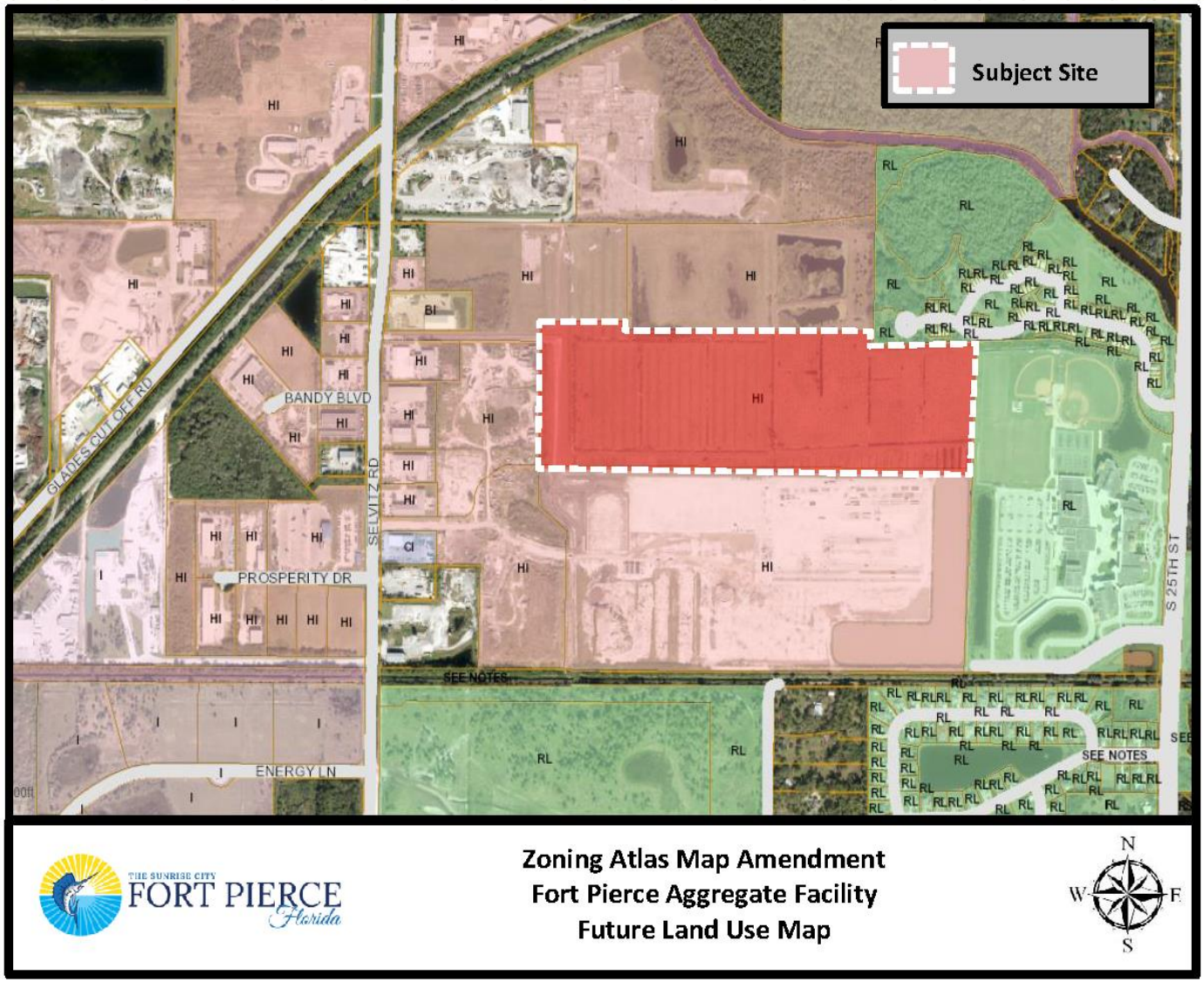


Parcel ID: 2432-123-0001-000-8

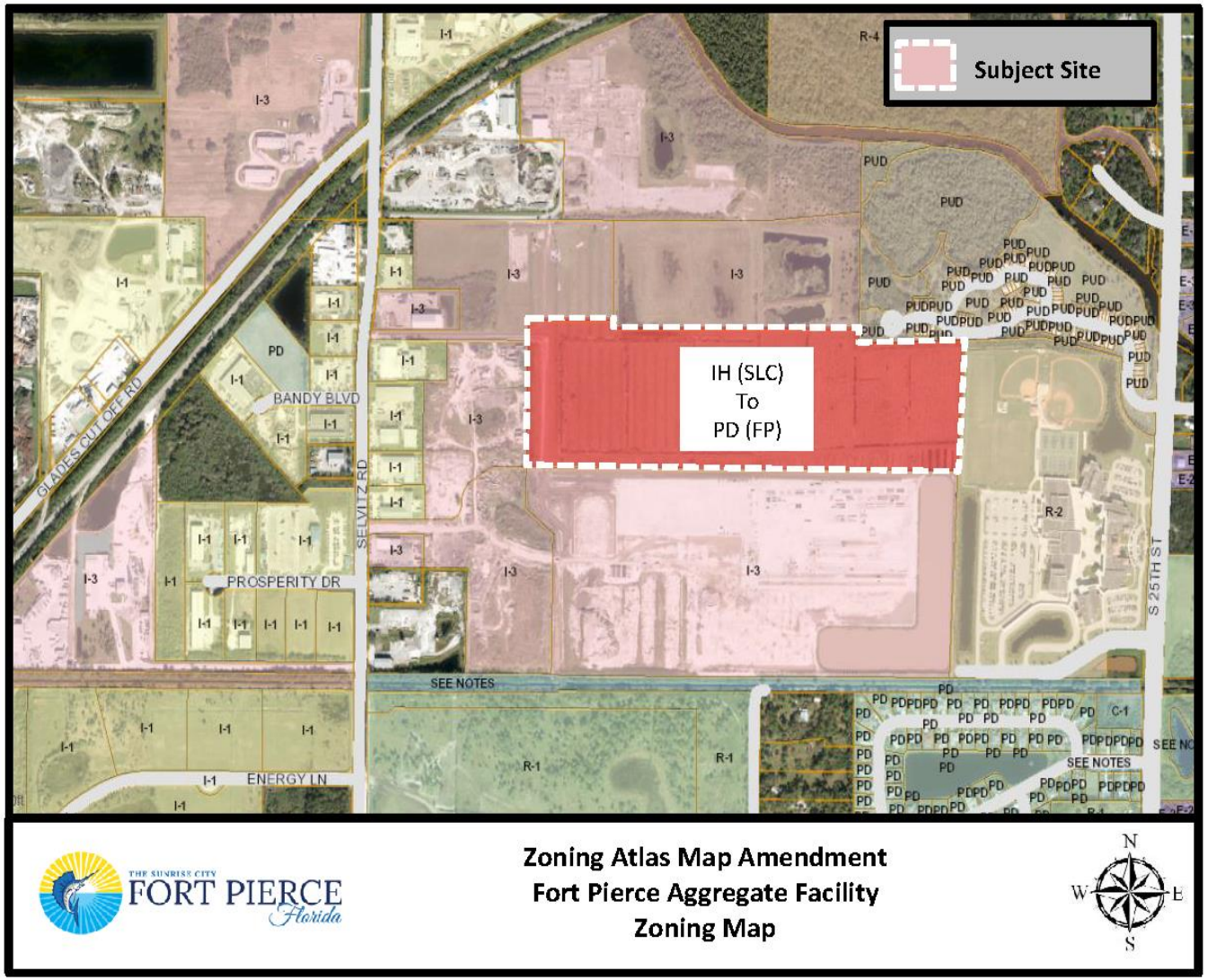
Aerial Map


Subject Site
SABAL WAY
CREEKSIDE DR
BANDY BLVD
GLADES CUT OFF RD
SELVITZ RD
PROSPERITY DR
S 25TH ST
SERENITY CIR N
PALM LAKES AVE
ENERGY LN
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map


Subject Site
IH (SLC)
To
PD (FP)
BANDY BLVD
PROSPERITY DR
ENERGY LN
SELVITZ RD
GLADES CUT OFF RD
S 25TH ST
SEE NOTES
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map
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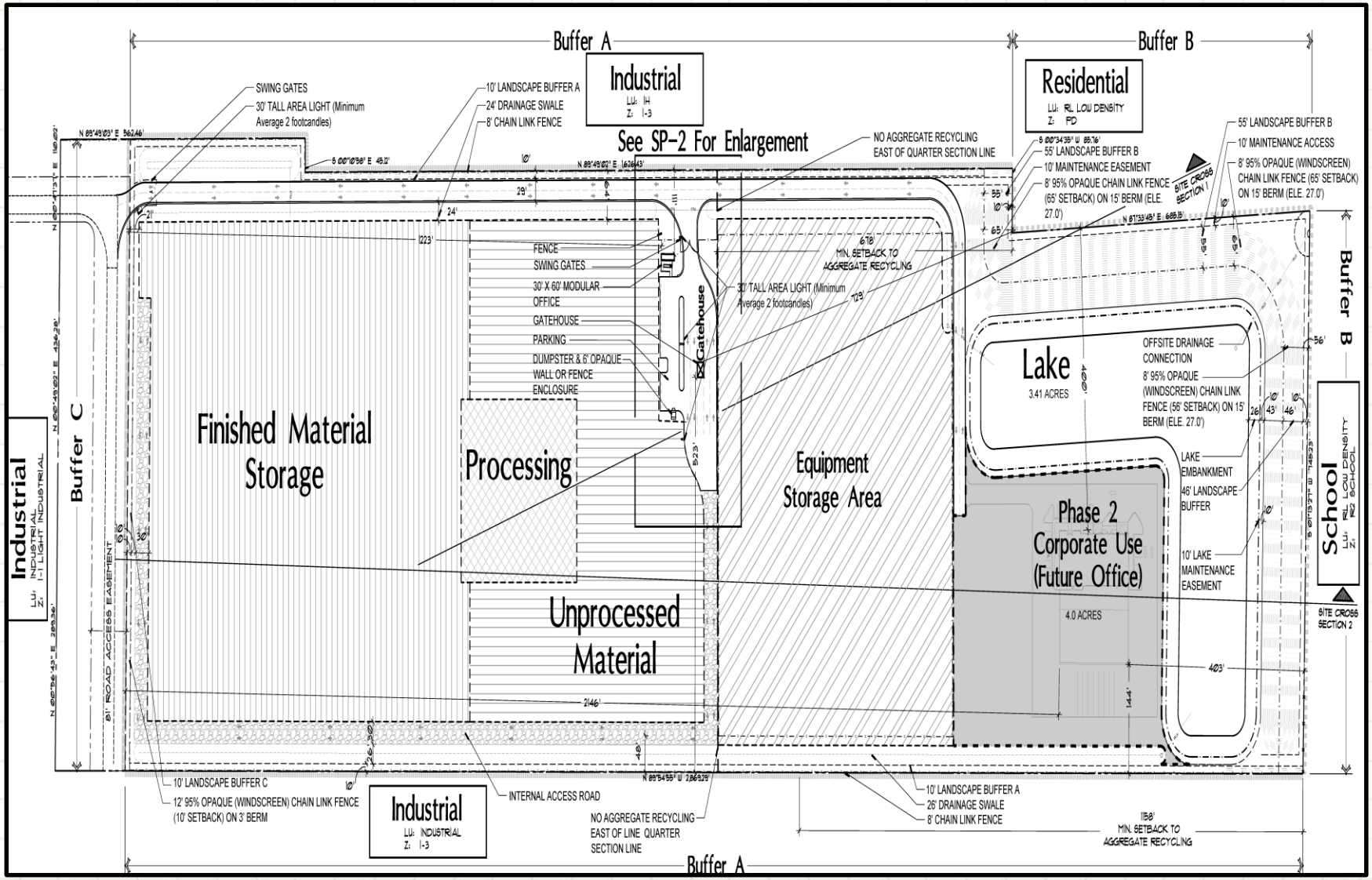
Zoning Atlas Map Amendment

Rezoning property from IH, Industrial Heavy (SLC) to PD, Planned Development (FP) with an associated development plan

- Staff recommends **Approval** with eleven (11) conditions
  - ❑ The Planning Board voted 5-0 to recommend approval with 11 conditions
  - ❑ The Future Land Use is Heavy Industrial & the operation requested is only suitable for a Heavy Industrial zone.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


Buffer A
Buffer B
Buffer C
Industrial
LU: IH
Z: I-3
Residential
LU: RL LOW DENSITY
Z: PD
See SP-2 For Enlargement
SWING GATES
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
10' LANDSCAPE BUFFER A
24' DRAINAGE SWALE
8' CHAIN LINK FENCE
NO AGGREGATE RECYCLING EAST OF QUARTER SECTION LINE
55' LANDSCAPE BUFFER B
10' MAINTENANCE EASEMENT
8' 95% OPAQUE CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
10' MAINTENANCE ACCESS
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
SITE CROSS SECTION 1
FENCE
SWING GATES
30' X 60' MODULAR OFFICE
GATEHOUSE
PARKING
DUMPSTER & 6' OPAQUE WALL OR FENCE ENCLOSURE
678' MIN. SETBACK TO AGGREGATE RECYCLING
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
Gatehouse
Finished Material Storage
Processing
Equipment Storage Area
Unprocessed Material
Lake
3.41 ACRES
OFFSITE DRAINAGE CONNECTION
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (56' SETBACK) ON 15' BERM (ELE. 27.0')
LAKE EMBANKMENT
46' LANDSCAPE BUFFER
10' LAKE MAINTENANCE EASEMENT
Phase 2 Corporate Use (Future Office)
4.0 ACRES
School
LU: RL LOW DENSITY
Z: SCHOOL
SITE CROSS SECTION 2
Industrial
LU: INDUSTRIAL
Z: I-1 LIGHT INDUSTRIAL
81' ROAD ACCESS EASEMENT
10' LANDSCAPE BUFFER C
12' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (10' SETBACK) ON 3' BERM
INTERNAL ACCESS ROAD
Industrial
LU: INDUSTRIAL
Z: I-3
NO AGGREGATE RECYCLING EAST OF LINE QUARTER SECTION LINE
10' LANDSCAPE BUFFER A
26' DRAINAGE SWALE
8' CHAIN LINK FENCE
158' MIN. SETBACK TO AGGREGATE RECYCLING
Buffer A

Staff Recommendation

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** with the following eleven (11) conditions:

1. The height of staked materials shall not exceed 25 feet.
2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.
3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).
4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.
5. No melting or burning of any materials shall take place on site.

Staff Recommendation

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the Zoning Atlas Map Amendment to PD with no changes.
    - Planning Board voted 5-0 to recommend approval with 11 conditions.
    - Staff recommends APPROVAL with seven (11) Conditions
- **APPROVE** of the proposed Zoning Atlas Map Amendment to PD with changes or additional Conditions.
- **DISAPPROVE** of the proposed Zoning Atlas Map Amendment to PD.

Final Plat

Final Plat for a Subdivision titled “D.S.E Holdings.”

- Staff recommends **Approval** of the request.
  - ❑ Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

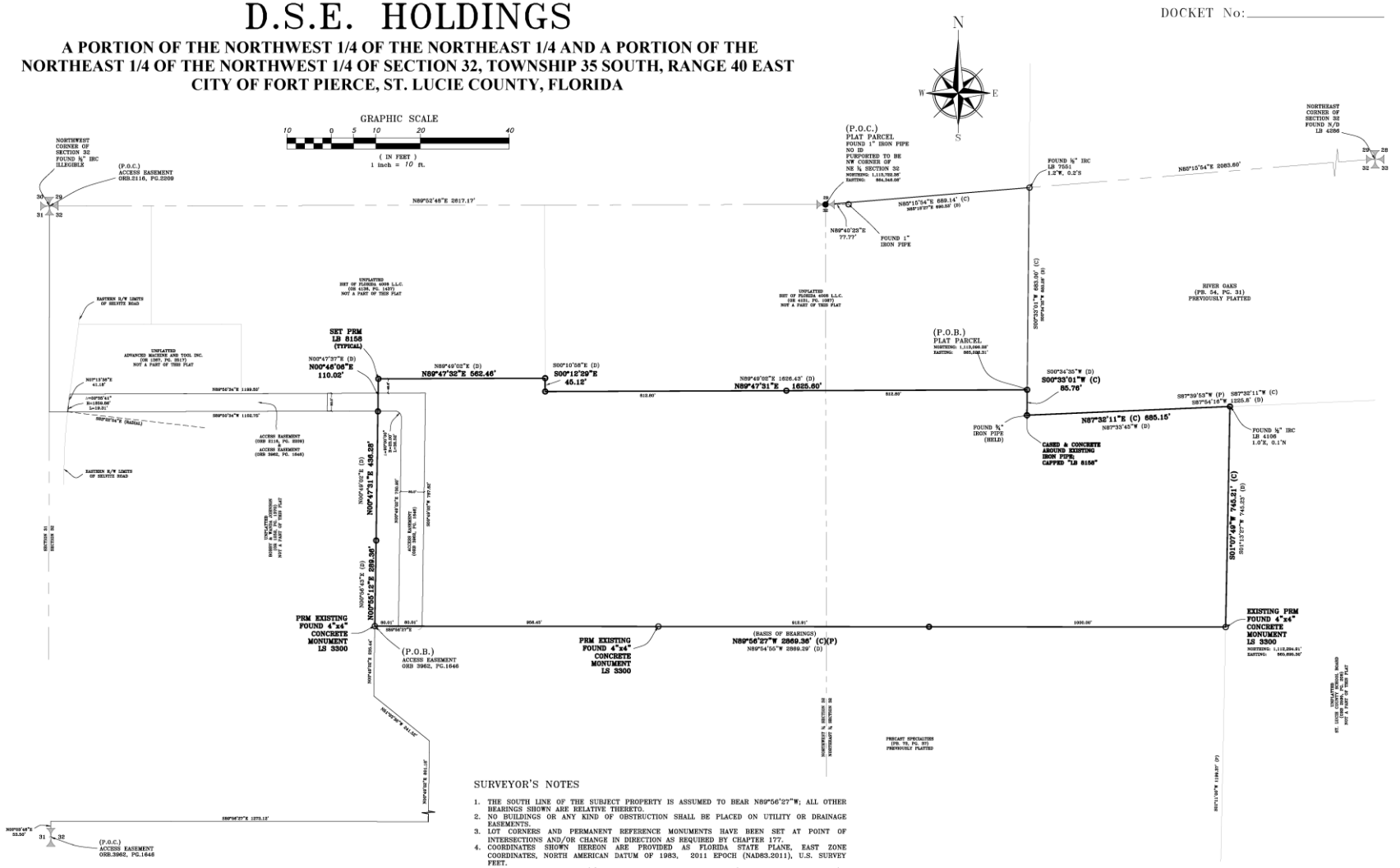
Plat

PLAT BOOK:_____ PAGE:_____

DOCKET No:_____

D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
4. COORDINATES SHOWN HEREON ARE PROVIDED AS FLORIDA STATE PLANE, EAST ZONE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 EPOCH (NAD83.2011), U.S. SURVEY FEET.
5. THIS PLAT CONTAINS ONE (1) LOT WITH AN AREA OF 52.0 ACRES (2,264,730.46 SQUARE FEET).
6. ABBREVIATIONS AND SYMBOLS USED AS FOLLOWS:

(P) PLAT DATA
CM CONCRETE MONUMENT
IRC IRON ROD & CAP
LB LICENSED BUSINESS
N/D NAIL AND DISK
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT

○ 4"x4" CONCRETE MONUMENT WITH N/D "LB 8156"

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158

Staff Recommendation

Staff **APPROVAL** to the City Commission, subject to one (1) Condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Final Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Final Plat with changes
- **DISAPPROVE** of the proposed Final Plat.

Application for Zoning Atlas Map Amendment & Final Plat

Parcel ID: 2432-123-0001-000-8

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Zoning Atlas Amendment (Rezoning)**
IH, Industrial Heavy (County) to PD, Planned Development (City)
Application for Subdivision (Final Plat)
FP Aggregate Recycling Facility – 2432-123-0001-000-8

BOARD DATE: September 16, 2019

STAFF REPORT

Property Owner/Applicant: D.S.E. Holdings Inc.
1483 Kinetic Road
West Palm Beach, FL 33403

Representative: 2GHO (Emily O'Mahoney)
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Requested Action: Approval to rezone the subject property from Industrial Heavy (IH), (St. Lucie County Zoning) to Planned Development (PD), (City of Fort Pierce Zoning) with an accompanying development plan

Approval of a Final Plat

Site Location: Between Glade Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road

Parcel IDs: 2432-123-0001-000-8

Existing Use: Vacant

Parcel Size: 52 Acres

Current Zoning: Industrial Heavy (IH) – St. Lucie County Zoning

Future Land-Use Heavy Industrial (HI)

Proposed Zoning: Planned Development (PD)

Surrounding Zoning:

North	East	South	West
I-3/PD	R-2	I-3	I-3

Staff Analysis:
Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County Heavy Industrial (HI) to City of Fort Pierce Planned Development (PD). The land size for the project is approximately 52 acres.

In conjunction with the Zoning Atlas Map Amendment application, pursuant to Chapter 18, the applicant is also requesting review and approval of a Final Plat for 52 acres of property.

History

The subject site, in addition to seven other parcels, was annexed into the City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street that were identified as being contiguous to the municipal boundary. As such, these parcels were corresponding to FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH zoning classification by St. Lucie County at the time of annexation. However, the City Code did not include a heavy industrial zoning classification until several years after annexation in December of 2008 via Ordinance L-63. The property was originally annexed into the City as I-1. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property reverted back to its original zoning with St. Lucie County of IH in 2011 through Ordinance L-226. The purpose of this reversion was that it was deemed that the City zoning that was given to the parcel in 2004 was incorrect. Even though the City had a Heavy Industrial Zoning designation by 2011, it could not assign this zoning district to the parcel because it did not exist at the time of annexation in 2004. The only option was to return to the previous zoning that was in place in 2004. This places the onus on any future property owners to go through the City's rezoning process in order to allow the property to be used for its intended purpose.

Future Land Use Designation & Comprehensive Plan

The subject site has a Future Land Use designation of HI. This designation is intended for parcels suitable for industrial development to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum Floor Area Ratio (FAR) of 2.0.

The requested zoning designation and proposed development plan are consistent with the Future Land Use Element of the Comprehensive Plan.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(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.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and Future Land Use designation of HI. Furthermore, the amendment will not have an adverse an effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Planned Development Overview:

The Applicants are seeking a PD to operate a facility that will be known as the "Fort Pierce Industrial Aggregate Recycling Facility." The uses of this facility will be office, warehouse, and a recycling center. The recycling facility will be used for unused and retired concrete and asphalt materials. The project will be developed in two phases, with the recycling facility portion being Phase 1 and the office/warehouse facility being Phase 2 of the project. During Phase 1, a small office will be utilized as the applicant has indicated there is not an immediate need for a full office complex at this time.

The applicant has stated that the site plan is laid out in such a way that the storing and processing of aggregate materials is as far away as possible from any residential structures or the adjacent school. Between the stored material and the residential buildings/school, there will be an equipment storage area, the future office complex, and a retention pond. All of these areas will act as separate buffers from the residential buildings and the school. To further this buffer, the applicant is providing a heavy landscaping buffer and opaque fencing along all areas of the property that it shares with the residential and school properties. This particular landscape buffer ranges between 33 feet to 42 feet in width. The standard requirement for a landscape buffer in the City is 10 feet, and the applicant is providing more than the requirement in an attempt to mitigate any potential impacts of the development on adjacent property owners.

The applicants are requesting as part of the subject PD that the outdoor storage of materials be stacked as high as 30 feet tall. Staff opposes this request and has placed a condition that the outdoor storage of material comply with a maximum height of 15 feet, as outlined in City Code 22-67(e)(5). With the close proximity to a school and residential communities, Staff would not recommend increasing the height above what City Code currently allows in other commercial and industrial zoning districts.

The applicants have provided a dust control plan and expressed that they have almost 30 years of experience in operating a facility like this without a dust problem. A watering truck will be kept on site to keep all areas moistened to prevent excess dust from occurring. The specialized recycling equipment also uses a water feature to prevent the creation of dust.

The hours of operation for the site will be Monday through Friday, from 7am to 7pm, with the concrete recycling portion of the development occurring Monday through Thursday and maintenance and repairing of equipment taking place on Fridays. Saturdays are reserved for either recycling or maintenance activities.

Technical Review Committee:

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

Planning Board:

The Planning Board at their meeting on August 13, 2019 and voted 5-0 to recommend approval of the request with 11 conditions. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Public Notification:

Thirty-one letters were sent out to property owners within 500 feet of the subject property. There have not been any letters returned and an update will be given at the City Commission meeting.

Staff Recommendation:

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 and 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** of the request with the following 11 conditions.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.

5. No melting or burning of any materials shall take place on site.

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

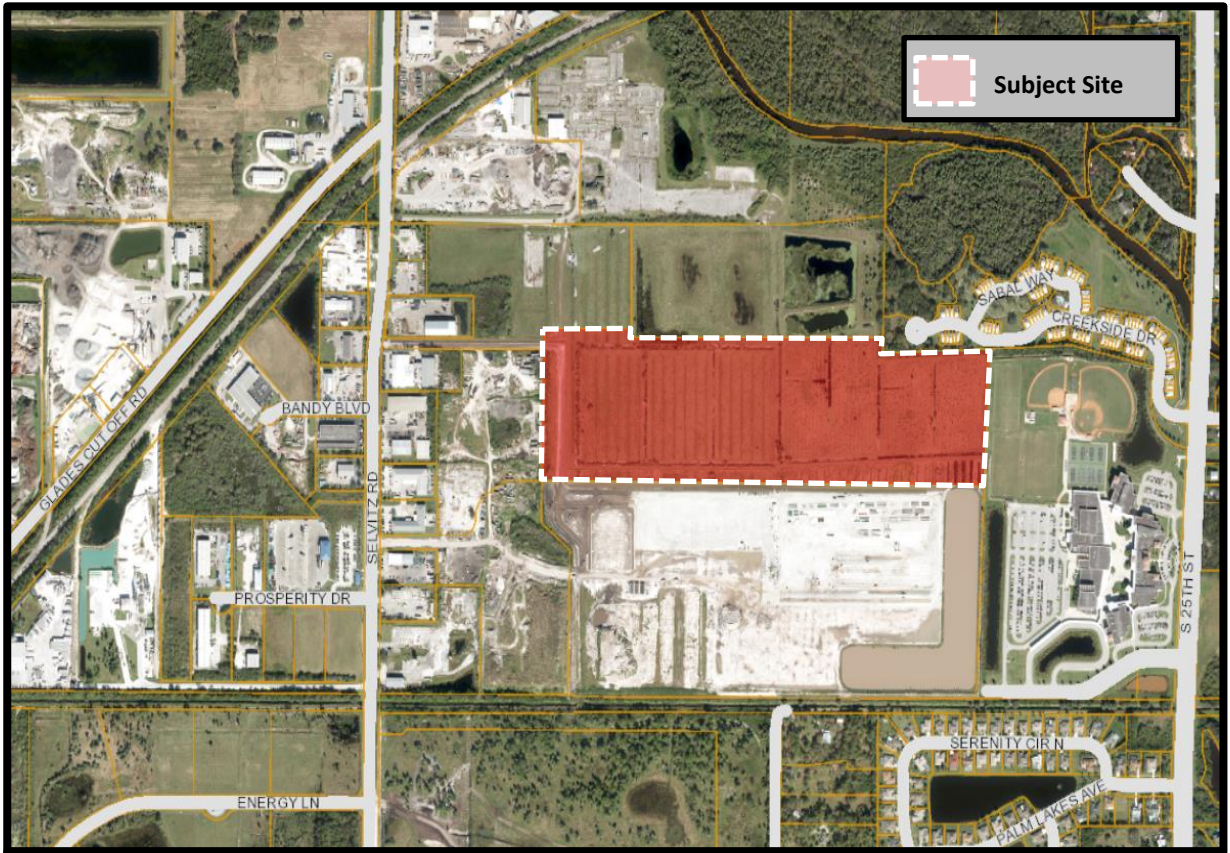
10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

Staff Recommendation: Final Plat

The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



THE SUNRISE CITY FORT PIERCE Florida

Final Plat
Fort Pierce Aggregate Facility
Aerial Map

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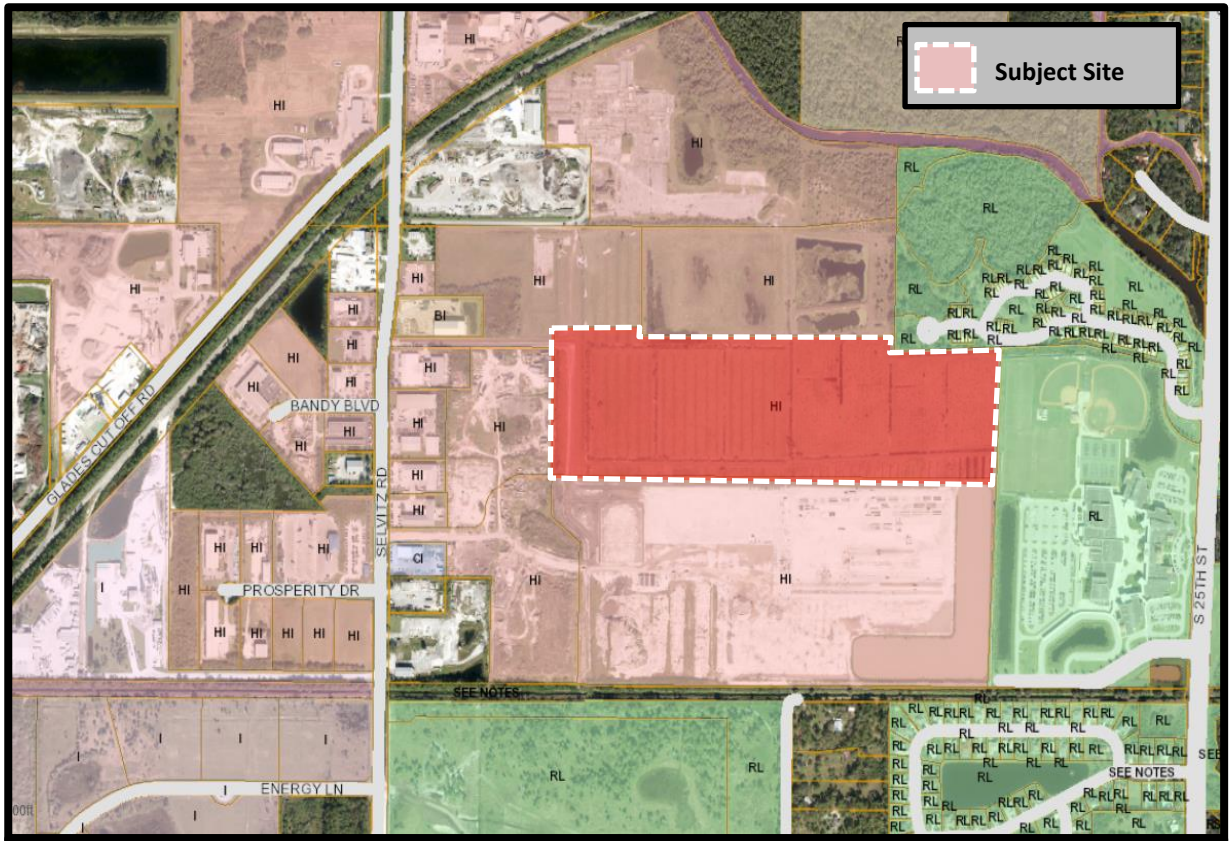

THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
Fort Pierce Aggregate Facility
Future Land Use Map

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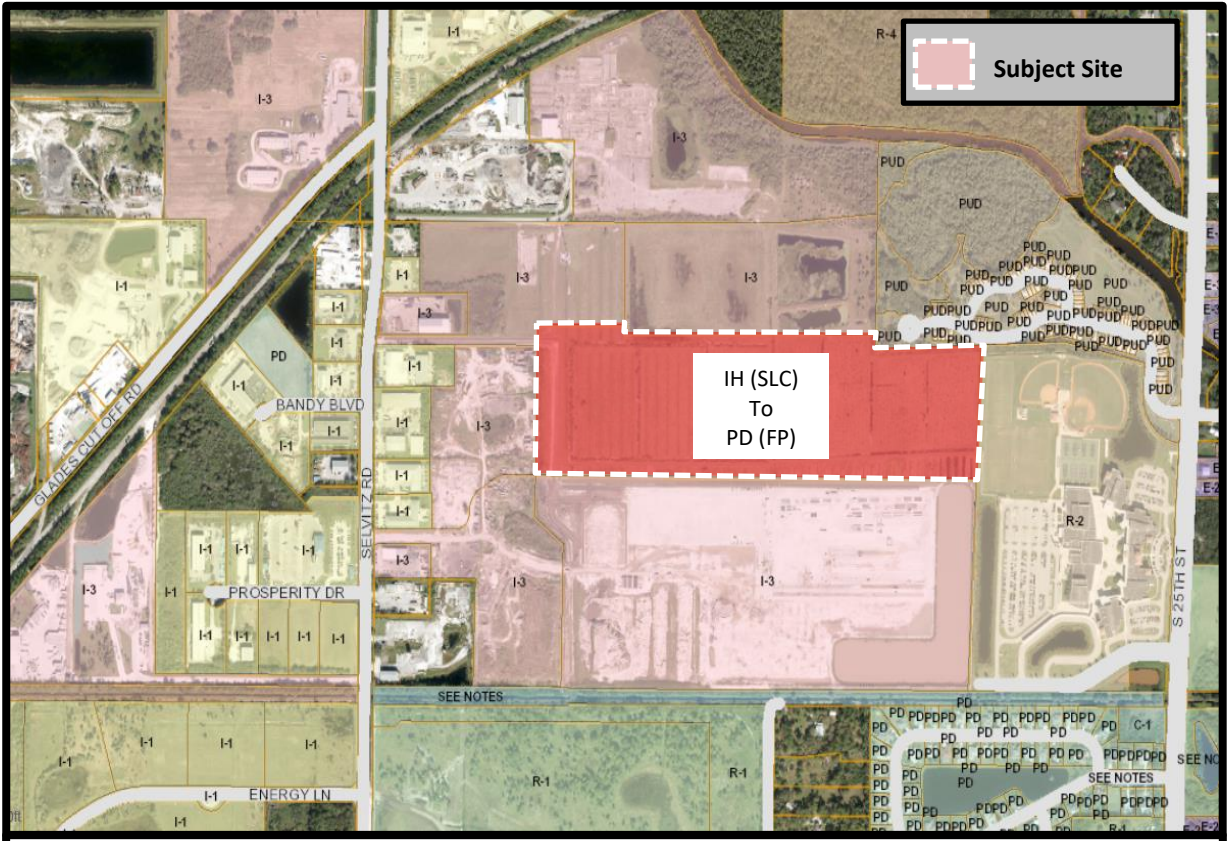

THE SUNRISE CITY
FORT PIERCE
Florida

Final Plat
Fort Pierce Aggregate Facility
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
JUN 04 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : D.S.E. Holdings Final Plat
3896 Selvitz Road
TRC No. 19-09000003

DATE : June 4, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 31, 2019:

- [x] Final Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w/ Conditions
- [ ] Do not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Final Plat
- [ ] C/O

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

- [x] See attached for conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. **Advisory Comment:** Prior to City Commission approval the appropriate PRM inspection shall be conducted with NorthStar Geomatics.
2. **Advisory Comment:** Prior to City Commission approval update sheet 1 of 2, under the heading of "Certification of City's Reviewing Surveyor", revise the word *CERTIFIES* to read *CERTIFIED*.

JRA/TST/tst

TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : D.S.E. Holdings Final Plat
3896 Selvitz Road
TRC No. 19-09000003

Date : May 16, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Final Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Final Plat
- [ ] 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 comments

Q:\ENGINEERING\Site Development Projects\D\DSE Holdings\Final Plat and PD\Submittal No. 1 - 050219\Plat Comments - 051619.docx

ENGINEERING COMMENTS:

1. Please make the following modifications to the submitted plat:
    a. Sheet 1 of 2 – Add the City Attorney's Certification
    b. Sheet 1 of 2 – Under the description revise the bearing noted as N 87°33'45" E to match the bearing identified on Sheet 2 of 2 which identifies the bearing as N 87°33'45 W
    c. Sheet 1 of 2 – Under the City Commission Certificate revise the plat from preliminary to final.
    d. Sheet 1 of 2 – Remove the reference to Preliminary as stamped at the bottom of the page.
    e. Sheet 1 of 2 – Rename the "Certification of City Surveyor" to read "Certification of City's Reviewing Surveyor".
    f. Sheet 1 of 2 – Under the Certification of City Surveyor, update the surveyor's name to Gregory S. Fleming, Florida Registration No. 4350, City of Fort Pierce.
2. Advisory Comment: Additional review comments may be forthcoming once the City's reviewing surveyor has completed his review. His review of the plat will commence once review fees have been paid, see attached invoice.

JRA/TST/tst

TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

NORTHSTAR GEOMATICS

SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
5/13/2019	6356

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

NS Proj # / Location	P.O. Number:	Terms
19-029		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Professional Plat Review and PRM Inspection --- D.S.E. Holdings Plat		1,200.00	1,200.00

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

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
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: 5/13/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
2. A review of the traffic report may be required by an outside consultant at the cost of the applicant.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

Application for a Zoning Atlas Map Amendment and Final Plat for the construction and operation of a Concrete Aggregate Recycling Facility located at 3896 Selvitz Road. The property is zoned St. Lucie County IH, Industrial Heavy with a City of Fort Pierce Future Land Use of HI, Heavy Industrial. The property size is approximately 52 acres. The rezoning would seek to change the zoning to City of Fort Pierce PD, Planned Development. The Final Plat would seek to plat the property as this property has been split off more than once from the former parent tract and platting is required per Chapter 18 of the Fort Pierce City Code and Florida State Statue Chapter 177.

Review Comments

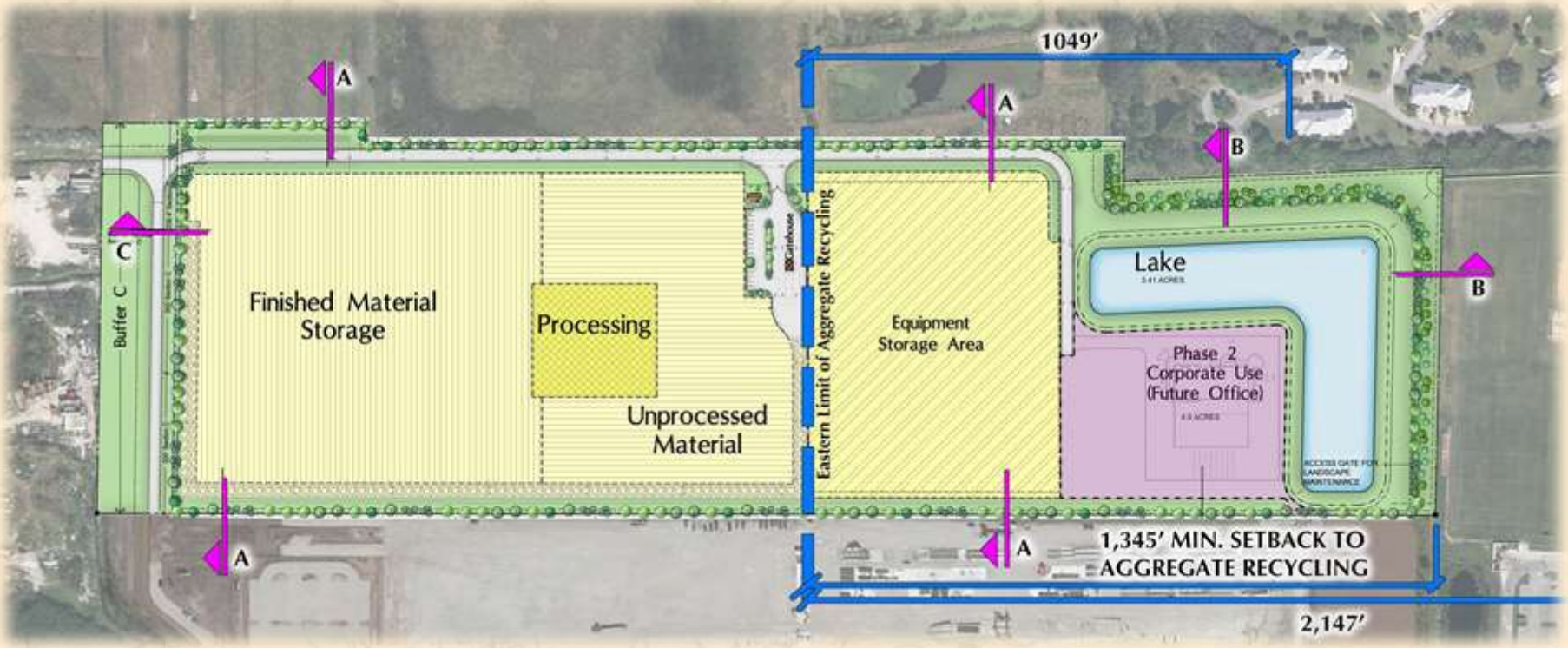
Thank you for providing responses to previous comments and notes. The redesigned development plan presents notable improvements in layout and orientation, with adjacent uses.

General Notes:

- The City may encouraged to use an alternative to chain link fence with an opaque screen or appropriate conditions applied to maintenance.
- The small modular office facility (permanent) is encouraged to meet any applicable design review guidelines.
- In the absence of the property featuring any roadway/street frontage, the City may consider requesting the applicant detail this waiver/deviation as part of the proposed PD, Planned Development.
- The Traffic Report references TPO counts for 2017, whereas the 2018 counts may be available. Is the TPO standard evaluation for this project, 1-mile (used) or 2-miles? The City of Fort Pierce may consider any vested or committed trips from the LTC Ranch Project to review potential impacts.
- The landscape plan (current or revised) could not be located within the transmitted packet.

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

Ft. Pierce Industrial Aggregate Recycling Facility Planned Development



DSE Holdings

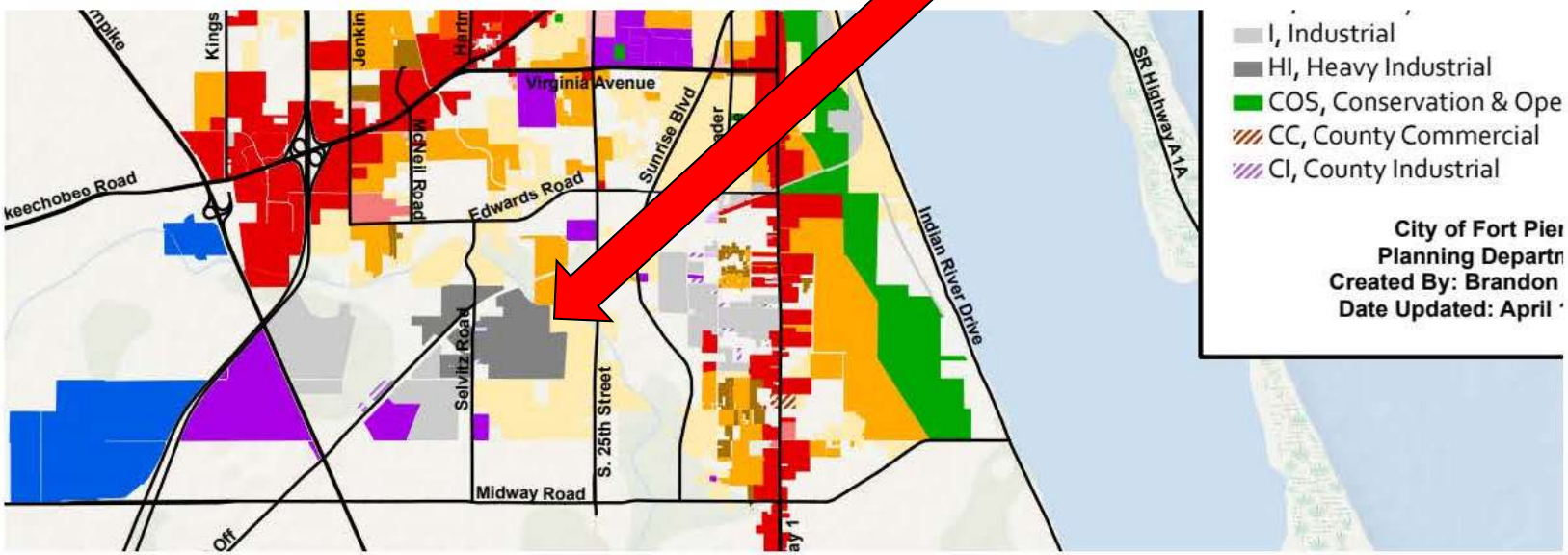
Our Family





Our Story

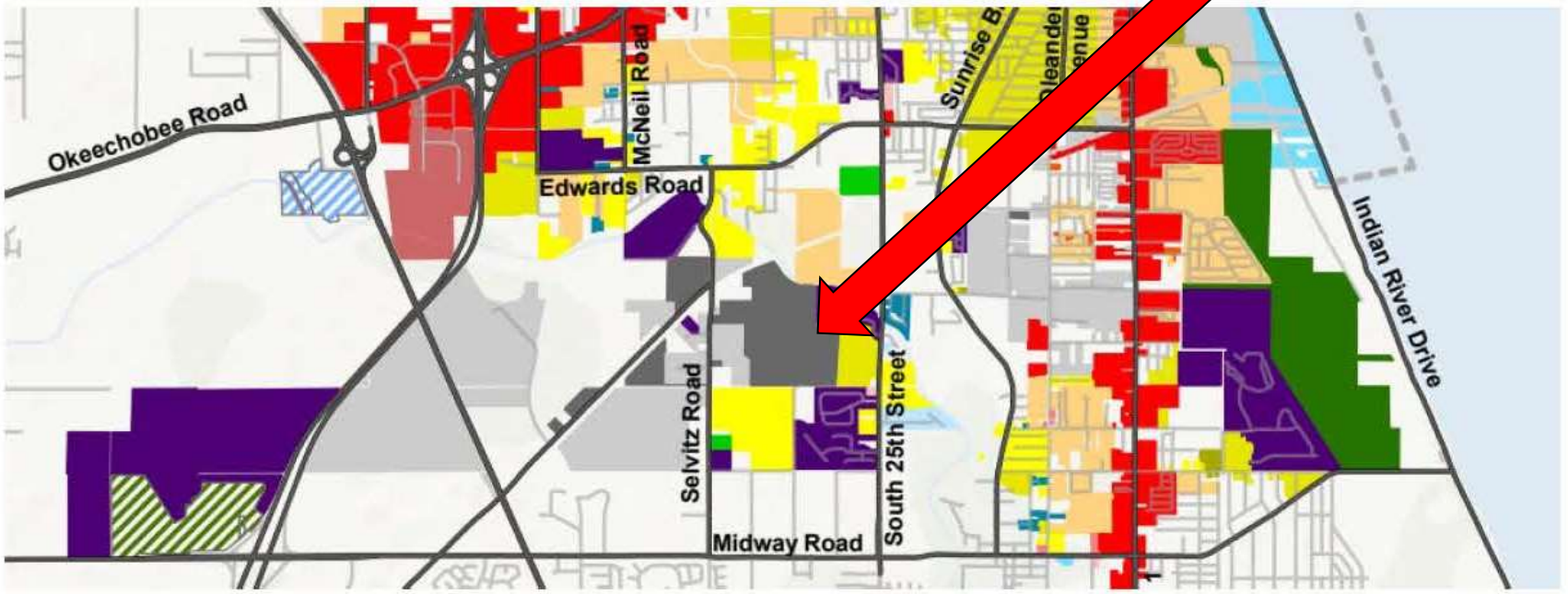
- 2017 - DSE Holdings looked for a piece of land with Heavy **Industrial** FLU & Zoning in Ft. Pierce



Future land use 2019

Our Story

- 12/19/2017 - Zoning Confirmation from the City - *a 31 page document*



Zoning Map 2019

Our Story

- DSE Holdings – bought property in 03/02/2018



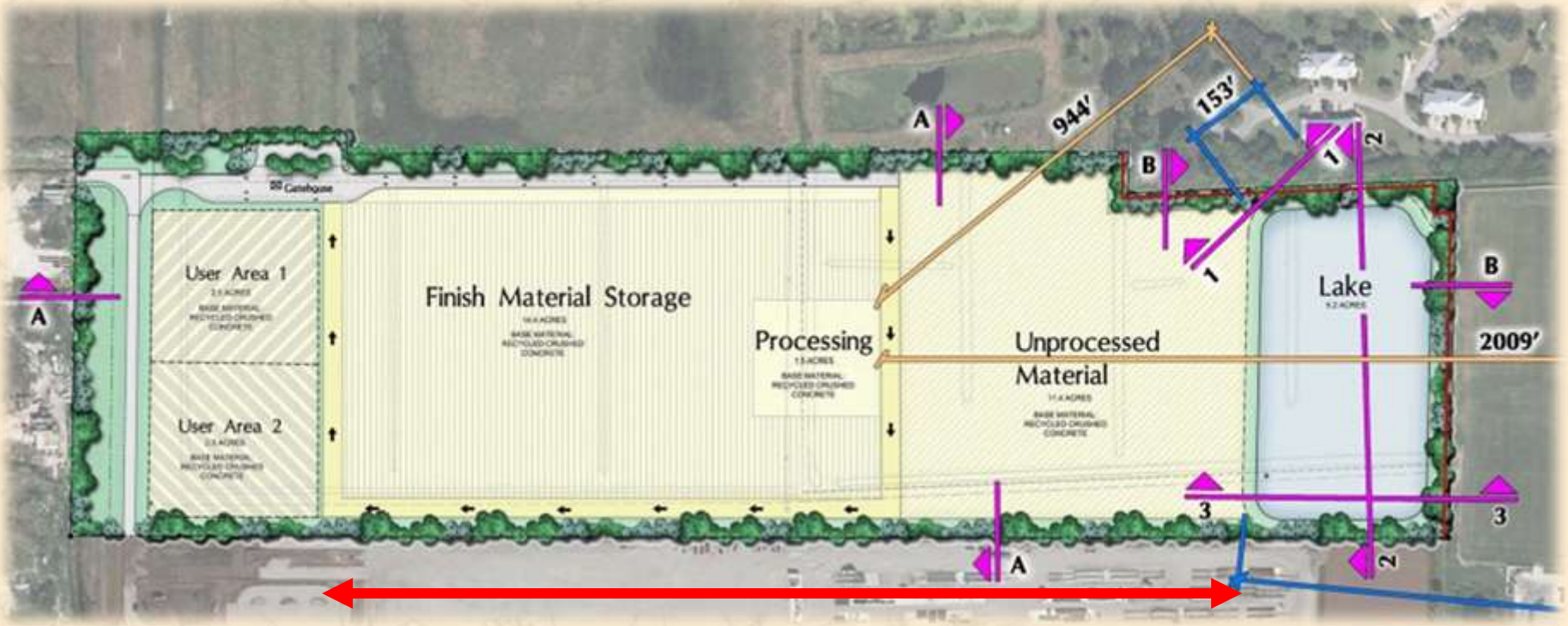
Our Story

- In an Industrial Area



Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



Our Story

- Neighborhood Public Workshop – 01/20/19

  We listened and acted to:

  - Moved the recycling to the west
  - Increased the buffer height and density



Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019

  in prep for Planning and Zoning Hearing –July 9, 2019



Our Story

- Planning and Zoning Hearing – July 9, 2019 POSTPONED
- 2nd set of DOORHANGERS 8/6/19



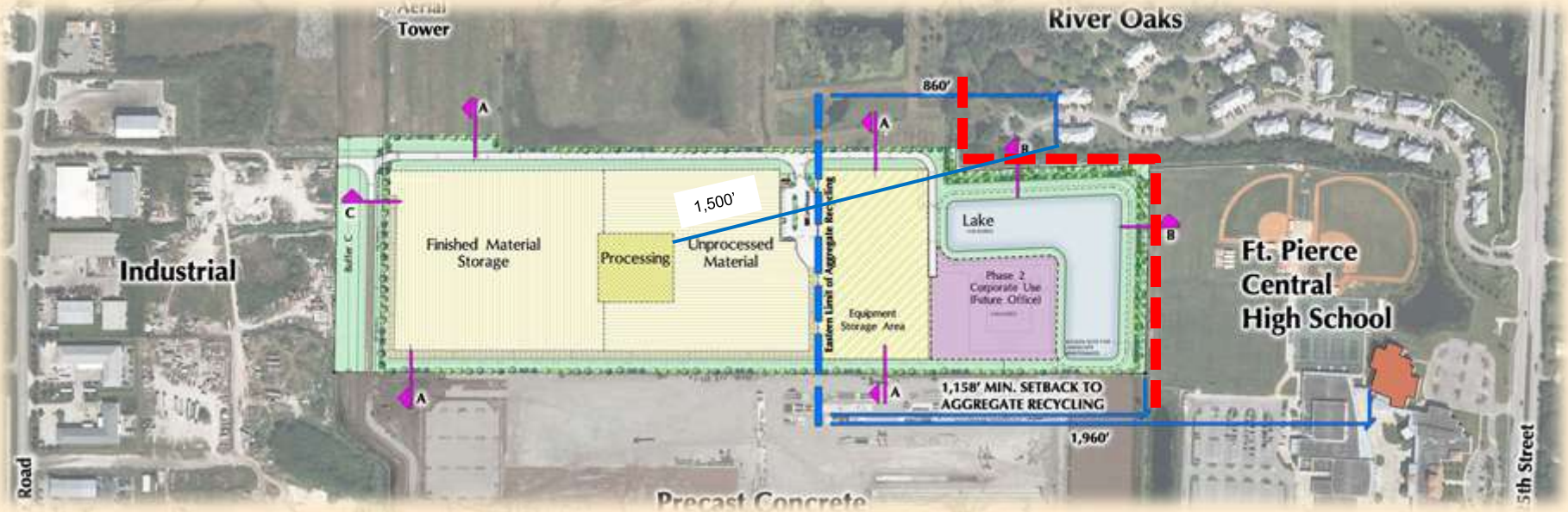


Version 2

P&Z Meeting – 08/13/2019

Increased Buffers

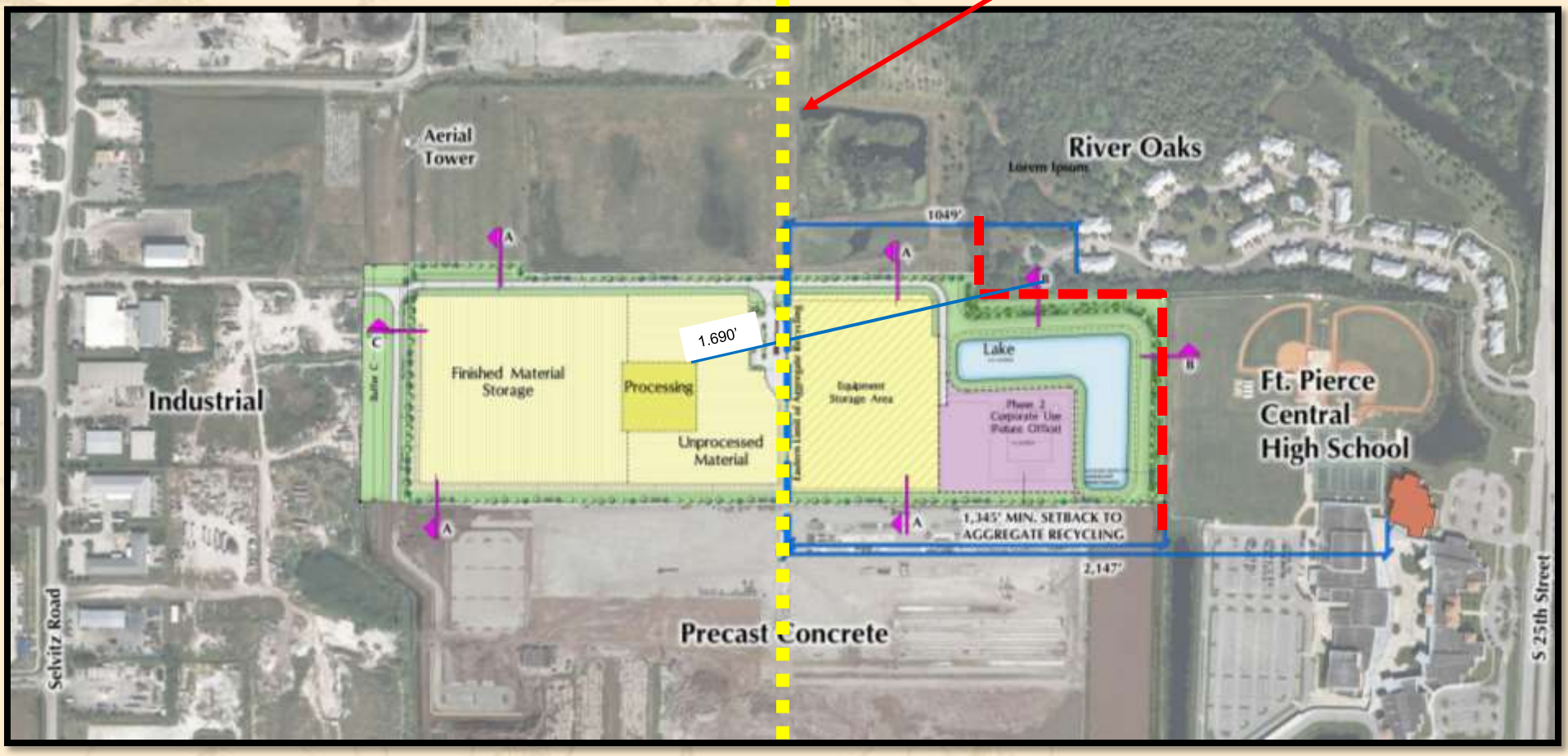
Separation of aggregate recycling



Project Request

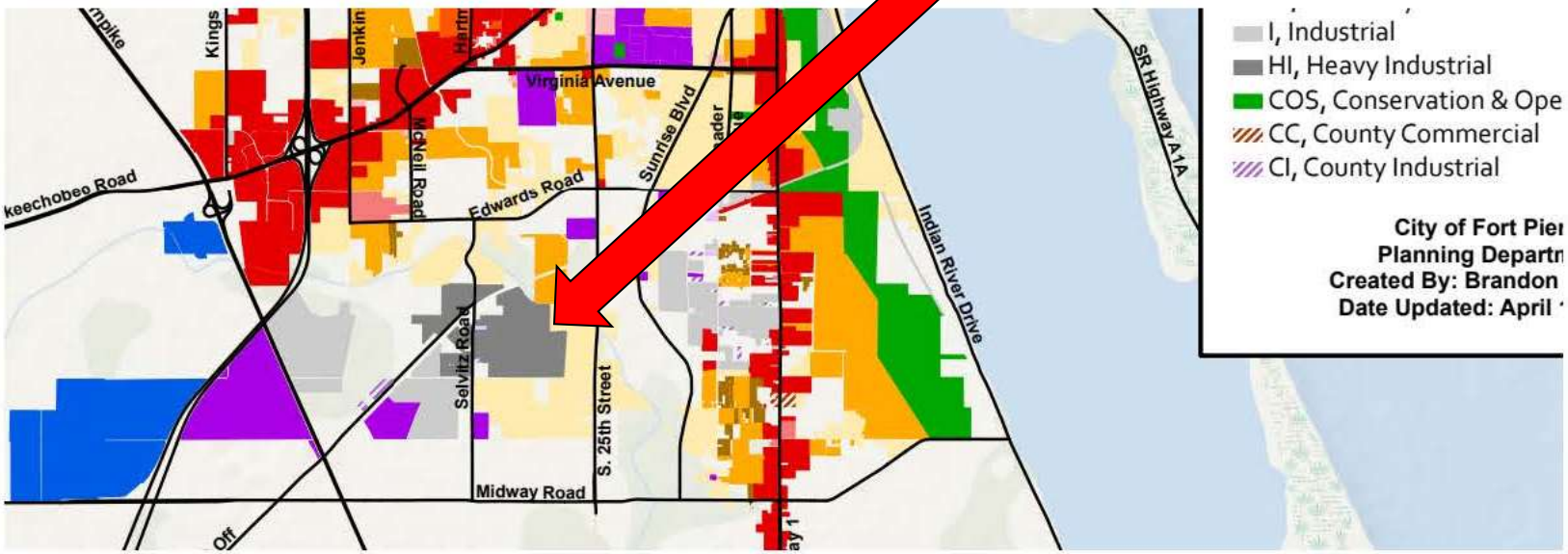
- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
  - Includes a request to have outdoor storage of materials at 25 feet;
  - Hours of operation – 7am to 7pm Monday through Saturday, and;
  - Modified buffers to increased screening to residential & high school uses

Aerial



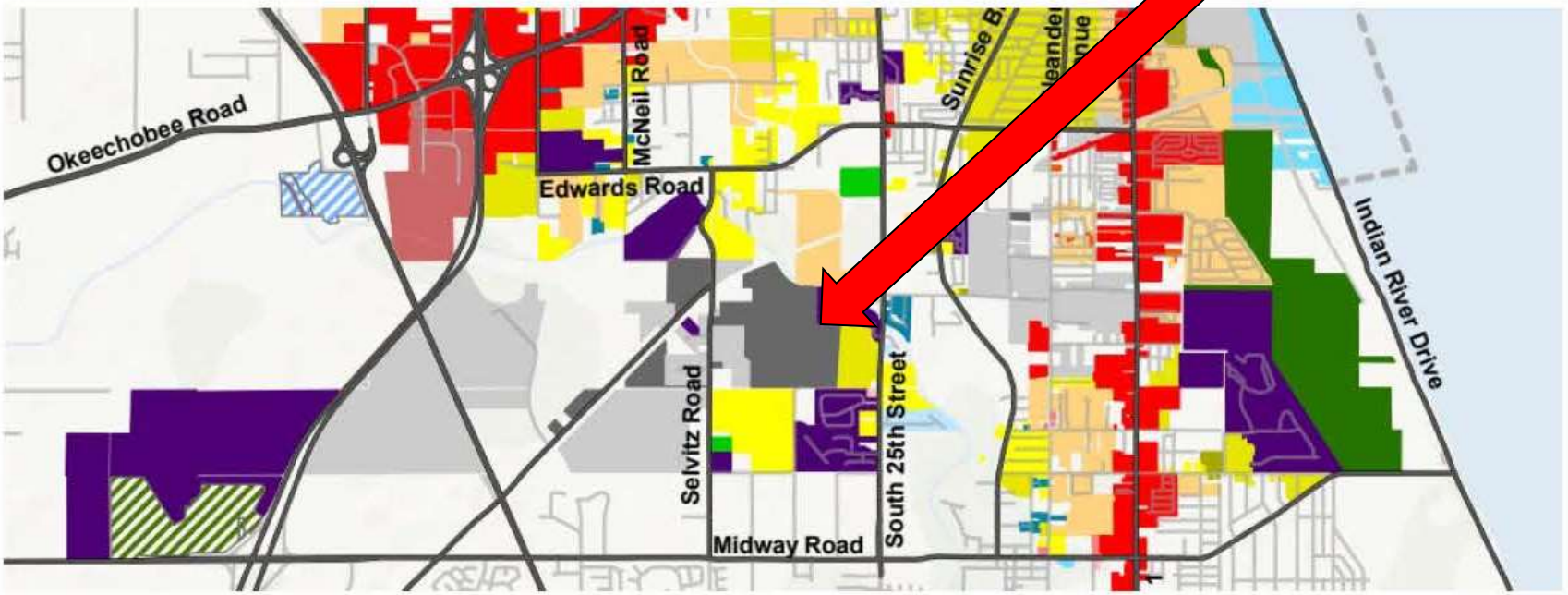
Moved Recycling 188’ west to ¼ Section Line

Fort Pierce Land Use



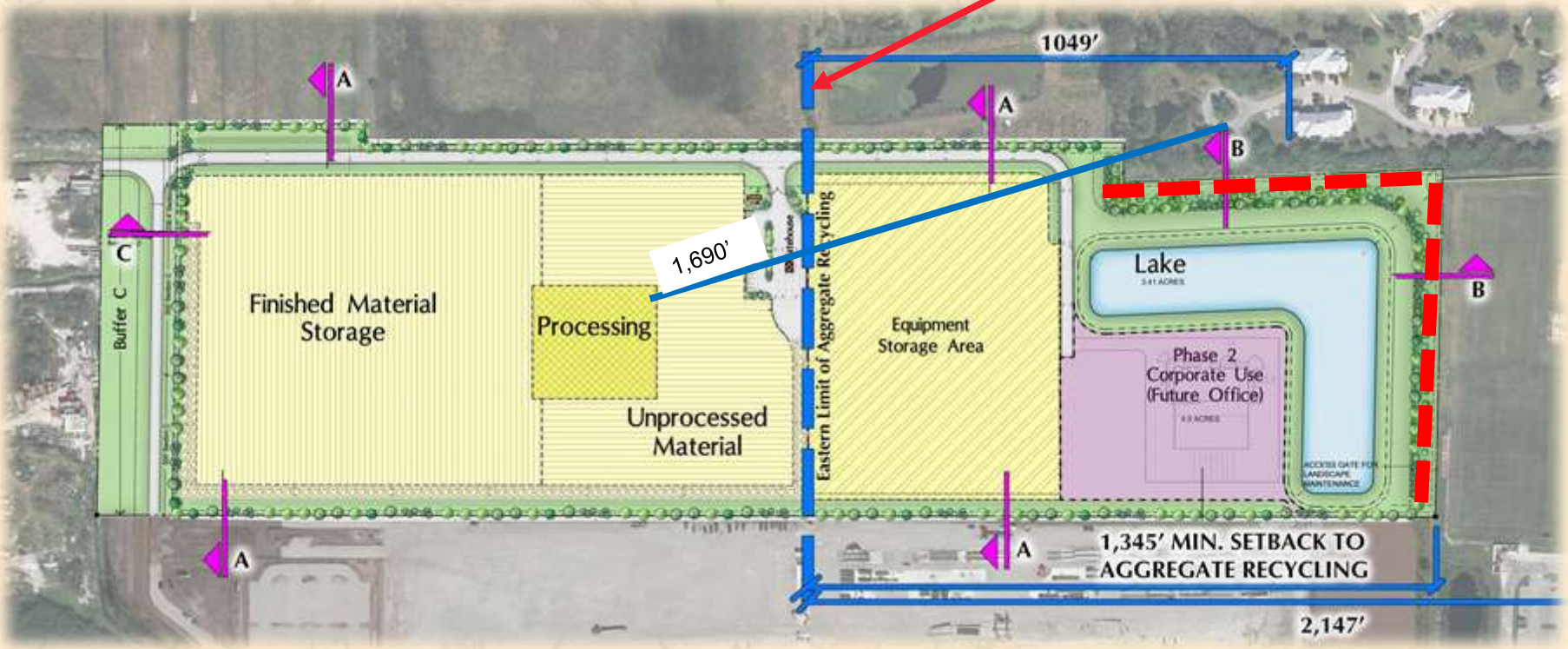
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

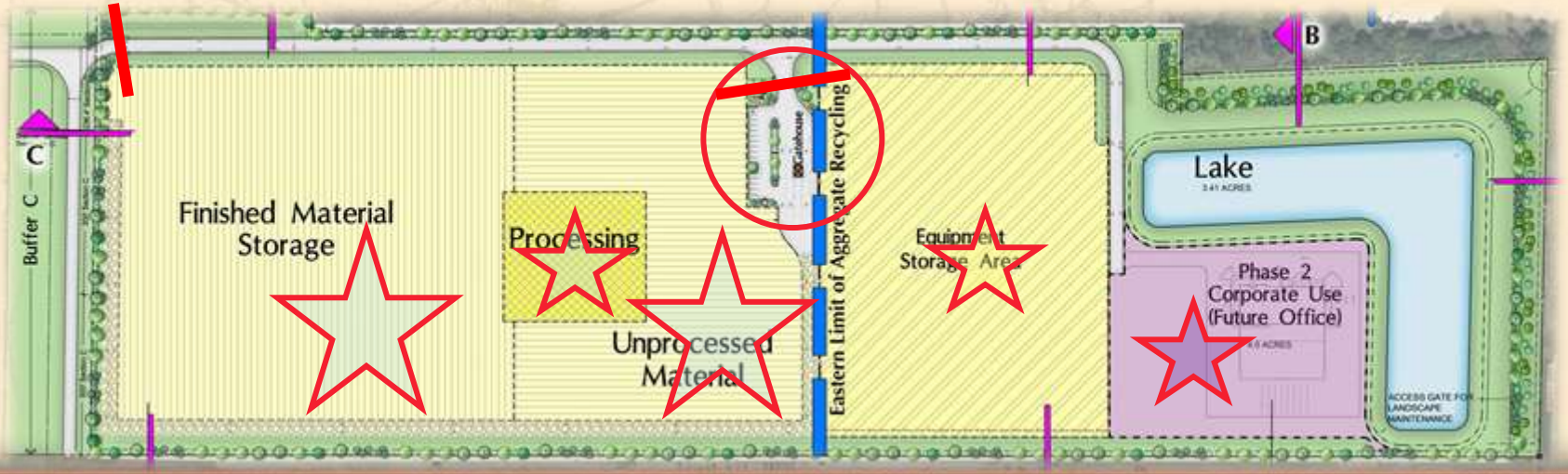
Proposed Site Plan



Recycling Area

Project Uses

- **The following is a list of the areas on the PDD Development Plan:**
  - Finished material storage area – approximately 11.15 acres
  - Unprocessed materials area – approximately 6.13 acres;
  - Processing area – approximately 1.48 acres;
  - Equipment storage area – approximately 8.57 acres; and
  - Phase 2 office/warehouse area – approximately 3.69 acres.

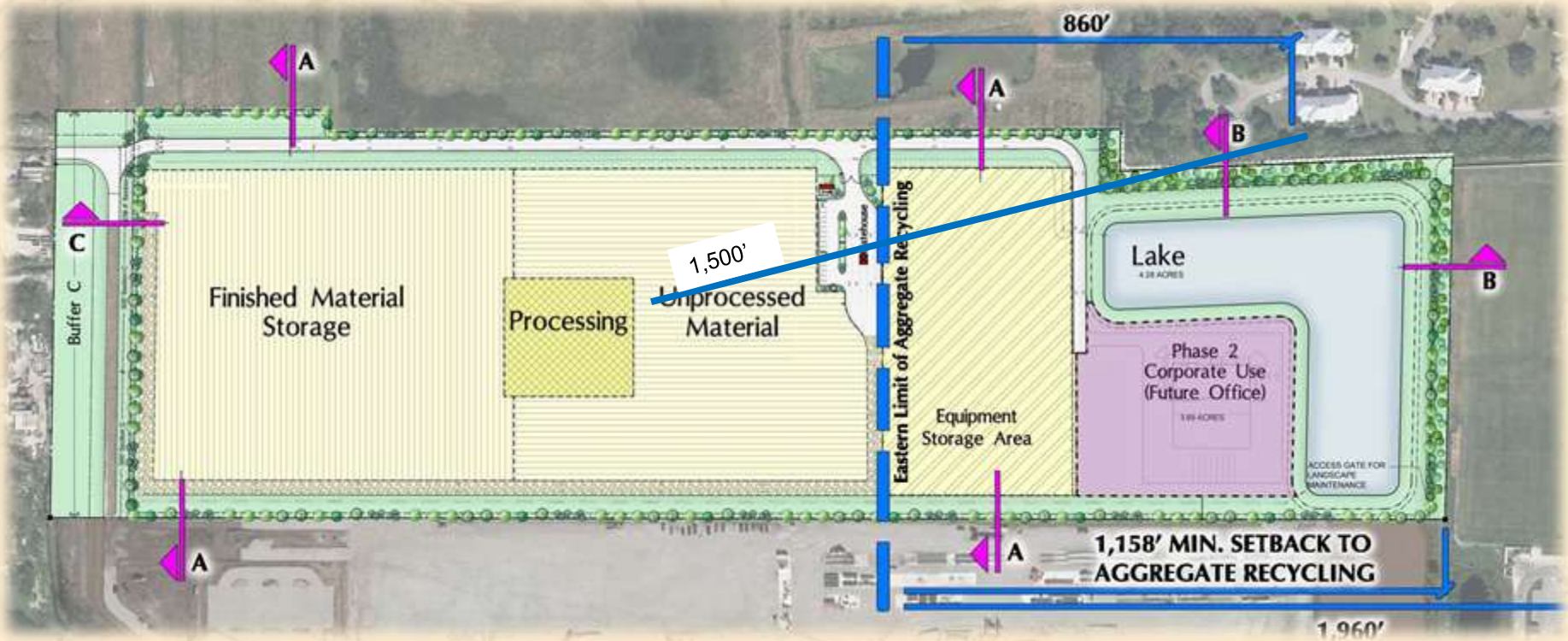


Original Site Plan



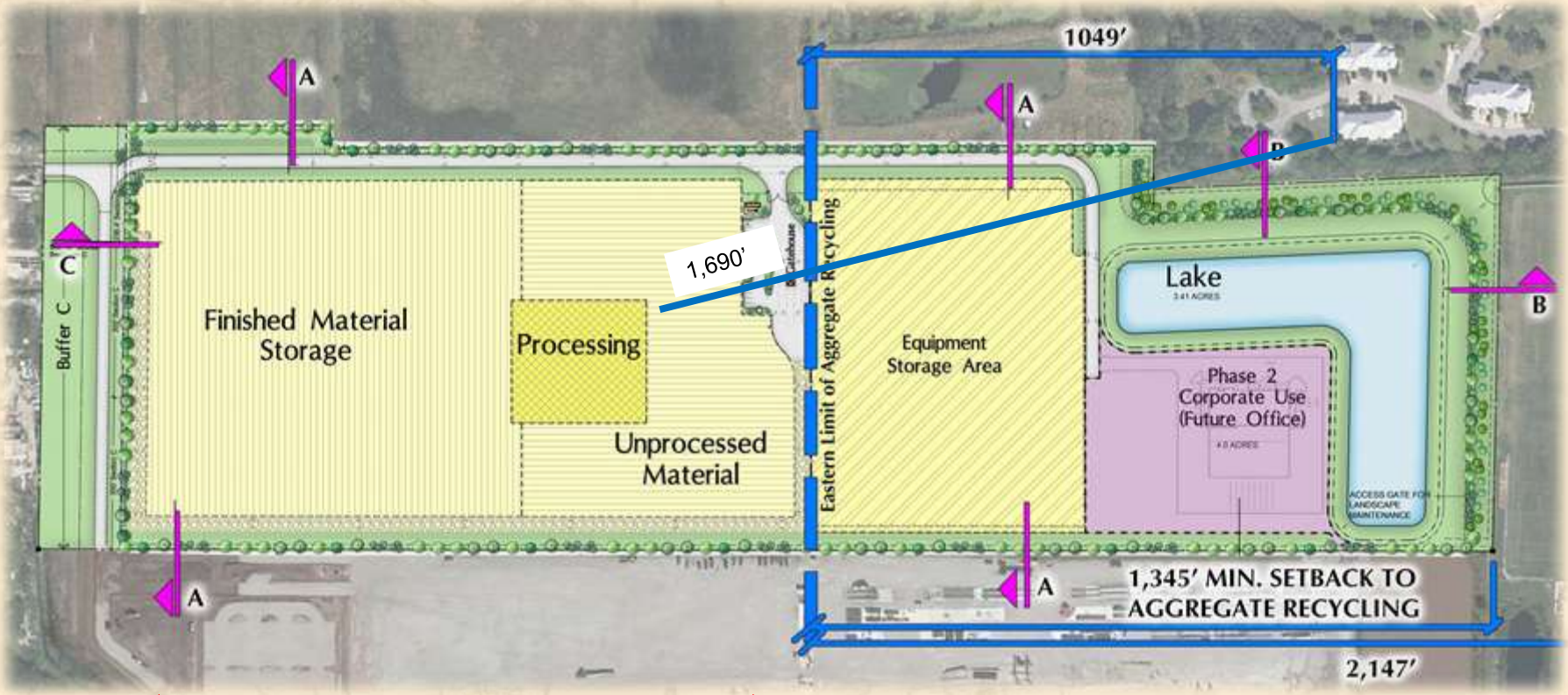
Recycling Area

P&Z Site Plan



Recycling Area

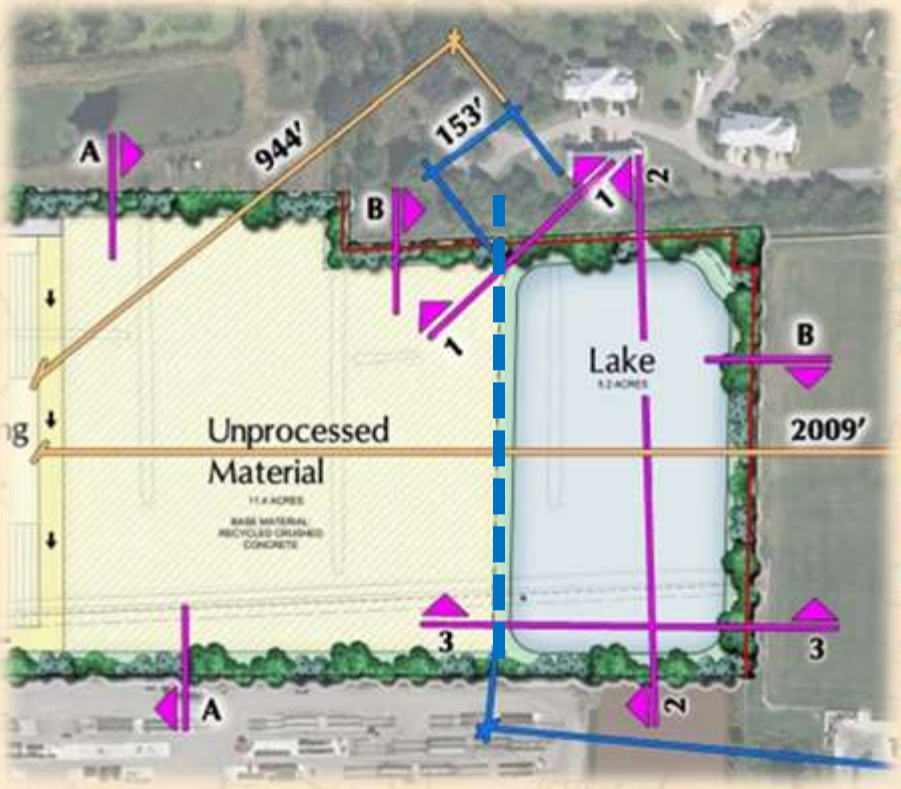
Current Proposed Site Plan



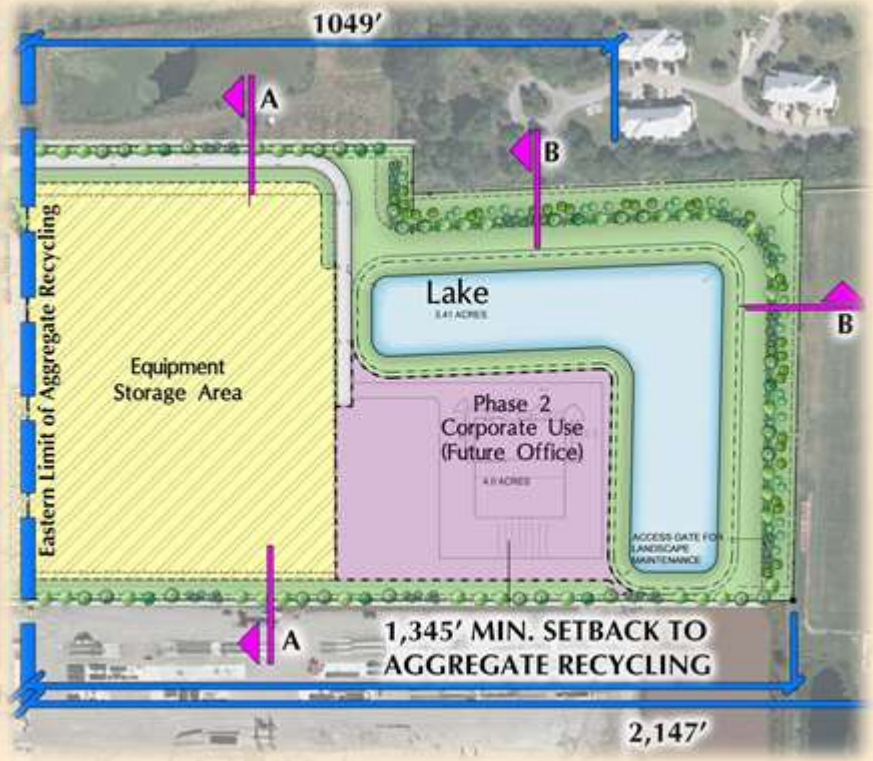
Recycling Area

Comparisons

Original Site Plan



Current Proposed Site Plan



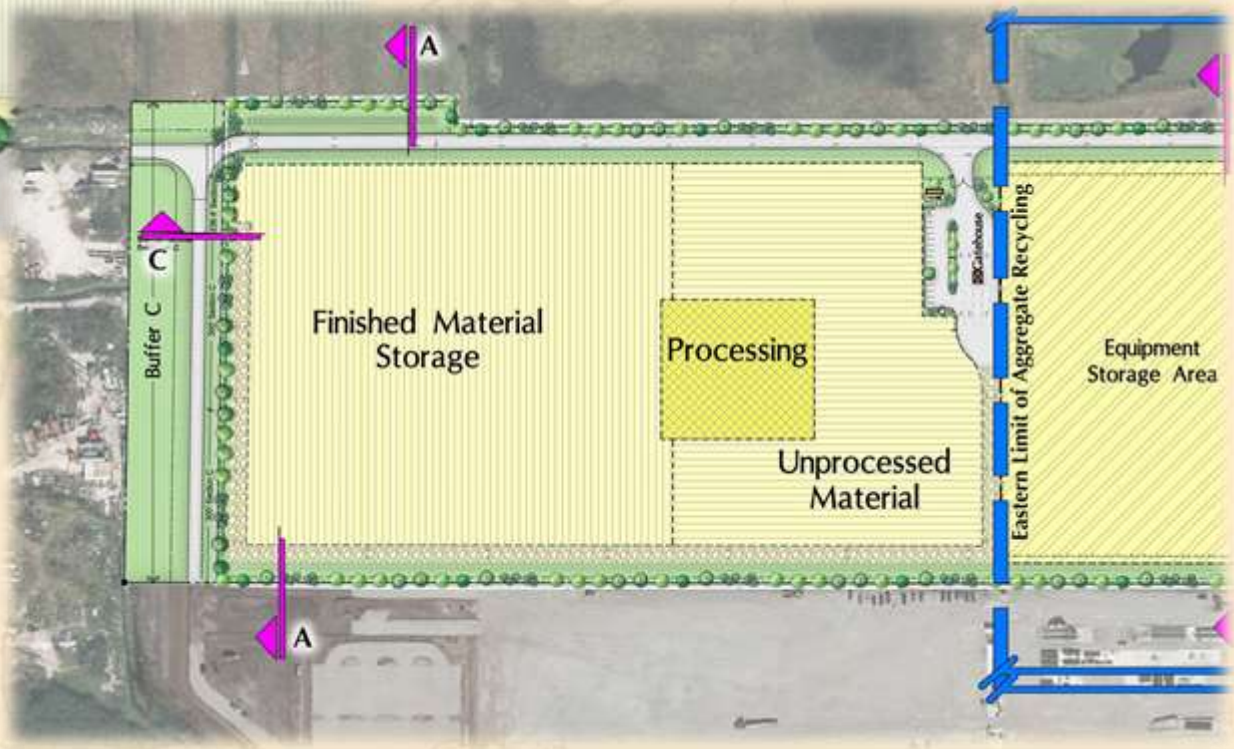
Unprocessed material is closer to the residential and the school

Unprocessed material is 1,345' setback from the school

Comparisons

Old Site Plan





Proposed Landscaping

- **Buffer A** (North and South) – 10 foot buffer with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – 56 foot to 65 foot wide with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2 linear feet**;
- **Buffer C** (west) – 10 foot buffer with 1 tree per 30 linear feet and shrubs.

Proposed Security

- **Buffer A** (North and South) – **8 foot** chain link fence on property line;
- **Buffer B** (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **15 foot high berm** – 56 foot or 65 foot inside the property line;
- **Buffer C** (west) – **12 foot** chain link fence with sigh obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

300’ Buffer A



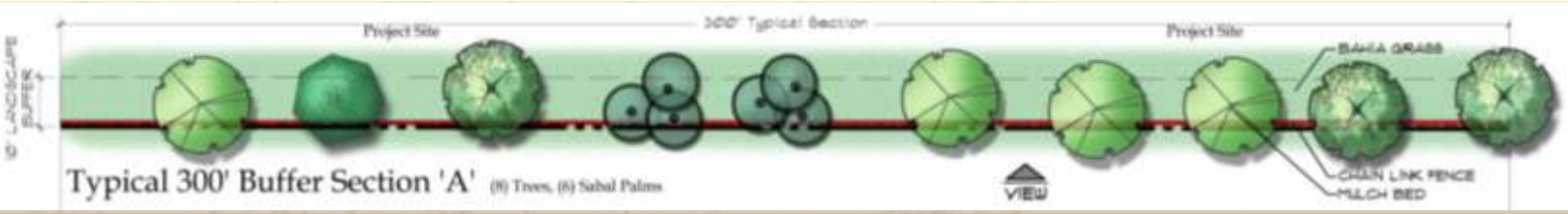
Typical Elevation A Buffer (at Maturity)



Typical Elevation A Buffer (at 5 years)



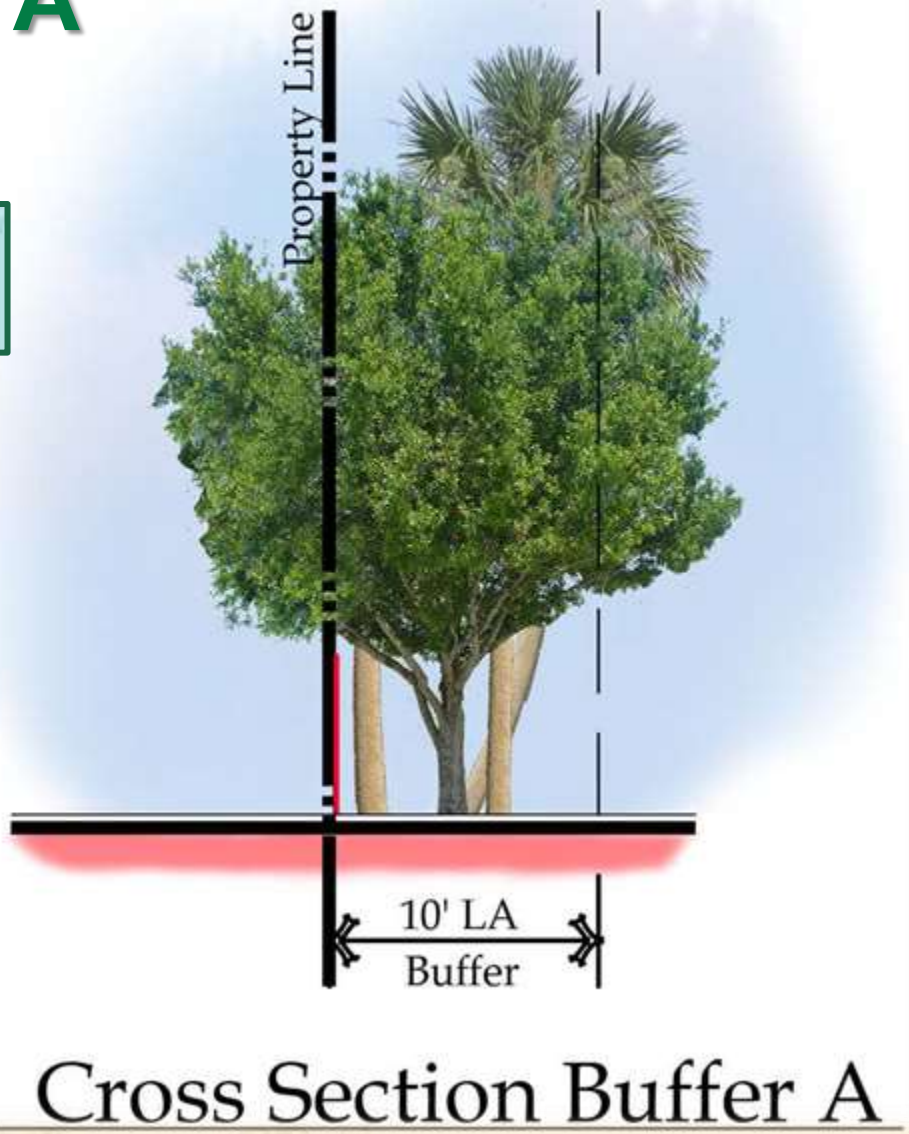
Typical Elevation A Buffer (at Initial Install)



Cross Section A

NO Fence Screening with Compatible Industrial Use

North and South Sides



300’ Buffer B



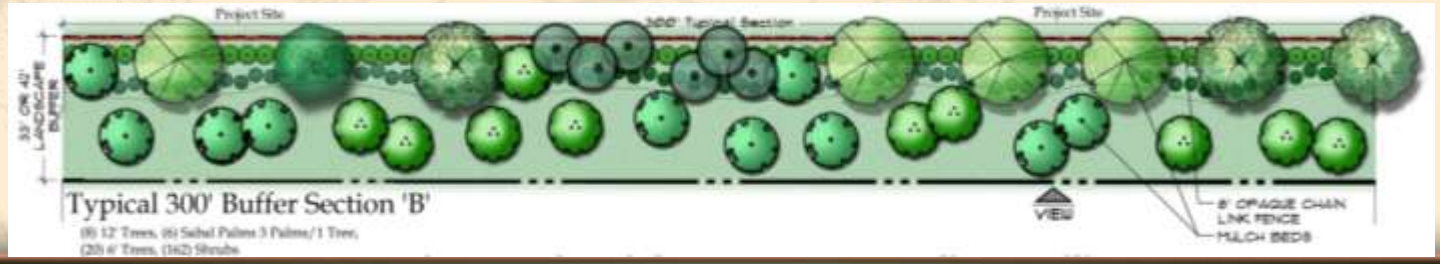
ypical Elevation B Buffer (at Maturity)



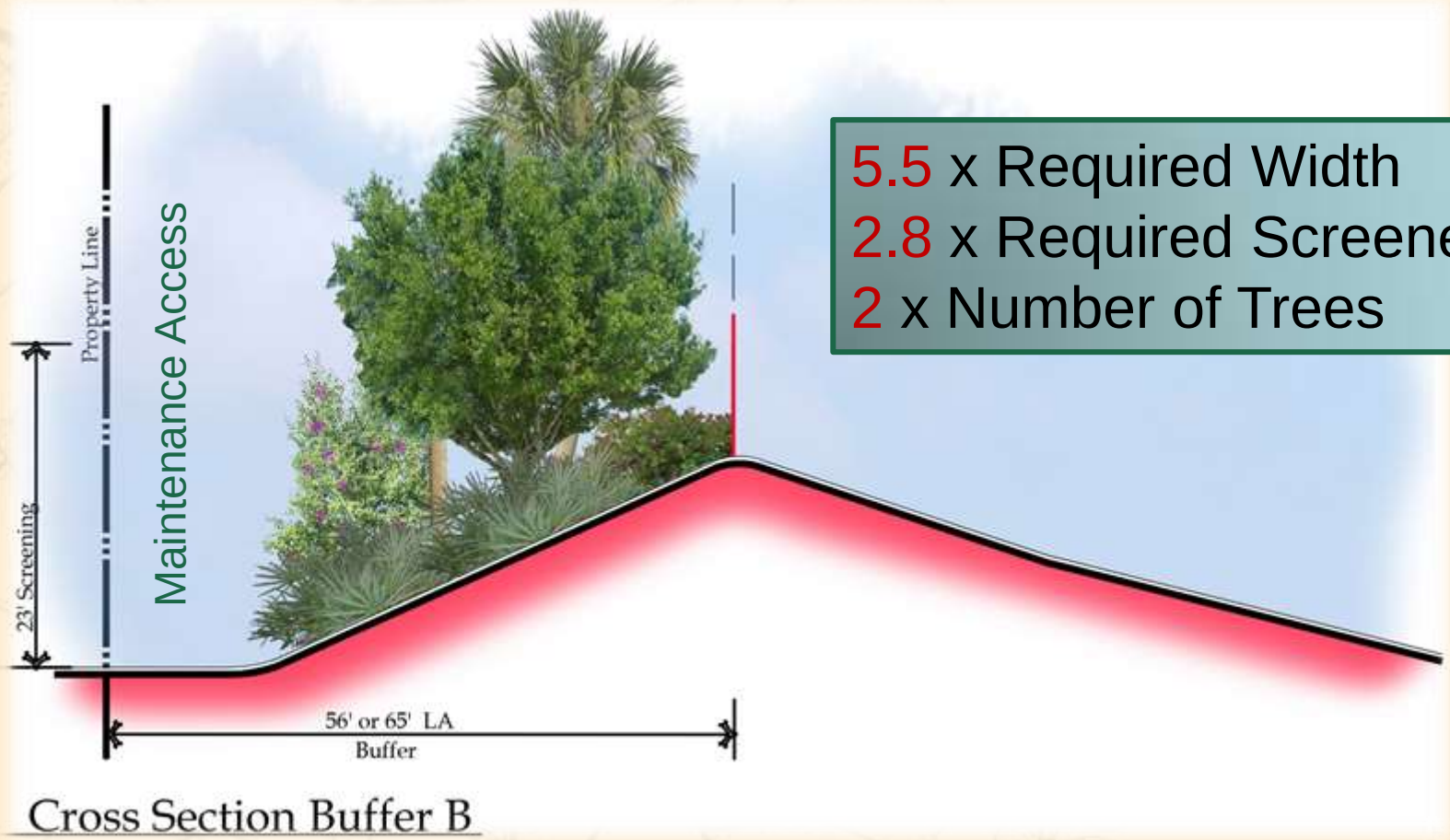
ypical Elevation B Buffer (at 5 years)



ypical Elevation B Buffer (at Initial Install)



Cross Section B



5.5 x Required Width
2.8 x Required Screened Ht.
2 x Number of Trees

Northeast and East Sides

300’ Buffer C



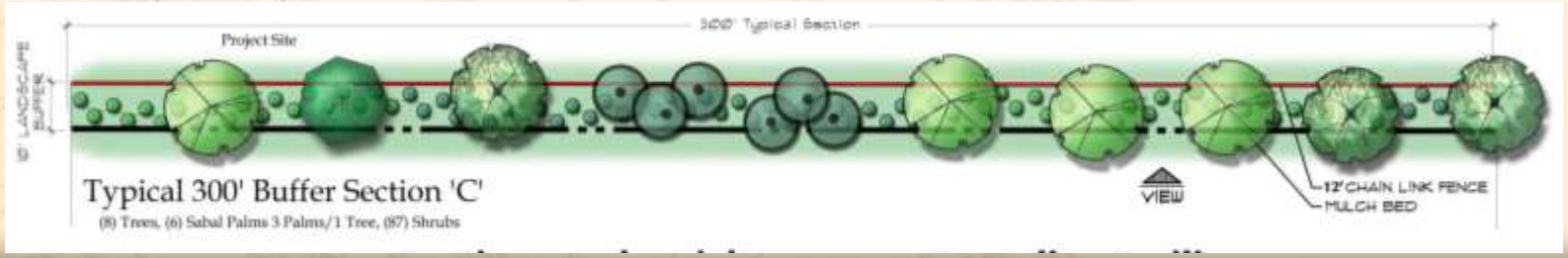
Typical Elevation C Buffer (at Maturity)



Typical Elevation C Buffer (at 5 years)



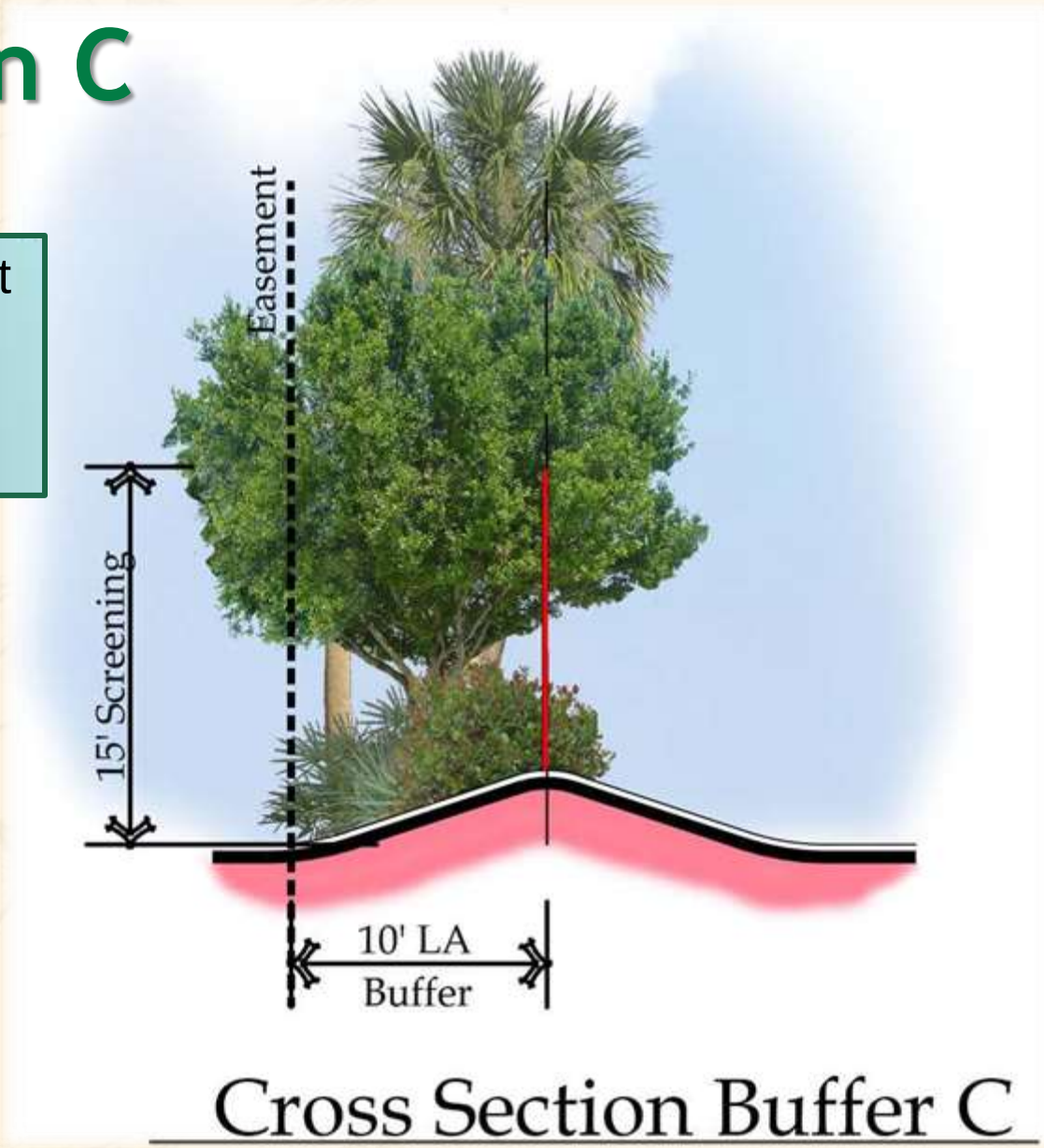
Typical Elevation C Buffer (at Initial Install)



Cross Section C

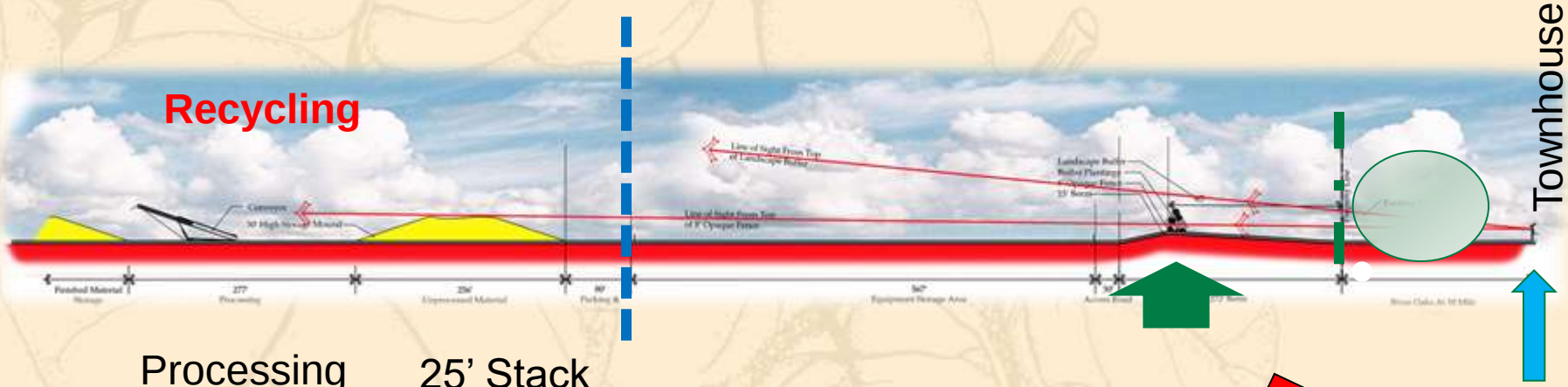
Against Access Easement

Planted per Right-of-Way Criteria

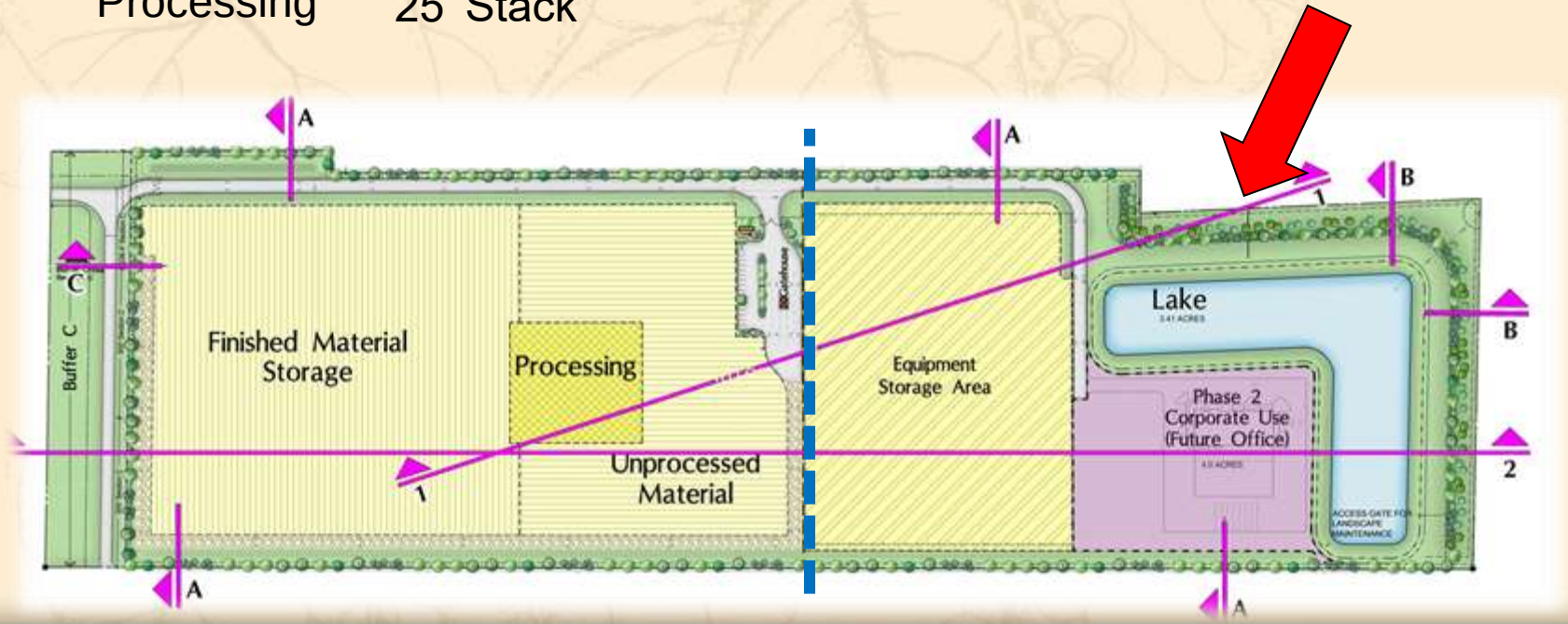


West Side

Visual Impact from Residential

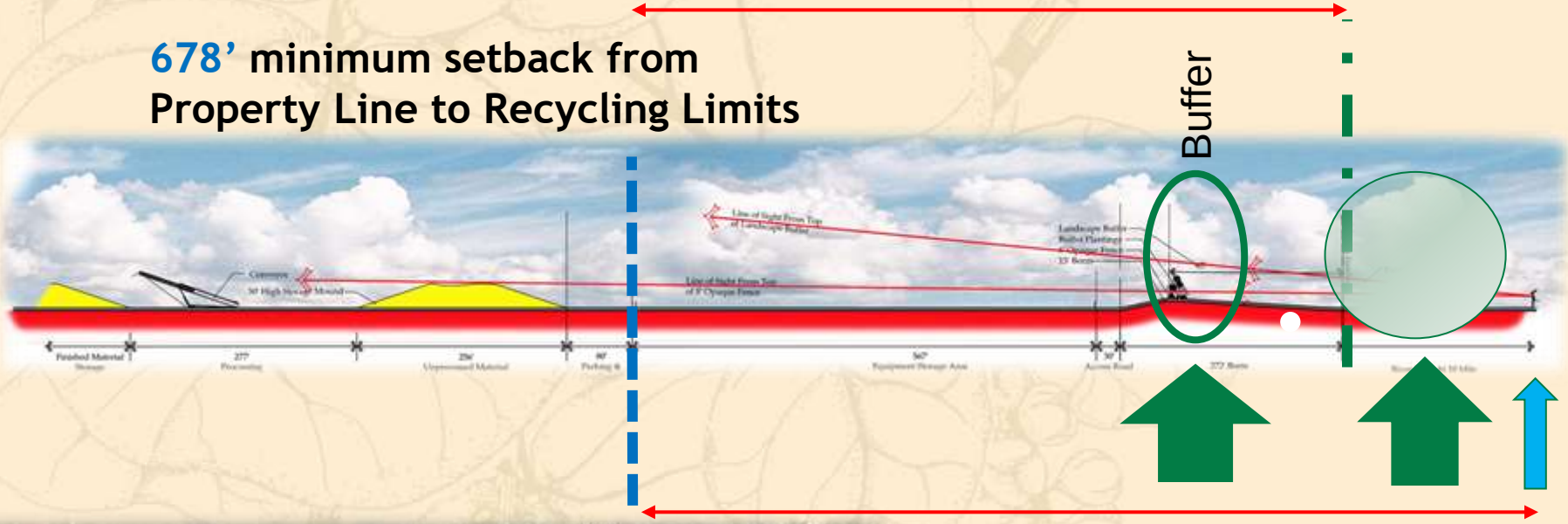


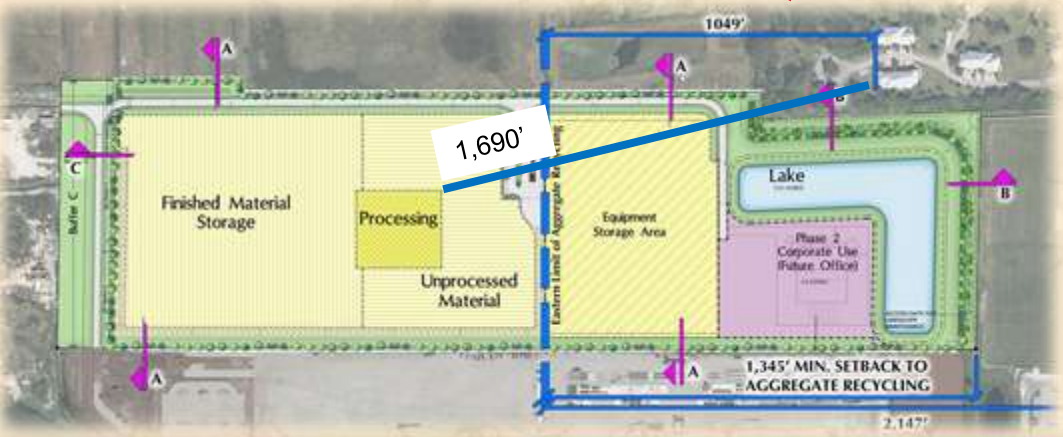
Processing 25’ Stack



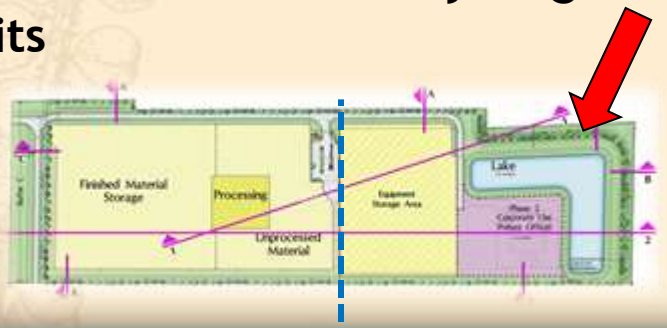
Visual Impact from Residential

678’ minimum setback from Property Line to Recycling Limits





1,049’ min. setback from Residential Units to Recycling Limits

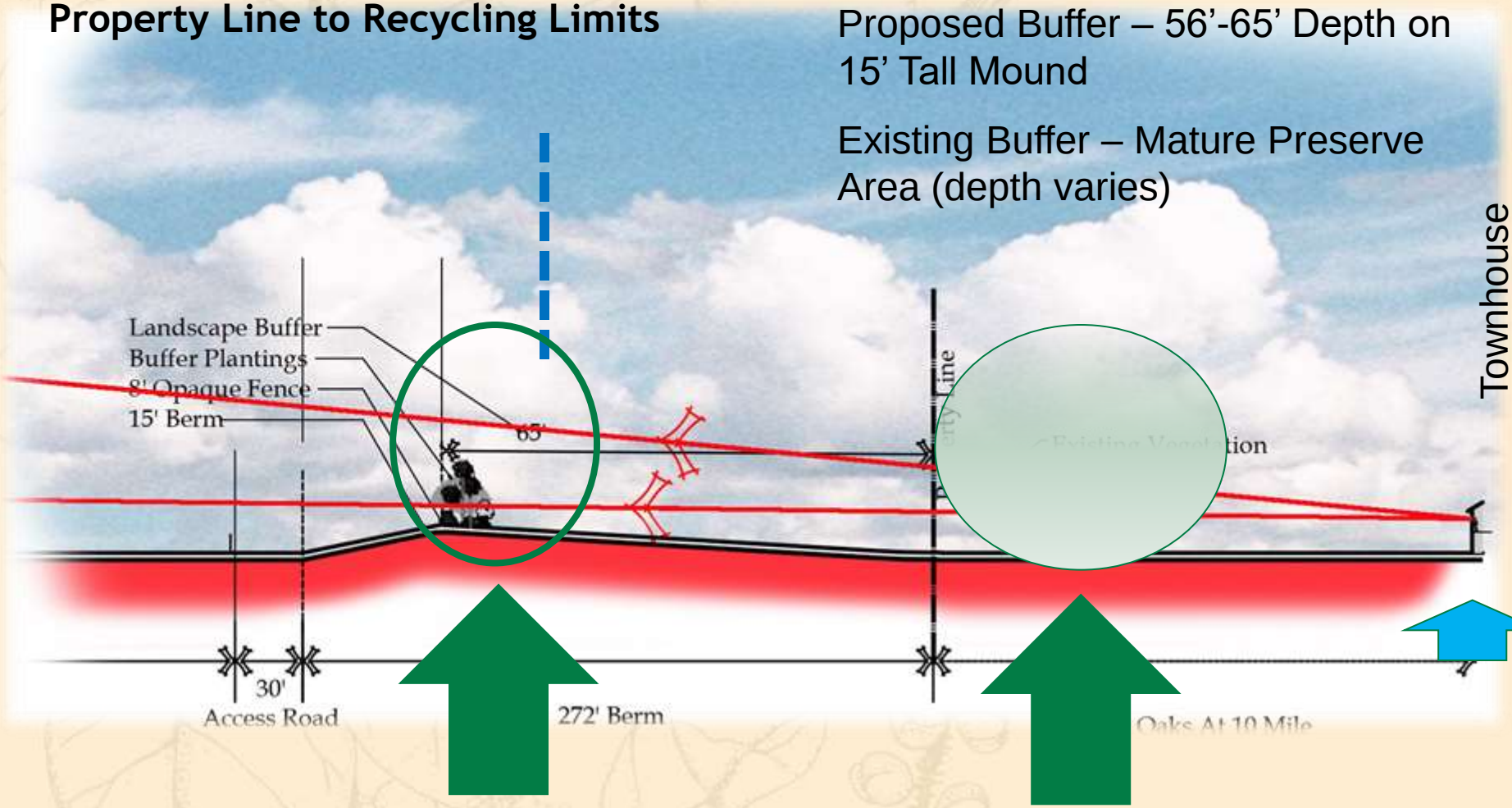


Visual Impact from Residential

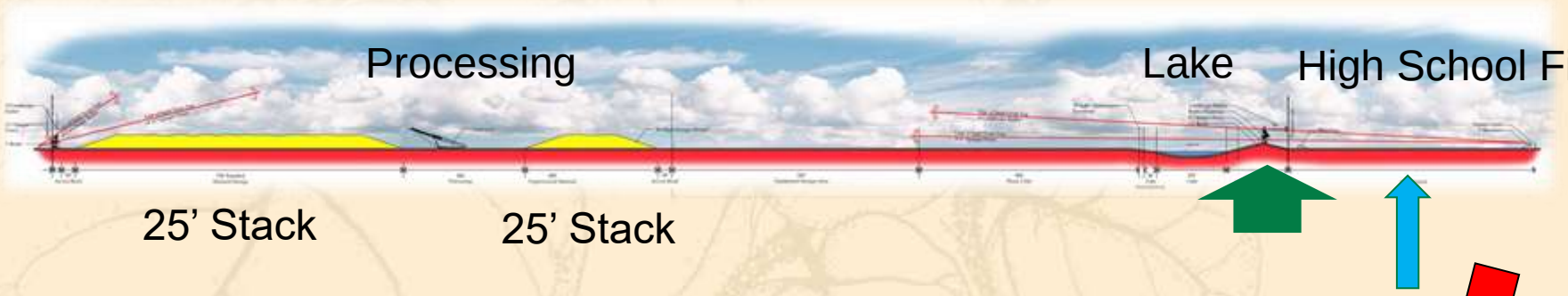
678’ minimum setback from Property Line to Recycling Limits

Proposed Buffer – 56’-65’ Depth on 15’ Tall Mound

Existing Buffer – Mature Preserve Area (depth varies)



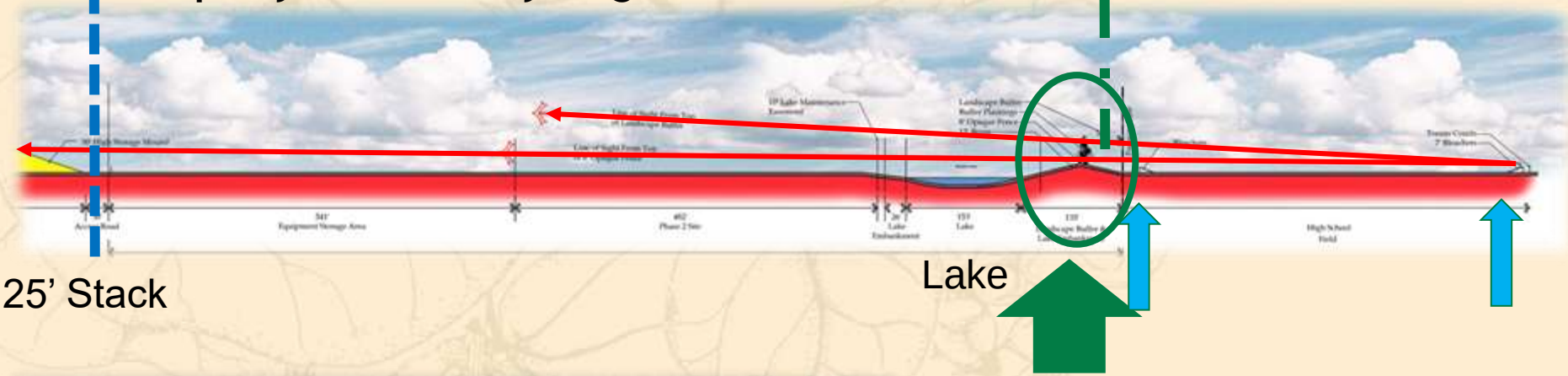
Visual Impact from School



Visual Impact from School

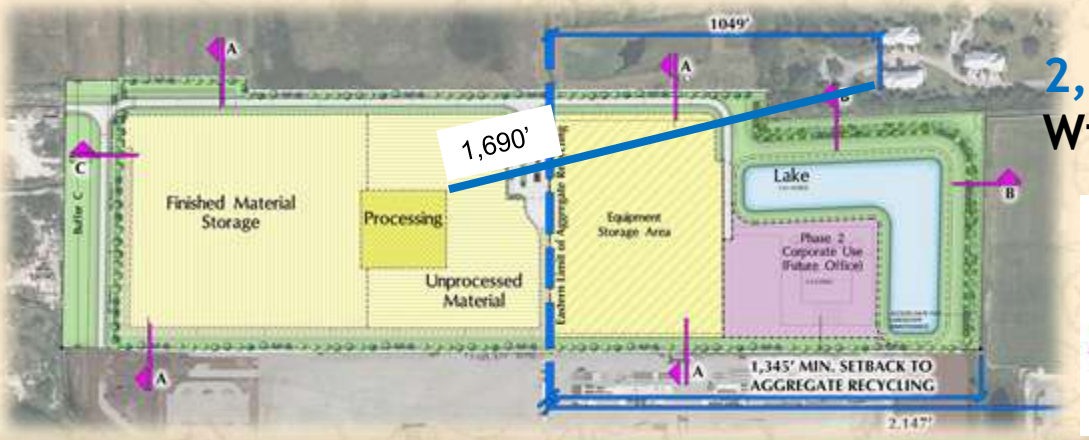
1,345’ minimum setback from Property Line to Recycling Limits

High School Field

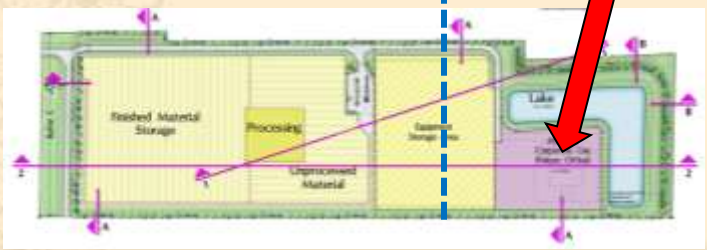


25’ Stack

Lake

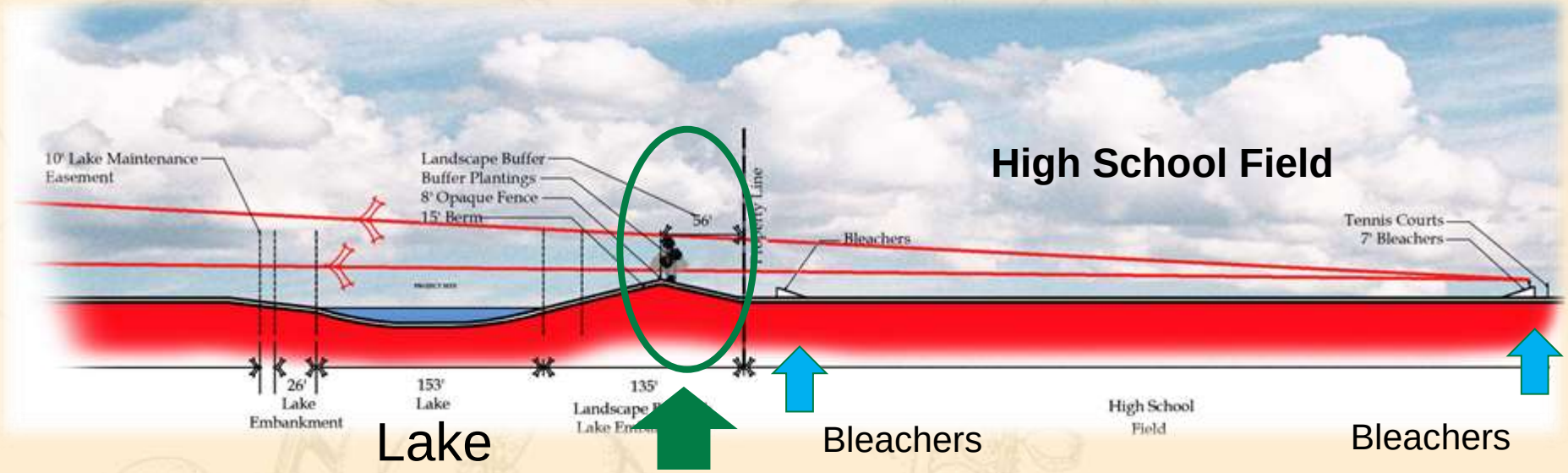


2,147’ min. setback from Classroom Windows to Recycling Limits

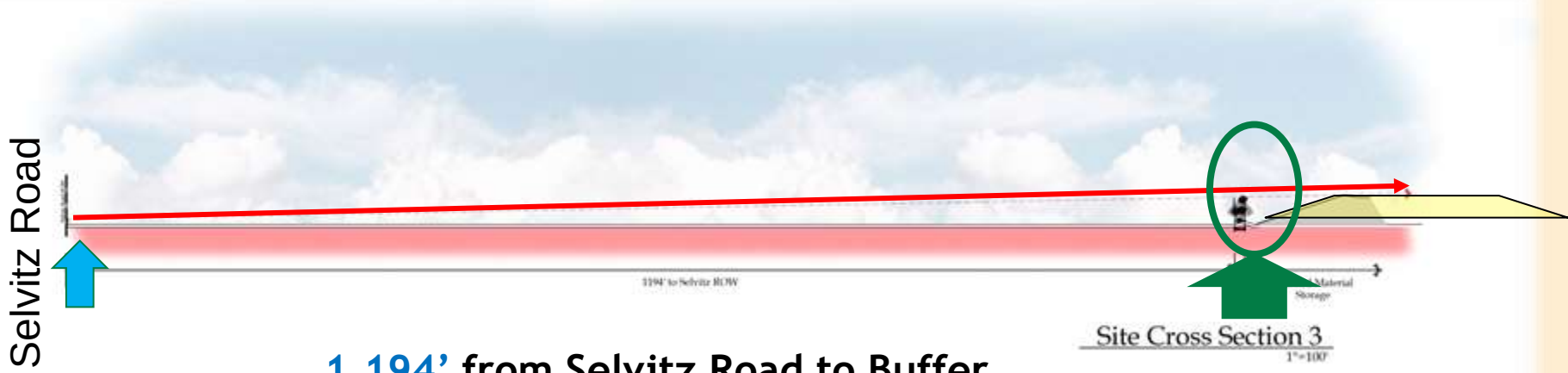


Visual Impact from School

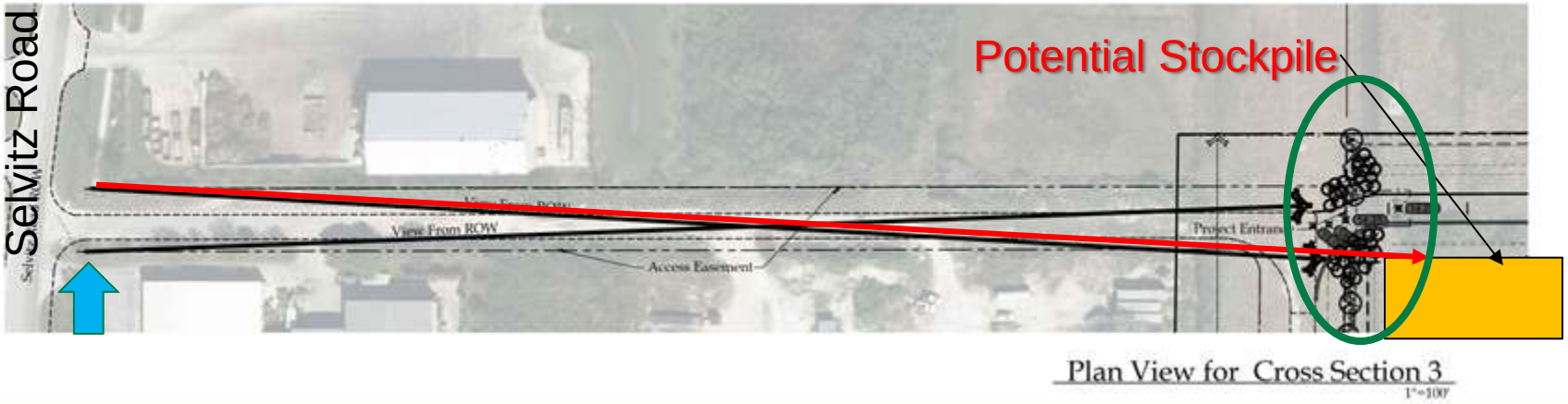
1,345' minimum setback from Property Line to Recycling Limits



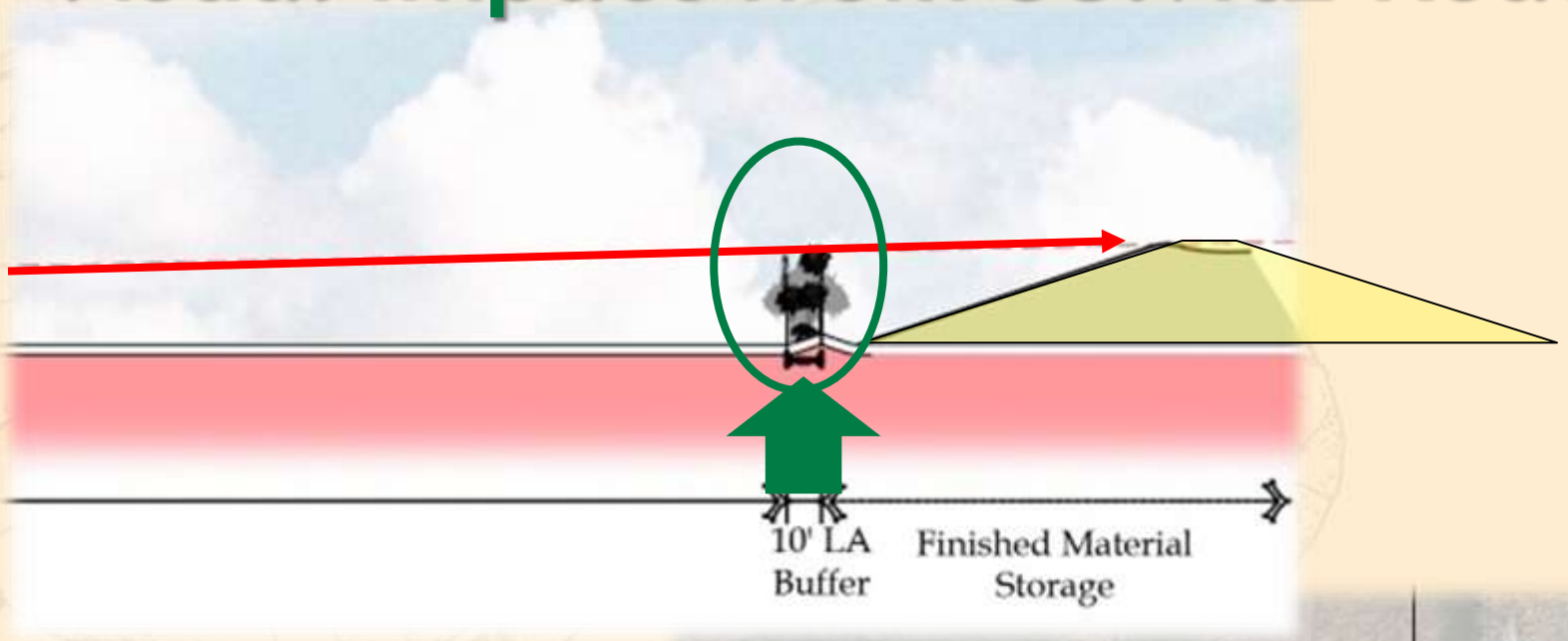
Visual Impact from Selvitz Road



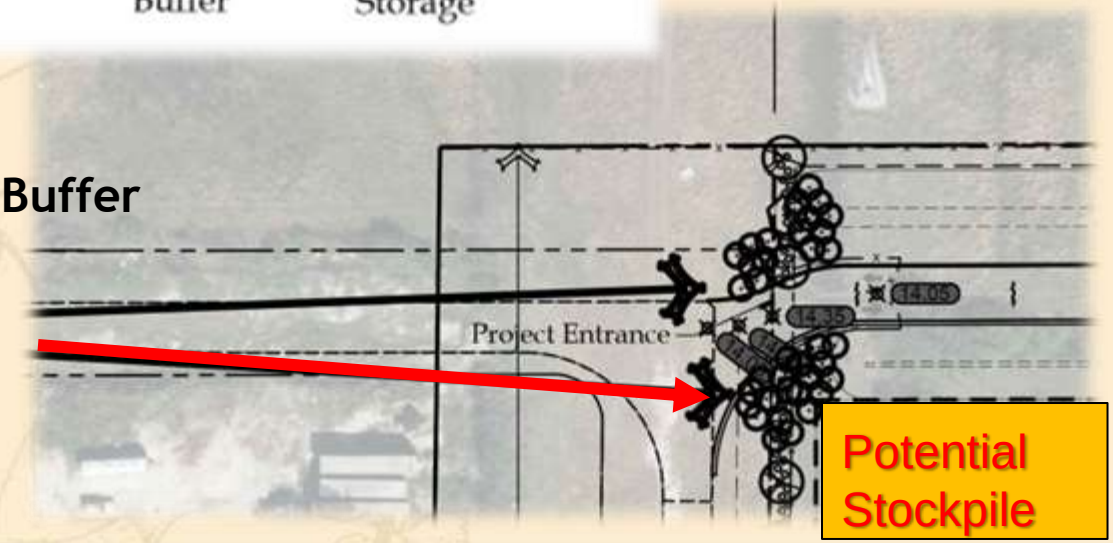
1,194' from Selvitz Road to Buffer



Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
  - 15 foot tall Berm
  - 8 foot tall Screened Fence
  - 56 foot to 65 foot Landscape Buffer width
  - At maturity, 45-55 foot tall thick buffer

Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

Recycling

FDEP targeted 75% recycling by 2020

2018 Tonnages in St Lucie County (including Ft. Pierce):

- **Total waste stream – 2018** **534,059 tons**
- **Recycled percentage – 2018** **53%**
- **SHORTFALL for 2020 goal** **22% or 117 tons**

Recycling

FDEP targeted 75% recycling by 2020

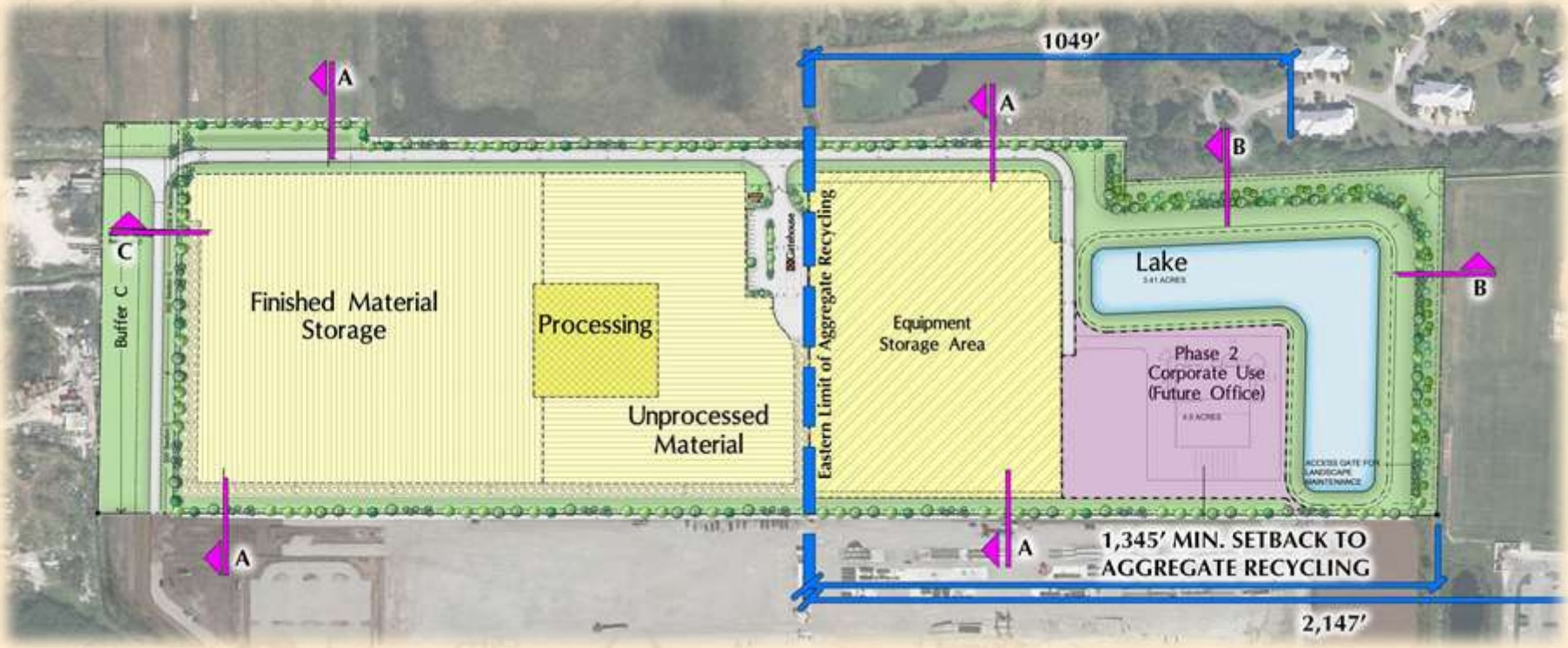
Projected Volumes at DSE Holdings:

- **Initially –** **30,000 tons**
- **At Capacity –** **+100,000 tons**

DSE Holdings will help the County and the City with FDEP goal providing 100,000 of the 117,000 tons needed.

Public Concerns

- Dust
  - Monitored through DEP Air Permit
- Water quality
  - Material being recycled is concrete – a product that carries drinking water.
- Noise
  - There is little to no noise from the processing other than the truck back-up
  - The stacked material actually buffers noises


1049'
A
A
B
C
Buffer C
Finished Material Storage
Processing
Unprocessed Material
Eastern Limit of Aggregate Recycling
Equipment Storage Area
Lake
B
Phase 2 Corporate Use (Future Office)
A
A
1,345' MIN. SETBACK TO AGGREGATE RECYCLING
2,147'

THANK YOU!

Landscape Architects ■ Planners ■ Environmental Consultants
LC-0000177
GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.
George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

Ft. Pierce Industrial
Aggregate Recycling Facility
Planned Development
City Commission – 1st Reading
September 16, 2019

1. Introduction of project and team;
2. History of DSE Holdings;
3. Our story
    a. Land use and Zoning
    b. DSE Holding purchase
    c. Original application submittal
    d. Neighborhood meeting
    e. Resubmittal as a Planned Development
4. Application request
5. Proposed development plan
    a. Discuss changes from the Planning Board Conditions of approval
6. Proposed landscape plan and additional landscaping to be a good neighbor and security
    a. Discussion on proposed landscape and buffering
7. Visual impact to the neighbors
    a. Discussion on berms and fences
8. Public Benefits
9. Information on recycling
10. Conditions of approval

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | www.2gho.com



Dennis G. Corrick

Shareholder
Office: Fort Pierce, Stuart

Mr. Corrick is a member of Dean Mead's Agribusiness Industry team, and practices in our Treasure Coast office. He practices in the areas of commercial real estate, zoning and land use, and general business law. He has experience in every element of real estate purchase, ownership, governance and sale. In addition, he assists clients in land use and zoning matters, permitting and licensing, and in agreements governing the use of property such as covenants and restrictions, commercial and agricultural leases, easements and licenses.

Mr. Corrick has extensive experience working with issues unique to agricultural businesses and properties. These include conservation easements, grazing leases and matters related to water use and environmental permitting, as well as financing, operation, sale and purchase of farm and ranch properties.

1. Additional Representative Experience

- Negotiated a lease for building a wetland system for delivering environmental services in Highlands County.
- Represented a Fortune 200 company in obtaining a contract for municipal solid waste and in permitting and building a municipal solid waste transfer station.
- Negotiated terms of a Wetland Reserve Program (WRP) easement in Glades County.
- Obtained large consumptive use permit for strawberry farming in Highlands County, and negotiated lease.
- Participated (with Dean Mead Agribusiness Industry Team) in certification of portfolio of agricultural properties with certificated water and wastewater utility.
- Negotiated disbursed water storage ("water farming") contract with water management district.
- Negotiated and closed contracts for sale of a portfolio of properties which included ranches in Okeechobee and St. Lucie Counties.
- Advised a large row crop farm on general day-to-day operations issues.
- Negotiated and closed a contract for the sale and purchase of a row crop farm in Suwannee County which included post-closing fertigation contracts with a neighboring dairy farm.
- Prepared grazing leases for properties in most of Florida's agricultural regions.
- Negotiated and closed contracts for sale of property to the South Florida Water Management District (SFWMD).
- Negotiated financing and security arrangements with large agricultural lenders and farm equipment providers.

2. Professional and Civic Activities

- The Florida Bar
  - Business Law Section
  - Environmental and Land Use Section

    - Real Property, Probate and Trust Section
- The Florida Bar Foundation, Inc. – Fellow
- Florida Cattleman's Association – Allied Member
- Florida Farm Bureau – Member
- Economic Council of Okeechobee - Member, 2009 – 2017
- Leadership St. Lucie XIX – Graduate
- Lincoln Park Academy, Student Advisory Council - Business Community Representative, 2009 - 2012
- St. Lucie County Agricultural Development Steering Committee
    - Chair, 2007 – 2008 (County Commission Appointment)
- St. Lucie County Bar Association – Member
- St. Lucie County Chamber of Commerce - Board of Directors, 2005 – 2015
- Superintendent's Business Advisory Committee – Member, 2009 – 2015 (Superintendent Appointment)

3. Charitable and Pro Bono Service

- Children's Services Council of St. Lucie County – Member, 2008 – 2012 (Gubernatorial Appointment)
- United Way of St. Lucie County, Inc.
    - Board of Directors, 2002-2008
    - Chairman, 2006-2007

4. Education

- Juris Doctor: University of Florida Levin College of Law, Gainesville, Florida, *with honors*, 1998
- Bachelor of Science Degree in Journalism: University of Florida, Gainesville, Florida, 1983

5. Bar Admissions

- Florida

6. Prior Legal Experience

- Peterson & Myers, Winter Haven, Florida, 1998-2000

7. Recognition & Awards

- Named one of St. Lucie County's 'Beautiful People' in the area of community activism, 2013, 2014 and 2015
- Kathryn Basile Champion for Children Award – Children's Services Council of St. Lucie County, 2015
- Chairman of the Board Award - United Way of St. Lucie County, 2008
- Community Impact Award - United Way of St. Lucie County, 2004-2005
- Florida Constitution Revision Commission, Style and Drafting Committee; Student Staff Member, 1998

Douglas Steven Eakins JR
North Palm Beach, Florida
(561) 346-1549
Steve@DSEAKINS.com

Employment:

D.S. Eakins Construction Corporation 1998 – Present

- -2008 to Present Supervisor/VP – Overseeing numerous projects 20K to 3M, ordering materials, scheduling, bidding jobs, ect.
- 2004-2008 Worked as a foreman running a pipe crew & operating equipment. Completed projects from 20K to 2M
- 2000-2004 (summers) Operated tractor trailer transport & dump trailers. Also operated equipment on jobs and helped out on pipe crews
- 1998 (After School & Breaks) Worked on pipe crews as a laborer, operated equipment and work with mechanic on equipment in yard after School

Education:

2000-2004 Received a Bachelor of Science Degree in Interdisciplinary Engineering & Management from Clarkson University located in Potsdam, New York.

2000 Received Diploma from The Benjamin School, located in North Palm Beach, Florida

Clarkson University

BE IT KNOWN THAT

THE BOARD OF TRUSTEES ON THE NOMINATION AND APPROVAL OF THE FACULTY

HEREBY CONFERS UPON

DOUGLAS STEVEN EAKINS JR

WHO HAS SATISFACTORILY COMPLETED THE REQUIRED COURSE OF STUDY

APPROPRIATE FOR THIS DISTINCTION THE DEGREE OF

BACHELOR OF SCIENCE

Interdisciplinary Engineering and Management

TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND HONORS WHICH APPERTAIN THERETO.

GIVEN UNDER THE SEAL OF THE UNIVERSITY AT POTSDAM, NEW YORK,

DECEMBER 31, 2005

PRESIDENT

CLARKSON UNIVERSITY · FOUNDED 1896 TO HONOR THOMAS S. CLARKSON

CHAIRMAN, BOARD OF TRUSTEES

Don Scott & Associates

"Building a Safer Workplace"

Certifies to all that

Steven Eakins

Has successfully completed Boomlift & Rough Terrain Forklift Operator Training

Dated 1/6/12 Signed Don Scott

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6189641
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CUC1224753 07/06/12 120014654

CERT UNDERGROUND & EXCAV CNTR
EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP

IS CERTIFIED under the provisions of Ch.489 FS
Expiration date: AUG 31, 2014 L12070601227

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6189641

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12070601227

DATE	BATCH NUMBER	LICENSE NBR
07/06/2012	120014654	CUC1224753

The UNDERGROUND UTILITY & EXCAVATION CO
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

CERTIFICATE OF COMPLETION

Supervisor Compliance
Training Department
Supervisor Course

REASONABLE SUSPICION:
Drug & Alcohol Awareness Training

Douglas Steven Eakins Jr.

has completed the Mandatory 2-Hour Training

on

60 Minutes Alcohol Awareness

60 Minutes Drug Education

Test Score: 100%

Graduation Date: 7/13/2011

Satisfies the Department of Transportation
49 CFR Part 382.603 for Mandatory Supervisor Training



CERTIFICATE OF ATTENDANCE

FDEP GENERIC CONSTRUCTION STORMWATER PERMIT CONTRACTOR'S SHORT COURSE/MEET THE REGULATORS

The Undersigned Hereby Acknowledges That

STEVEN EAKINS

Attended the above 6 hour training in Stormwater Permit Compliance, BMP Selection and Installation and Stormwater Inspections.

Material covered meets the requirements of Chapter 62.621.300, Part II.12 for Inspector qualification

NOVEMBER 16, 2010

Florida East Coast Chapter

Program Instructor—Jo Moore, Environmental Director
Ranger Construction Industries, Inc.
FDEP Qualified Stormwater Instructor #90
FDEP Qualified Stormwater Inspector #1120

Michelle Anaya DePotter—Executive Director

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc
Landscape Architects
Environmental Consultants
Planners



EMILY O'MAHONEY, PLA, FASLA

PARTNER

Education
University of Florida,
Bachelor of Landscape Architecture 1980

Honors & Recognitions
Fellow, American Society of Landscape Architects (2017)
ASLA National Service Award (2016)
University of Florida Alumni Service Award (2011)
FNGLA Award of Excellence Meditation Garden (2008)
FL/ASLA Award of Merit Meditation Garden (2008)
FL/ASLA Award of Merit Pahokee Eco-Island Study (2008)
FL/ASLA Award of Honor Limestone Creek Elementary Children's Planting Program (2002)
FL/ASLA Award of Excellence in Residential (1998)
FL/ASLA Service Awards (1995, 1996, 1997, 1998)
Faculty Award, Department of Landscape Architecture University of Florida (1980)
ASLA Certificate of Merit in the Study of Landscape Architecture (1980)
ASLA President's Recognition for Outstanding Contribution (1980)
Howard Sebolt Award (1980)
Elected to the Gargoyle National Architectural Honor Society

Registrations
Professional Landscape Architect since 1980: Florida #684
LEED®AP BD+C

Affiliations
American Society of Landscape Architects
Council of Landscape Architecture Registration Boards
Florida Redevelopment Association
Florida Riverwalk Exchange
Palm Beach County Planning Congress
Professional Women's Network
The Nature Conservancy
National Society of Historic Preservation
The Native Plant Society
The Northern Palm Beaches Chamber of Commerce
International Society of Arboriculture
U.S. Green Building Council (USGBC)
Chamber of the Palm Beaches (Trustee)

Positions Held
Florida Chapter ASLA Trustee (2013-2016)
Florida Chapter ASLA President (2011-2012)
FL/ASLA Conference Co-Chair (2011)
ASLA Florida Section Chair (1994-1997)
FL/ASLA Annual Convention Chair (1998)
FL/ASLA Review Seminar Coordinator (1996-Present)
Professional Women's Network President (2004-2006)
Habitat for Humanity Landscape Coordinator
Homeowner Association President/Board Member (1996-Present)
FLASLA Education Chair (2007-2010)
FLASLA Member at Large (2007-2008)
Women in Business Steering Council (2003-Present)
Women in Business Council Chair (2008 & 2012 to present)
Citizen Advisory Board for Town of Jupiter Police (2008-Present)

Publishing and Speaking Engagements:
Accessibility: Co-Author and Instructor to Florida specific and national accessibility (ADA) standards, Since 2009. LA CES, FBOLA and FBC approved.
Miscellaneous Sustainable Design and Green Infrastructure lectures and panel discussions.

Professional Experience
Ms. O'Mahoney has over 38 years of experience in landscape architecture and site planning with emphasis on conceptual and detailed design for all scales. Since 1993 she started her own company and then joined with George G. Gentile & Associates, Inc. in 1999 as a partner to combine professional skills and abilities in one company. Prior professional experience has been with private landscape architecture firms in the South Florida Area. Sustainability is not only reflected in Emily's design and professional work but carries over at home with a photovoltaic array reducing the family's carbon footprint.

Emily views landscape architecture as design of outside space, creating a strong sense of place and working with nature to create beautiful places and spaces. Every day and with every project, she approaches design and problem solving from an artistic angle in a sustainable manner.

Mixed Use

Harbourside — *Project Manager*
Location: Jupiter, Florida (within CRA District)
Client: Allied Capital & Development
Scope: Site Planning & Landscape Architecture
As the entertainment district of the Jupiter Riverwalk and a special district, this 8 acre PUD project contains 33,000SF restaurant, 65,000SF retail, 54,000SF office space and 219 hotel rooms within a new urbanism context. Wrote noise ordinance modifications. Developed special signage packages. Completed in 2014.

Parks and Environmental Studies

Cinquez Park – *Principal-in-Charge, Project Manager*
Location: Jupiter, Florida
Client: Town of Jupiter
Scope: Landscape Architecture
2GHO procured approvals and developed site, landscape and irrigation for this new Open Space and Park in the Cinquez neighborhood in Jupiter. The vacant 13 acres of property off Indiantown Road has been transformed into a beautiful local park for the entire community with walkways, a lake, open grass activity areas, a grass prairie natural area, and a large three-range dog park.

Facilities

Palm Beach County Fire Rescue Training Facility – *Principal-in-Charge*
Location: Palm Beach County, Florida
Client: Palm Beach County Facilities
Scope: Landscape Architecture & Site Design
2GHO worked under the Architect for this County Training Facility built in and around an old garbage dump site requiring unique conditions to deal with for planting and buffering.

Bio-Tech Projects

Harbor Branch Research Institute Lab II – *Principal-in-Charge, Principal Designer*
Location: Harbor Branch FAU Campus, Ft. Pierce, Florida
Client: Florida Atlantic University
Scope: Landscape Architecture and Site Planning
With completion in early 2011, this 43,000 square foot research center is striving for Silver LEED rating. State of the art irrigation system has been designed for the all native landscape, providing large beds of grasses and very little sod. All trees were saved on site or relocated near by.

Max Planck Florida Institute for Neuroscience – *Principal-in-Charge, Principal Designer*
Location: FAU Campus, Jupiter, Florida
Client: Max Planck Institute
Scope: Landscape Architecture and Site Planning
This is the first cluster expansion from the Scripps Institute development. The construction will be complete by the end of 2011 bringing many new jobs in the 100,000 square foot facility on 6 acres of the FAU Campus. The landscape plan emphasizes native plantings in bioswales and planted detention areas to ease the drainage solutions. Irrigation is via re-use water. The project received LEED Gold Certification.

JONATHAN T. RICKETTS, P.E.

RESUME

EDUCATION Bachelor of Science in Civil Engineering, Tulane University, 1983

REGISTRATION Registered Professional Engineer
Florida License #38799
North Carolina License #26154

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers
Palm Beach Branch President 1990-1991
Architectural Engineering Institute National Executive Committee 1995-1996
National Society of Professional Engineers
Florida Engineering Society
American Water Works Association
Leadership Palm Beach County
Chairman, Loxahatchee River Management Coordinating Council – including local, state and federal representatives

PUBLICATIONS AND AWARDS
Senior Editor of Building Design and Construction Handbook, Sixth Edition by McGraw-Hill (2001)
Senior Editor of **Standard Handbook for Civil Engineers,** Fifth Edition, McGraw-Hill (2004)
Civil Engineer of the Year, American Society of Civil Engineers, Palm Beach Branch, 1998

REPRESENTATIVE EXPERIENCE

Mr. Ricketts has over 30 years of professional engineering experience throughout multiple states where he holds professional engineer licenses and is the senior editor of two engineering handbooks. Mr. Ricketts specializes in all facets of planning, design, permitting, and project management services for a broad range of civil engineering projects including water resources, environmental design, and land development. Mr. Ricketts' representative work includes the following projects:

Phosphate Corporation of Saskatchewan (PCS): Design, permitting and construction management involving wetland restoration and headwater stream design (includes a series of projects totaling 5,500 acres). Permitting work involves the Army Corps of Engineers and the North Carolina Department of Environmental Water Quality. Project involves one of the largest environmental projects in the Army Corps of Engineer's Wilmington District.

Boynton Beach Community Redevelopment Agency: Construction management and utility coordination for a $10 million urban redevelopment project, including master planning, streetscape design/construction, upgrade and reconstruction of public utilities, and wetland permitting within the Intracoastal Waterway, resulting in a new tax base of $500 million dollars.

Northern Palm Beach County Improvement District (NPBCID): Analysis of seepage and long term secondary impacts to existing facilities due to various operating schedules of the G-160 structure in coordination with the South Florida Water Management District, South Indian River Water Control District, and NPBCID.

Benjamin Upper School: (North Palm Beach and Palm Beach Gardens) Construction management and lead consultant for a 50-acre, $30 million turnkey school campus including site planning, design construction, interior finishes, furniture, and information technology infrastructure.

M/I Homes: Complete oversight for client's development work in Palm Beach County including: due diligence on properties prior to purchase, master budget preparation, estimating costs for project delivery, hiring, supervising and payment to design team members, bidding of plans to contractors, oversight of construction work and closeout of construction with agencies.

Gaeta Development: Led the development team in budgeting, design, bidding and construction for projects including: Philips Electronics North American headquarters, Brooklyn Bow and Ribbon, Tire Kingdom corporate headquarters, Adelphia Cable, Illinois Tool Works, Charles Brown Oil Company, Riviera Beach recycling facility and Velda Farms. Land development work included a 100-acre mixed use project with a six lane section of Congress Avenue.

MERCHANT STRATEGY

Sharon J. Merchant, CEO



Public Involvement Project Manager

Professional Credentials

Bachelor of Science
International Affairs
Florida State University 1986
Former Member, Florida House of Representatives, 4 terms

Basis for Team Selection

Statewide relationships with City, County, State and Federal Elected Officials and Key Decision Makers.

Focused on Customer satisfaction and Positive outcomes. Consensus Builder and Team Player.

Experienced Leader

Public Involvement: 15 years
Government Relations: 26 years
Business Development: 15 years

Ms. Merchant brings 30 years of public and private leadership experience as a Member of the Florida House of Representatives and CEO of The MS Factor (MSF) offering clients public involvement, governmental relations, and community relations services.

Public Involvement Experience:

City of Boynton Beach: Sharon is the Public Involvement Manager on two current projects with the City, The Lakeside Gardens Neighborhood Drainage Improvements and Water Main Replacement Scope and Central Seacrest Phase II Scope. She oversees all public involvement activities, including meetings with stakeholders, maintaining project hotline and preparation of collateral materials.

T.Y. Lin International: Sharon developed the stakeholder database and is spearheading all public involvement, including but not limited to meetings with stakeholders, City Council meetings, and preparation of collateral materials.

Riviera Beach Community Redevelopment Agency: Sharon provided Professional and Consultation services for marketing and public relations. This included but was not limited to attending all CRA meetings, promoting events, and press releases. Sharon's team also prepared collateral material such as brochures, flyers and handouts.

Carollo Engineers, Inc: Sharon provided quality assurance and supervision for the Palm Beach County Coastal Resiliency Partnership Multi-Jurisdictional Vulnerability Assessment Phase I project. MSF Team provided all public involvement, including but not limited to all social media updates.

CES Consultants: Sharon provided all leadership with the City of West Palm Beach elected officials and staff on behalf of our client. She supervised all staff Public Involvement activities for the City of West Palm Beach Washington Road Utility and Stormwater Improvements project.

Snubbs Consulting, Inc.: Sharon led the MSF Public Involvement Team assuring all collateral material, CAP plan, stakeholder data bases and printed material were top quality for the FDOT, District 4 Design Services contract.

Boynton Beach Town Square, Phase I: For this unique public private partnership downtown recreation, Sharon was the team lead on both public involvement activities and the Boynton Beach Building Wealth program, designed to encourage local hiring.

Sharon J. Merchant, continued:

Parsons: Sharon is providing quality assurance on all team documents for this Florida Turnpike Enterprise project, including the CAP plan, stakeholder database, newsletter and all printed materials. She will be the key contact for all constituent and agency meetings.

Allegro Boca: This project requires community involvement and acceptance for a new senior living facility. Sharon provided quality control on all MSF activities.

ATM: TMS arranged a public meeting for residents, town officials and local media to unveil the newly improved Phipps Park beach in the Town of Palm Beach. Sharon provided quality control.

Johnson – Davis: PIO for North South Roads Harbor Estates. This project provided improved swales in Boynton Beach. TMS provided social media and other services. Sharon provided quality control.

Chen Moore: Sharon provided QAQC for the Lake Worth Neighborhood Street program. We created a public involvement plan, database and all printed materials including door hanger.

VIA: Sharon provided quality assurance on all team documents for this FDOT D4 Jupiter Island project, including the CAP plan, stakeholder database, newsletter and all printed materials. She was the key contact for all constituent and agency meetings.

Craven Thompson: Sharon met with Lake Worth city and team leaders and provided quality assurance on all team documents, including an informal public involvement plan, stakeholder database, newsletter and all printed materials prepared for door hangers.

CDM Smith: Sharon provided quality assurance for the Palm Beach County Collection System Rehabilitation project. Tasks include database management, editing project letters and door hangers, logistics and meeting coordination.

WGI: Sharon provided public involvement services and quality assurance on all team documents for FDOT D4 / Palm Beach County Four Off-System Bridge Replacements project, including the CAP plan, stakeholder database, newsletter and all printed materials.

CDM Smith: Sharon provided all supervision, and quality assurance for the Boynton Beach Ion Exchange Resin Plan and East Water Treatment Plant Improvement projects. MSF provided all necessary public involvement, including frequent social media to advise residents of constant MOT changes.

Stanley Consultants: Sharon created a Public Involvement Plan for this I-95/SR-9 PD&E from south of South West High Meadows Avenue to north of Becker Road. project to inform residents and business owners in north Martin stakeholders, built data bases, and kept local elected officials informed. MSF worked on this project through August of 2013.

B&W / BE&K / CDM Team: Sharon assisted the team in securing the largest contract ever granted by Palm Beach County – a $500,000,000 net present value - to build a waste to energy facility. She worked with environmentalists, disgruntled union workers, and all stakeholders, keeping them informed, defining the needs and goals of all parties.

CDM: Sharon guided stakeholders through sticky issues and prepared the public to accept a decision re the siting of a new landfill in Western Palm Beach County. She developed collateral materials and a strategy to meet with all impacted government leaders in proximity to the sites, re
distance to residents, expenses, and the pros and cons of each. She minimized objections and addressed NIMBY problems before they occurred.

Calvin, Giordano and Associates: Sharon facilitated stakeholder meetings to alleviate residents' fears that the character of the area would be negatively impacted. Press releases were written, meetings recorded and minutes provided. She interacted with residents, engineers and County Commission.

Stanley Consultants, FDOT District 6: Sharon developed a handout for stakeholders, built a database, identified stakeholders, developed responses to concerned citizens, held webinars, took minutes and secured meetings for FDOT with elected officials for Multi Model Planning Enhancement Activities throughout Miami-Dade and Monroe Counties, including milling, paving, and widening the northbound shoulder for emergency evacuation, in Key Largo.

City of West Palm Beach, Public Involvement Consultant: Sharon helped solve challenges, such as strained internal and external relationships. Weekly meetings strengthened communications between the City and FDOT, Palm Beach County, and the community. Merchant delivered a variety of public involvement processes and activities comprising the blueprint to ensure awareness of all new construction.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location: Selvitz Road

Parcel ID #(s): 2432-123-0001-000-8

Project description: Rezoning to PD for a recycling facility

D.S.E. Holdings, Inc./Douglas S. Eakins, President	Emily O'Mahoney/2GHO.com
Property Owner(s)	**Applicant/Representative, Title, Company**
1483 Kinetic Road	1907 Commerce Lane Suite 101
Street Address	Street Address
West Palm Beach FL 33403	Jupiter FL 33458
City State Zip	City State Zip
561-575-9557	561-575-9557
Phone Number	Phone Number
emily@2gho.com	emily@2gho.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 -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of April, 2019, by Douglas S. Eakins who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

PATRICIA Y LENTINI
Notary Public – State of Florida
Commission # GG 117506
My Comm. Expires Oct 18, 2021
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 November 14, 2018 Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

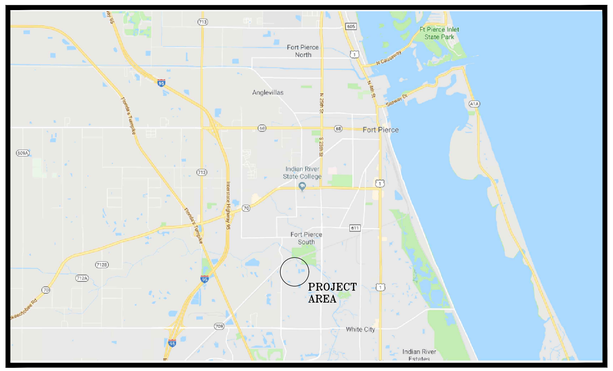
Comments_____

Intake Date Stamp

PLAT BOOK:_____ PAGE:_____

DOCKET No:_____

VICINITY MAP



D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF DEDICATION AND DESCRIPTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS: THAT D.S.E. HOLDINGS, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LANDS HEREON, DESCRIBED AND PLATTED HEREIN, AS D.S.E. HOLDINGS, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND A PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 32; THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33'45" EAST A DISTANCE OF 685.15 FEET; THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 745.23 FEET; THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.28 FEET; THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHERE OF D.S.E. HOLDINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, _____ OF D.S.E. HOLDINGS, INC., A FLORIDA CORPORATION, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2019.

D.S.E. HOLDINGS, INC.

BY: _____

_____
WITNESS

_____

_____
(PRINTED NAME)

ACKNOWLEDGEMENT AS TO CERTIFICATION OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY _____, _____ OF D.S.E. HOLDINGS, INC., A FLORIDA CORPORATION, ( ) WHO IS PERSONALLY KNOWN TO ME OR ( ) WHO PRODUCED

_____ _____ AS IDENTIFICATION.

_____
NOTARY SIGNATURE

_____
PRINT NOTARY NAME

NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE UNDERSIGNED, _____, AN ATTORNEY LICENSED TO PRACTICE IN FLORIDA, DOES HEREBY OPINE THAT, AS OF _____, 2019, AT _____:

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF D.S.E. HOLDINGS IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN ARE LISTED AS FOLLOWS:

(NONE)

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2018.

DATED: THIS _____ DAY OF _____, 2019.

(ATTORNEY NAME)

BY:_____
FIRM NAME
FIRM ADDRESS
CITY, STATE

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2019.

THIS _____ DAY OF _____, 2019

FORT PIERCE CITY COMMISSION

BY: _____

LINDA COX, CITY CLERK

CLERK'S RECORDING CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF D.S.E. HOLDINGS, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT HAS BEEN FILED FOR RECORD THIS _____ DAY OF _____, 2019 IN PLAT BOOK _____ PAGE(S) _____, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA.

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CITY OF FORT PIERCE

PRELIMINARY

PLAT

CLERK OF COURT

SEAL

SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
4. COORDINATES SHOWN HEREON ARE PROVIDED AS FLORIDA STATE PLANE COORDINATES, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 EPOCH (NAD83.2011), U.S. SURVEY FEET.
5. THIS PLAT CONTAINS ONE (1) LOT WITH AN AREA OF 52.0 ACRES (2,264,730.46 SQUARE FEET).
6. ABBREVIATIONS AND SYMBOLS USED AS FOLLOWS:

(P) PLAT DATA
CM CONCRETE MONUMENT
IRC IRON ROD & CAP
LB LICENSED BUSINESS
N/D NAIL AND DISK
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT

O 4"x4" CONCRETE MONUMENT WITH N/D "LB 8158"

CERTIFICATION OF SURVEYOR & MAPPER

I, P. CHAD MAXWELL, HEREBY CERTIFY THAT THE PLAT OF D.S.E HOLDINGS, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES, WILL BE PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND WITH THE ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

_____
P. CHAD MAXWELL, FLORIDA REGISTRATION #7070 SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATION OF CITY SURVEYOR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIES THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES

_____
DAVID R. GAY, FLORIDA REGISTRATION #5973 SIGNATURE DATE
CITY OF VERO BEACH SURVEYOR AND MAPPER

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

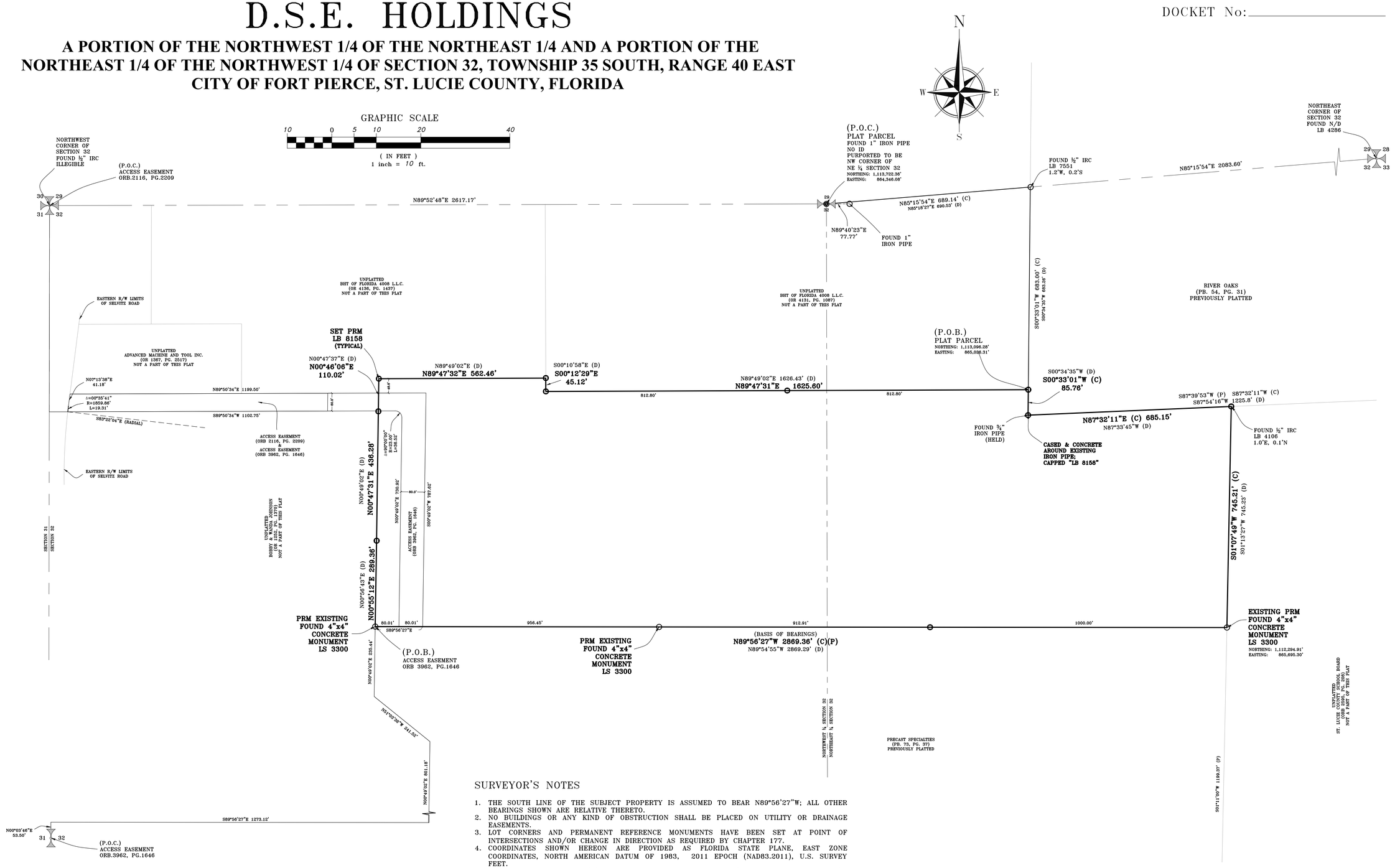
MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158

PLAT BOOK:_____ PAGE:_____

DOCKET No:_____

D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
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4. COORDINATES SHOWN HEREON ARE PROVIDED AS FLORIDA STATE PLANE, EAST ZONE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 EPOCH (NAD83.2011), U.S. SURVEY FEET.
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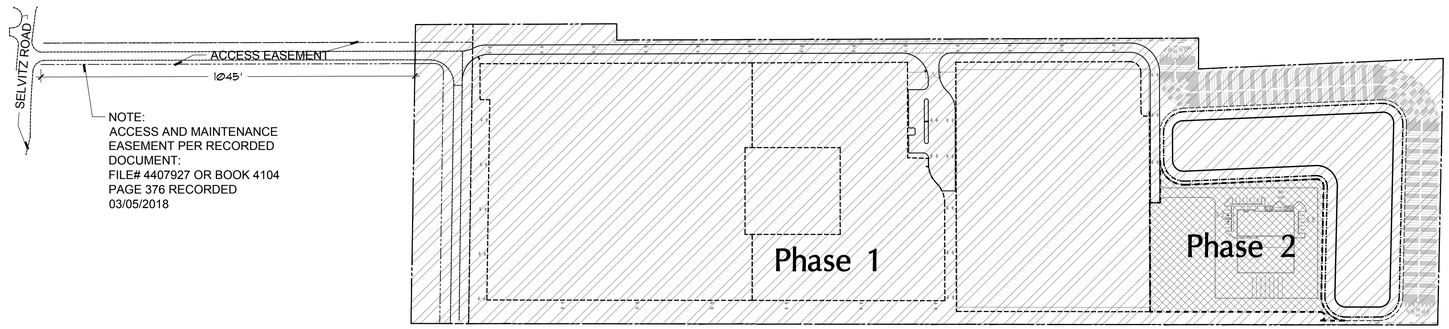


Phasing Legend

PHASE 1

PHASE 2

Planned Development Phasing

Scale: 1"=200'



MANUFACTURER: FENCE SCREEN (OR EQUAL) www.FENCESCREEN.com
SERIES: 150 SERIES COMMERCIAL BLOCK CLOSED MESH POLY 95% BLOCKAGE
MATERIAL: 100% POLYPROPYLENE
MODEL: OBSIDIAN BLACK
MOUNTING: TO BE FASTENED WITH STEEL GALVANIZED RINGS PER MANUFACTURES RECOMMENDATIONS

Fencing Windscreen

N.T.S.

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

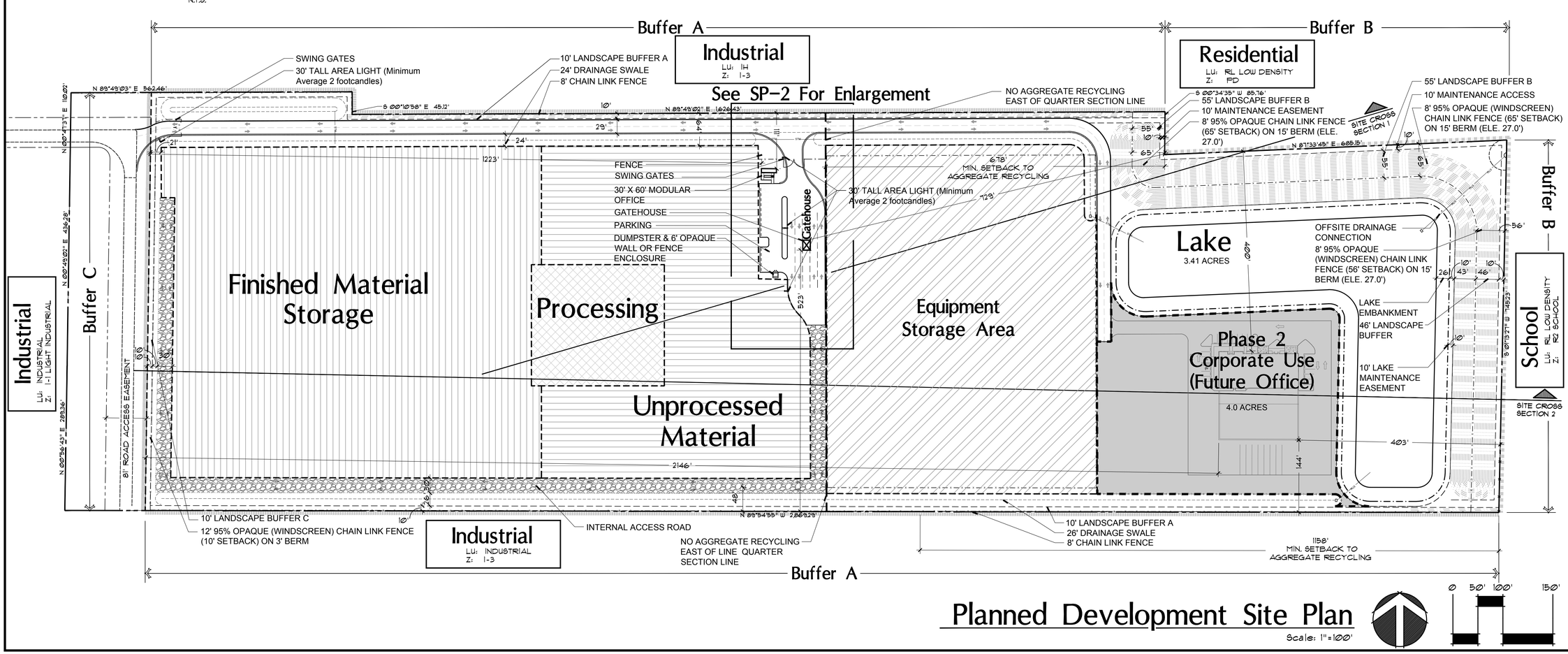
BUFFER B -

BUFFER C -

Ft. Pierce Industrial Aggregate Recycling Facility

Site Data 8/26/2019

Description						
Gross Site Area	**52.00 Acres**					
Road Easement	1.56 Acres					
Net Site Area	**50.44 Acres**					
Application Name	Ft. Pierce Industrial Aggregate Recycling Facility Planned Dev.					
Property Control Number	2432-123-0001-00078					
Existing Land Use Designation:	Industrial					
Existing Zoning District:	St. Lucie County - IH - Heavy Industrial District					
Proposed Zoning District:	City of Fort Pierce - PD Planned Development District					
Existing Use:	Vacant					
Proposed Uses:	Recycling Center, Warehouse, Office					
			Phase 1		**Phase 2**	
Office:			1,800	s.f.	3,589	s.f.
Warehouse:			-	s.f.	11,902	s.f.
Gatehouse:			1,800	s.f.	-	s.f.
Property Development Regulations	**PDD Required**		**Phase 1**		**Phase 2**	
Floor Area Ratio	1.5	Max.	0.0008		0.0068	
Building Height	50'	Max.	1 Floor		2 Floor	
Building Setbacks						
Front (West) Access Easement	15'	Max.	1,223'		2,146'	
Rear (East & Northeast)	25'	Max.	729'		403'	
Side (North)	10'	Max.	111'		400'	
Side (South)	10'	Max.	523'		144'	
Recycling Facility Setbacks						
West Access Easement	15'	Max.	21'		-	
North	15'	Max.	21'		-	
South	10'	Max.	48'		-	
East & North East	500'	Max.	678'		-	
Pervious Area	5%	Min.	-		-	
Parking Requirements	**PDD Required**		**Phase 1**		**Phase 2**	
Recycling Facility	-		2	Spaces	-	Spaces
Office	1 Space Per 200 s.f.		6	Spaces	12	Spaces
Gatehouse	-		1	Spaces	-	Spaces
Warehouse	1 Space Per 600 s.f.		-	Spaces	20	Spaces
			Total Provided		**32**	**Spaces**
			Total Provided	**Spaces**	**32**	**Spaces**
Handicap Spaces	Per Code		1	Space	2	Spaces
Loading Spaces						
Under 5,000 s.f.	0	Space	-	Space	-	Space
Each Additional 30,000 s.f.	1	Space	-	Space	1	Space



Planned Development Site Plan

Scale: 1"=100'

0 50' 100' 150'

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Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19
8/26/19

Seal

LC 0000177

Sheet Title: Planned Development Site Plan

Scale: 1"=100'

Sheet No. PDSP-1

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 DESIGN BASED.DWG
PLOTTED: 8/26/19 AT 3:51PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806-BASED.DWG

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407927 OR BOOK 4104 PAGE 376, Recorded 03/05/2018 11:02:25 AM

Prepared By and Return To:
Steven K. Platzek, Esq.
Graner Platzek & Allison, P.A.
720 East Palmetto Park Road
Boca Raton, Florida 33432

ACCESS AND MAINTENACE AGREEMENT

This Access and Maintenance Agreement ("Agreement") entered into on this 2nd day of March, 2018, by and between BHT of Florida 4008, LLC, a Florida limited liability company (hereinafter "BHT"), with an address of 5081 SW 48th Street, Suite 103, Davie, FL 33314 and D.S.E. Holdings, Inc., a Florida corporation (hereinafter "Eakins"), with an address of 1481 Kinetic Road, West Palm Beach, FL 33403.

RECITALS

A. BHT owns a parcel of real property identified and set forth on Exhibit "A" ("Parcel A").

B. On this date, Eakins acquired from BHT a certain parcel of real property identified and set forth on Exhibit "B" ("Parcel B").

C. Parcel B is located adjacent to Parcel A.

D. A private road (hereinafter the "Roadway") was constructed on portions of Parcel A which is identified and set forth on Exhibit "C" ("Easement Parcel").

E. Part or all of the Easement Parcel is subject to those easements granted in the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida (collectively the "Existing Easements").

F. As part of the sale of Parcel B to Eakins, BHT agreed to provide for access and maintenance to Eakins over the Easement Parcel.

NOW, THEREFORE, in consideration of the mutual promises, terms, and conditions herein, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, BHT and Eakins agree as follows:

1. **RECITALS**. The above recitals are hereby ratified, adopted and incorporated herein.

2. **DECLARATION OF EASEMENTS**. BHT hereby grants to Eakins, his successors and assigns or its officers, directors, members, guests, employees, agents, contractors, subcontractors, vendors, customers and invitees, a perpetual but non-exclusive easement for pedestrian and vehicular traffic and the installation of utilities over and across the Easement Parcel to and from Parcel B.

3. **MAINTENANCE/REPAIR**. BHT shall have a perpetual obligation to maintain and repair the Easement Parcel. Notwithstanding the foregoing, BHT and Eakins agree that the cost and expense of any maintenance and repair of any portion of the Easement Area shall be shared proportionately by BHT and Eakins based on acreage. Should a party fail or refuse to perform any needed material maintenance or repairs within fifteen (15) days after the other party delivers written notice of the need for such maintenance or repairs, or if such maintenance or repairs are of a nature that they cannot be completed within such fifteen (15) day period and thereafter pursue such maintenance or repairs to completion, then Eakins have the right, but not the obligation, to perform such maintenance and repairs and it shall be entitled to recover the costs of such maintenance and repairs from the other party, together with interest thereon from the date advanced until paid in full at the rate of eighteen percent (18.00%) per annum.

Notwithstanding the foregoing, nothing herein shall affect or diminish the repair, maintenance and other obligations of the grantees and the grantees' successors and assigns under any existing easements, including, but not limited to the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida.

4. **NON-EXCLUSIVE GRANT**. Notwithstanding the grant of easement contained herein, such easement shall be non-exclusive and BHT retains all rights to utilize the Easement Parcel and grant additional easements as long as such use and easements do not impede, prohibit, deter, or any in way interfere with Eakins' use of the easement herein. If BHT grants additional parties similar ingress/egress rights over the Easement Parcel, the parties agree that such future grantees shall be legally bound to share in the maintenance and repair of access improvements such that all parties shall equally share in the costs thereof.

5. **AGREEMENT RUNS WITH THE LAND**. All terms and conditions of this Easement Agreement and all rights and burdens hereby created shall run with the lands to which they refer, and all rights granted hereunder shall be appurtenant to the interests of the parties hereto and the lands benefitted thereby. This Easement Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.

6. **ACCESS AVAILABILITY.** Neither BHT or Eakins nor any subsequent owner of any portion of the Easement Parcel granted herein shall construct, maintain or permit any

improvement or condition on any portion of the Easement Parcel which would impede pedestrian or vehicular traffic over, across or upon the easement granted herein.

7. **ATTORNEY'S FEES**. In connection with any litigation, including appellate proceedings, arising out of this Easement Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

8. **RECORDATION OF AGREEMENT**. This Easement Agreement shall be recorded in the Public Records of St. Lucie County, Florida.

signatures appear on the following pages

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Printed Name: Kristin Albrecht

Printed Name: State Patrol
Steven Platzek

BHT OF FLORIDA 4008 LLC,
a Florida limited liability company,

By: BHT Manager, LLC,
a Florida limited liability company,
Its Manager

Name: Ariel Edry
Title: Manager

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of ~~March~~ February, 2018, by Ariel Edry, as Manager of BHT Manager, LLC, the Manager of **BHT OF FLORIDA 4008 LLC**, who is personally known to me or who has produced FL D/L as identification and who did take an oath.

KRISTIN ALBRECHT
MY COMMISSION # FF 243088
EXPIRES: June 22, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida

(Seal)

WITNESSES:

Christopher Kammerer

D.S.E. Holdings, Inc., a Florida corporation

By: D. Steven Eakins, Jr.

STATE OF FLORIDA)
) ss
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of March, 2018, by D. Steven Eakins, Jr. who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC, State of Florida
Commission # [illegible]225
Expires June 10, 2018
Bonded Thru Troy Fain [illegible] 395-7019

(Seal)

EXHIBIT "A" - PARCEL A

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

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/ 4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest

1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/ 4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXHIBIT "B" - PARCEL B

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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET;

THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,869.29 FEET;

THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET;

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.28 FEET;

THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FET;

THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET;

THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1,626.43 FEET TO THE POINT OF BEGINNING

Said lands situate, lying and being in St. Lucie County, Florida.

TOGETHER WITH an access easement as set forth in Access Easement from BHT of Florida 4008, LLC, a Florida limited liability company, to D.S.E. Holdings, Inc., a Florida corporation, recorded in Official Records Book ____, Page ____, of the public records of St. Lucie County, Florida.

EXHIBIT "C" - EASEMENT PARCEL

A parcel of land lying in Section 32, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie, County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 32; thence N00°03'46"E, along the West line of said NW 1/4, a distance of 53.50 feet; thence S89°56'27"E, departing said West line, a distance of 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie River Water Control District (NSLRWCD) Canal No. 101; thence continue S89°56'27"E, along said North right-of-way line of NSLRWCD Canal No. 101, a distance of 1223.12 feet to the West line of the Official Records Book 1814, Page 1541, of the Public Records of St. Lucie County, Florida; thence N00°49'02"E, departing said North right-of-way line of NSLRWCD Canal No. 101 and running along the West line of the said Official Records Book 1814, Page 1541, a distance of 801.18 feet; thence N51°03'36"W, 241.52 feet; thence N00°49'02"E, 235.44 feet; thence S89°56'27"E, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding four courses and distances being along the Northerly and Westerly limits of the proposed PRECAST SPECIALTIES Plat); thence N00°49'02"E, departing the North line of the said Official Records Book 1814, Page 1541 and being 80.00 feet East of and parallel to the East line of the Official Records Book 1252, Page 1370, of the Public Records of St. Lucie County, Florida, a distance of 703.92 feet, to the beginning of a curve concave to the Southwest having a radius of 23.00 feet; thence Northwesterly 36.52 feet along said curve through a central angle of 90°58'28"; thence S89°50'34"W, being along the North line of the said Official Records Book 1252, Page 1370, a distance of 1102.75 feet to the East right-of-way line of Selvitz Road and to the beginning of a curve concave to the Southeast having a radius of 1,859.86 feet; thence Northeasterly 19.31 feet along said curve through a central angle of 00°35'41" and having a radial bearing of S83°22'04"E; thence N07°13'38"E, continuing along the East right-of-way line of Selvitz Road, a distance of 41.18 feet; thence N89°50'34"E, leaving the East right-of-way line of Selvitz Road and being 60.00 feet North of and parallel to the North line of the said Official Records Book 1252, Page 1370, a distance of 1199.50 feet; thence S00°49'02"W, being 160.00 feet East of and parallel to the East line of the said Official Records Book 1252, Page 1370, a distance of 787.62 feet to the North line of the said Official Records Book 1814, Page 1541; thence N89°56'27"W, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding course and distance being along the Northerly limits of the proposed PRECAST SPECIALTIES Plat).

Landscape Architects ■ Planners ■ Environmental Consultants

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

LC 0000177

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Fort Pierce Industrial Aggregate Recycling Facility
Planned Development
Justification Statement
Original Submittal: November 30, 2018
Revised as Planned Development Application: April 30, 2019

On behalf of the owner and applicant, D.S.E. Holdings, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. is submitting an application for Zoning Atlas Map Amendment from St. Lucie County Light Industrial Zoning to City of Fort Pierce as a Planned Development District (PDD) for the purpose of a mixed industrial/commercial use allowing a Recycling facility with a contractor's storage yard. Additional permitted uses include a two story - 15,491 square foot office/warehouse (3,589 s.f. office and 11,902 s.f. of warehouse space). The subject site is 52 acres of land and is located east of Selvitz Road in the City of Ft. Pierce Florida.

Based on Section 22-40 (c).1.e, of the Planned Development Code, when applying for a Planned Development code exceptions are allow for developments. The applicant is proposing code amendments, named PD requirements, for the proposed development as it relates to the height of fences, height of outdoor storage and landscape code for both the north and south sides which are industrial uses and the northeast and east side with residential and institutional uses, along with the west side with an access easement/paved roadway.

The purpose of applying for a Planned Development DIstrict (PDD) will allow this unique use to be provided; and

- Reduces screening and changes trees from 1 tree per 200 square feet to 1 tree per 30 linear feet as the current codes are onerous and unnecessary for like to like heavy industrial uses;
- the Planned Development (PD) requirements will go above code to screen the site and buffer sound to make a good neighbor for the residential development and school, heavily vegetating a much deeper buffer on an earth berm 7' high for a total (there are 2 times the number of trees) of 15' height of non-vegetative screen/buffer and 40' minimum mature vegetative buffer;
- The Planned Development (PD) requirements will allow increased height of outdoor storage to 30' in clean organized piles which will provide for a sound barrier to the surrounding properties.

Please see the attached letter with the requested code exceptions that are part of this application.

UPDATE: Since the initial submittal on November 30, 2018, there have been several things that have happened which has resulted in changes to the site plan as resubmitted.

1. On January 22, 2019, the Applicant held a public meeting inviting property owners within a 500' radius of the site.
    a. Approximately 50 people attended
        i. School Board/School staff – represented by Ft. Pierce Central Principal Todd Smith and Executive Director of Growth Management Marty Sanders plus 4 others.
        ii. River Oaks homeowners – represented by HOA President John Cherveny

iii. Palm Gardens (further than 500' from the site) – represented by HOA President Jay Stewart.

b. The general consensus of the attendees was that the pre-cast facility to the south of the subject property is a nuisance. Their feelings towards that facility colored how they looked at the proposal of the Applicant.
c. Concerns voiced included air quality (dust), noise and water quality.
d. The Applicant presented that they had had no complaints against their West Palm Beach facility, by either residents or controlling agencies.

2. Keeping stakeholder concerns in mind, the Applicant redesigned the site to place the recycling processing facility as far west as possible and reduced the footprint. There is no recycling closer than 500 feet to the adjacent Residential and Institutional Uses.
3. Based on meeting with the City, the applicant is amending the application to Zoning Atlas Map amendment to allow a Planned Development.
4. Additional use of Office and Warehouse has been added to the most eastern area, closest to the stakeholders. This places a non-conditional type uses on the site in an area that then becomes a buffer for the recycling facility.
5. The Applicant, his Engineer and Attorney met with Marty Sanders, representing the School Board on February 25, 2019. A copy of the email from Mr. Sanders is included with his notes from the site visit after reviewing the revised plan.
6. On March 12, 2019, Mr. Sanders and Rebeca Guerra, Assistant Planning Director visited the D.S.E. Holdings West Palm Beach Facility to observe the process. A copy of the email from Mr. Sanders is included with his notes from the site visit (same email referenced above).
7. The March 27, 2019 meeting with staff resulted in a redirection of the Conditional Use Application and possible variances, to a request by the Applicant to a Zoning Atlas Amendment to a Planned Development.

Site History:

The subject site was annexed into the City limits in 2004 via Ordinance K-310, which annexed a collection of properties generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed as it was identified as being contiguous to the municipal boundary, and corresponding FPUA annexation agreements were on file with the City. Based on conversation with the City of Fort Pierce staff, the subject site was annexed into the City of Fort Pierce and received a Future Land Use Designation of HI – Heavy Industrial Land Use, however, the zoning remained under the County designation as LI – Light Industrial Zoning. The surrounding properties listed below were approved as follows:

Fort Pierce Central High School was approved in 2008;
River Oaks at Ten Mile Creek was approved in 2007; and
Palm Lake Gardens was approved in 2004.

Currently, both the property to the north and to the south (all part of the original group) have been rezoned into the City's I3 – Industrial designation in 2017. The south property has been approved to operate as a precast concrete manufacturing facility.

Applicant & Use:

D.S.E. Holdings has a long, successful history of providing benefit to communities and to the environment. The company has been recognized and applauded as a premiere recycler for its work in reducing materials to be landfilled. Leftover or retired materials in the form of concrete and asphalt are recycled into concrete aggregate of different sizes which will be used in new concrete

applications by others. This is a private company doing a public service. Their primary facility in West Palm Beach, located at 550 Benoist Farms Road in West Palm Beach, has been in operation since 1990. During that time they have recycled 13 million tons of concrete. In Palm Beach County, they are second only to SWA. D.S.E. Holdings has other operations at 800 Railroad Avenue in Lake Park and 500 Rinker Way in Lake Worth, indicating their wealth of experience.

Recycling of leftover or retired concrete and asphalt keeps these materials out of our landfills while lessoning use of raw resources which leads to a more sustainable community. Adding such a facility in Ft. Pierce REDUCES the trip length for heavy trucks to deliver rubble or pick up aggregate, therefore reducing the carbon footprint when compared to using other facilities far afield. *There is a small facility that does many things, including some concrete recycling, which is around the corner at 4880 Glades Cut-Off Road (East Coast Recycling).*

SETBACKS: The Applicant is dedicated to being a good neighbor and has such a reputation at their other facilities. It is important to **visually** block operations from the adjacent townhome owners to the north and the high school to the west by providing a generous setback for the facility, far exceeding code. With the modified Planned Development Site Plan, the operation has been pushed back west, into the site and further away from residential and institutional uses.

Table 1

Setbacks	Facility Limits	PDD Requirement
River Oaks Property Line	500 Feet	500 Feet
River Oaks Building Line	850 Feet	
High School Property Line	1200 Feet	500 Feet
High School Classrooms	2000 Feet	

By the nature of the facility, an aggregate recycling facility is an outdoor storage facility for unprocessed and processed material. This operation accepts and stores large amounts unused or retired concrete (large rubble coming off demolition of buildings and roadways) and sometimes asphalt. They then process the material into different sized aggregate by crushing. The addition of the office/warehouse and the storage yards for equipment and supplies will act as a buffer to the residential/school areas to the east and northeast.

Surrounding Zoning and Land Use:

Table 2

	North	South	East	West
Land Use	**Industrial**	**Industrial**	**RL**	**Industrial**
Zoning	**I-3**	**I-3**	**PD & R2/School**	**IL**

Site:
The site is currently vacant agriculture land as evident by the drainage ditches crossing the property. These drainage ditches will be filled as part of the proposed use. The environmental report indicates that this land was in agriculture for over 25 years. Per the report, 'The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.'

DRAINAGE: Please see the Drainage Statement from Jonathan T. Ricketts, Inc. Generally, the site will drain north and south to perimeter swales. These swales will drain to a retention lake on the east side of the property.

ENTRY: The entry to this site is via an easement road from Selvitz Road running east/west. It is a shared easement with the property to the south of the subject property. The access easement continues north/south across the subject property with the agreement that the property to the south would bring water and sewer through this easement which will then serve both properties.

ADJACENT LAND:

- Property to the west is developed as industrial with no landscape buffers. A canal runs within the subject property long this property line.
- The eastern portion of the north side is a townhouse development under a homeowner association called River Oaks at Three Mile Creek. There is a preserve buffer ranging from 100 to 350 feet between the subject property and improvements in the residential community. This preserve consists of large Laurel Oaks and Sabal Palms with various understory vegetation. With the re-configured site, the aggregate recycling activity is further away. See Table 1 for distances.
- The property to the east is the Ft. Pierce Central High School. Recreation fields abuts the subject property. With the re-configured site, see Table 1 for distances.
- The property to the south is a recently approved built and operational precast concrete manufacturing facility on a piece of land of similar size to the subject property. There is no landscape buffer to the north (subject property's south) as no buffer was required, at the time, adjacent to agriculture.

Function & Use:

Ft. Pierce Industrial Aggregate Recycling Facility is a recycling facility for unused and retired concrete and asphalt materials with a well-defined process and set of procedures. Part of the project, future Phase 2, will be an office warehouse building serving as the headquarters for D.S.E. Holdings, similar to their Lake Park Facility.

Bringing Waste to the Site:

1. Trucks with concrete debris arrive at the gatehouse, commonly called the ticket booth, to check in, pay, and get directed where to dump.
2. They travel on the paved road to the Unprocessed Material Area on the east side of the property and dump in pile as directed by the ticket booth.
3. Trucks then depart on the two-way roadway back towards the gatehouse and exit.

Collecting Recycled Material:

1. Trucks buying recycled material enter through the gatehouse, pay, get ticket and are directed where to go.
2. They travel along the unpaved road to the Finish Material Storage Area on the West side of the property as directed by the ticket booth and are loaded by a Wheel Loader.
3. Trucks then depart on the roadway back towards the gatehouse and exit

Process:

1. The processing occurs in the area labeled 'Processing' in the middle of the property (see Image A below).
2. Materials are taken from the Unprocessed Materials Storage Area to the Processing Area for processing.
3. Once the material is processed, it is then stacked in the Finish Material Storage Area.

Operations:

STOCK PILES | OUTDOOR STORAGE

While the code allows outdoor storage and stock piling, it is typically a condition of approval, recommended by staff, that there be no outdoor storage on industrial projects.

> Sec. 22-67 (e)(5) *Commercial and industrial buffers*. Outside storage of materials for commercial and industrial uses shall be screened …….

We respectfully request that this condition not be placed on the PDD. The whole concept of aggregate recycling is a large-scale outdoor operation which includes outdoor stockpiling of unprocessed material delivered by large trucks and processed material to be picked up by large trucks. The entire operation is outdoors baring a small office. In addition, we are proposing an area for outdoor storage yards as a complimentary use for equipment and construction materials. The operation is organized and clean, not unsightly. As mentioned in other parts of the Statement, the recycling facility has moved further west allowing for a much greater buffer distance with some use by right in between the property line on the east / northeast and the aggregate recycling facility.

DUST CONTROL PLAN

Dust control is an everyday on-going process for recycler which is mandated through licensing by the Florida Department of Environmental Protection via the Health Department. The operators of this facility have a nearly a 30 year record of successfully operating aggregate recycling facilities without a dust problem. A watering truck will be on-site to keep all of the operating areas moistened which prevents dust from occurring. The specialized recycling equipment used to convert the larger pieces of concrete into aggregate also uses water to prevent the creation of dust on the site. All of the operators of the key equipment needed for the recycling operation are trained in monitoring keys factors that prevent dust from occurring.

Please see the DEP Operating Permit for the West Palm Beach facility attached.

HOURS OF OPERATION

The maximum working hours for the facility will be 7 AM to 7 PM Monday through Saturday, with a typical week consisting of concrete recycling and processing occurring on Monday through Thursday 7 AM to 7 PM. One day during the week, typically Friday will be used for maintenance and repairs on the equipment. On weeks where rain prevents recycling during some portion of the week, Saturdays may be used for either recycling or maintenance.

Employees:

The gatehouse/ticket booth is manned by one employee during operating hours. The office modular building will be used by a site manager and office assistant for site coordination and dispatch. The

processing equipment requires one person to run. Between 1 and 4 equipment operators will operate onsite equipment (Wheel Loaders, Track Excavators, Water Truck and Off Road Trucks).



IMAGE A

Wheel front end loader placing material into the crusher. Crushed material exits onto conveyor belts to send the material to the appropriate pile.



25 acre D.S.E Holdings facility in West Palm Beach.

The following is a list of the areas on the PDD Development Plan:

- Finished material storage area – approximately 10.74 acres
- Unprocessed materials area – approximately 8.65 acres;
- Processing area – approximately 1.48 acres;
- Equipment storage area – approximately 6.15 acres; and
- Phase 2 office/warehouse area – approximately 3.69 acres.

Landscape Buffers:

SIZE & LOCATION: The landscape buffers for this property are required to be 10' wide and run the perimeter on all sides per code. With this PDD application, the following buffers are proposed for the District:

- Buffer A (north and south) 10' wide
- Buffer B (east and northeast) 24' wide - Enhanced
- Buffer C (west) 10' wide*

*On the west side, the buffer has been placed on the east side of the road access easement.

SECURITY:

- Buffer A (north and south) 8' chain link fence on property line
- Buffer B (east and northeast) 8' chain link fence with sight obscuring wind screen on 7' high berm 24' inside the property line.
- Buffer C (west) 12' chain link fence with sight obscuring wind screen on 3' berm set 10' inside the access easement.

LANDSCAPE MATERIAL:

The landscape material is all native plant material planted in a casual, natural pattern. To avoid a monoculture in the plant material, various types of trees have been specified minimally to meet the PD requirements. The understory shrubs have been planted in a staggered meandering pattern 5-feet on-center which will allow them to reach a healthy thick plant in the 6-10' height range.

- Buffer A (north and south) 1 tree per 30 linear feet.
- Buffer B (east and northeast) 12' tall trees 1 per 30 linear feet, plus 6' tall trees at 1 per 15 linear feet, plus shrubs at 1 per 2 linear feet.
- Buffer C (west) 1 tree per 30 linear feet.

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of the Rezoning and Conditional Use request. The Project Team at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Emily O'Mahoney, Dylan Roden and Pat Lentini.

Attachments:

- Proposed Planned Development District (PDD) Code Language;
- Response Letter to December 20, 2018 TRC comments including references to PDD proposed;
- Revised Justification Statement including PDD;
- Proposed PDD Development Plan and Landscape plans including cross sections;
- Revised Drainage Statement and Engineering Plans;
- Revised Traffic Report;
- Revised Survey;
- Access and Management Agreement;
- Dust Mitigation Plan;
- Email regarding meeting and site visits with School Board and Zoning Department
- Aerials of Benoist Site (CD Only);
- Aerials of Subject Site (CD Only);
- Environmental Assessment (CD Only) originally submitted on November 30, 2018.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Final Plat - FP Aggregate Facility

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 9/6/2019

City Commission Regular Meeting **13. a.**

Meeting Date: 09/16/2019

Re:

SUBJECT:

Submittal of applications to serve on the Fort Pierce Utilities Authority.

SUMMARY:

Pursuant to Resolution 18-R23, Charter Review Committee recommendations, this seat will be filled by a District 2 resident.
To be eligible, individuals must be a qualified elector of the City of Fort Pierce and live within District 2 and have no business relationship with FPUA.

RECOMMENDATION:

Consider the attached applications.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

18-R23
Albosta Application
DiPalma Application
Englmeier Application
Fee Application
Graham Application
Kraaz Application

Form Review

Form Started By: Linda Cox Started On: 08/26/2019 09:31 AM
Final Approval Date: 09/04/2019

RESOLUTION NO. 18-R23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING THE RECOMMENDATIONS OF THE **CHARTER REVIEW COMMISSION**; AGREEING TO MEET ANNUALLY WITH THE FPUA IN A JOINT PLANNING SESSION; AGREEING TO ESTABLISH A FORMAL COMPLAINT RESOLUTION PROCESS; ADOPTING A REVISED **APPOINTMENT PROCESS TO THE FPUA BOARD;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 17-R17 on August 7, 2017 establishing the Charter Review Commission, hereinafter called the "CRC"; and

WHEREAS, the Charter Review Commission held its organizational meeting on September 27, 2017, their initial Public Input Meeting on October 24, 2017 and their final Public Input Meeting on February 27, 2018; and

WHEREAS, on March 19, 2018, the CRC presented its final report to the Fort Pierce City Commission; and

WHEREAS, the Fort Pierce City Commission desires to formally accept the recommendations of the Charter Review Commission and memorialize the implementation of the recommendations by resolution since the recommendations do not require any charter amendments.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1: The City Commission accepts the recommendations of the Charter Review Commission as presented on March 19, 2018.

SECTION 2: The City agrees to meeting annually with the FPUA in a Joint Planning Session to review and discuss Capital Improvements' budgets of each and the strategic goals and perspective growth of the City and FPUA including the potential joint participation in projects.

SECTION 3: The City Commission agrees to establish a formal dispute resolution process with FPUA that would be far simpler and more efficient and expedient than the statutory process.

SECTION 4: The City Commission adopts a revised appointment process for FPUA Board membership, beginning with the existing term that expires on September 30, 2018, to ensure that one person would be a District 1 resident, one person would be a resident of District 2 and the remaining two seats would be filled by city residents without regard to district of residence. The revised process is as follows:

(a) One resident of District 1 shall be appointed for a four-year term to the FPUA Board by the Commissioners of District 1 by mutual agreement; in the event District 1 Commissioners do not agree on the appointee, each District 1 Commissioner will make a nomination and the Mayor shall select one of the two nominees as the FPUA Board Member. This seat shall be referred to as FPUA District 1 Seat. (Process to commence for the term which shall begin October 1, 2018.

(b) The next year, one resident of District 2 shall be appointed for a four-year term to the FPUA Board by the Commissioners of District 2 by mutual agreement; in the event District 2 Commissioners do not agree on the appointee, each District 2 Commissioner will make a nomination and the

Mayor shall select one of the two nominees as the FPUA Board Member. This seat shall be referred to as FPUA District 2 Seat. (Process to commence for the term which shall begin October 1, 2019)

(c) For the remaining two appointments, the City Commission as a whole would appoint the FPUA Board Members utilizing a point system for votes based upon the order in which the City Commission ranks their choices based upon applications received. These seats shall be referred to as FPUA At-Large Seats. (Terms which shall begin October 1, 2020 and October 1, 2021).

(d) In the event any member representing District 1 or 2 move out of the district for which they were appointed to represent, the seat shall automatically become vacant and a new person residing within the appropriate district shall be appointed to fill the balance of the term.

SECTION 5. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21st day of May, 2018.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Richard F. Albosta	Phone: 973 216-8749
Home Address: 1028 Windward Drive City/Zip Code: Fort Pierce, Florida 34949	How long at this address? 5 years. 25 years of residential ownership in Ft. Pierce, Fl. Florida resident since 1998.
Are you a qualified elector of the City of Fort Pierce? xYes No	
Occupation: Executive/Consultant	Employer Name: Self Employed
Do you own a business that operates within the City of Fort Pierce? ☐ Yes x No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes x No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. (See CV attached)	
Do you have special training or knowledge in any of the following areas: Utilities: x Yes ☐ No Engineering: x Yes ☐ No Contracting/Development: x Yes ☐ No Legal: x Yes ☐ No Management: x Yes ☐ No Finance/Accounting: xYes ☐ No Describe your education and background in any of the above areas:	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes x No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes x No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes No	
Referred by:	Applicant Email Address: ralbosta@O-hold.com
Date: Aug 24, 2019	Applicant's Signature R F Albosta

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

PROFESSIONAL RESUME

RICHARD F. ALBOSTA
1028 WINDWARD DRIVE
FORT PIERCE, FLORIDA 34949
Phone: 973 216-8749, E Mail Address: ralbosta@O-hold.com

Career Summary: Chief Executive Officer with over 50 years of experience in the energy industries, with concentration in electric energy and natural gas. Past and present member of the Board of Directors of numerous private, public and non- profit companies.

Specific Company and Industry Experience:

- 25 years with Ebasco Services, Inc., and engineering and construction company with over a 100-year history, who has put more electric plants in service worldwide (coal, gas, & nuclear) than any other company. Rose through the ranks from VP Finance to several operational positions, then to CEO. Eight years as CEO until sold to Raytheon in 1994. Ebasco was the engineer and constructor of the St. Lucie Power, and numerous other nuclear power plants.
- 20 years as a Principal and project investor in an independent privately-owned power company, Olympus Power, LLC. Olympus in its history has been involved in ownership of over 3,000 Mw of power, including coal, gas, geothermal, solar and wind.
- 3 years as a CEO of Enserch Environmental Company, a company engaged in all phases of environment services, including site characterization, environmental solutions, and actual site remediation.
- Past member of the Board of Directors of Connext, as subsidiary of Puget Sound Energy, and electric utility, Brooklyn Navy Yard Cogeneration Partners, Crompco, an oil and gas services company, Columbia Energy Group (seven years), a $10 billion integrated publicly owned natural gas exploration & production, and pipeline company, before being purchased by NiSource Corporation in an unfriendly tender offer. Current member of the Board of Directors of Olympus Holdings, LLC, AquaSmart Enterprises, LLC. an advanced technology company engaged in the oil and gas proppant industry, and Oceanhouses of Southpoint, LLC, a non-profit HOA.

Listing of Specific Skill Sets

- Major equipment and balance of plant (electric power & gas – including wind and solar) procurement practices.
- Familiar with all electric energy production facilities – coal, gas nuclear, geothermal, solar and wind.
- Negotiation, review and preparation (if needed) of all types of contracts related to electric power – PPA's, engineering & construction contracts, major and minor procurement contracts, purchase & sale agreements, permitting, RFP's, litigation.
- Board of Directors governance practices and committees
- Financial reporting, review and practices (CPA credentials)
- Management and operational best practices

Education

BBA, University of Pittsburgh (Accounting Major), Wharton School of Business (Executive Program), Certified Public Accountant (CPA), Numerous Technical Energy Seminars & Programs

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 22 2019
CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Steven DiPalma	Phone: 772-370-7440
Home Address: 516 Crooked Lake Lane #A City/Zip Code: Ft. Pierce 34982	How long at this address? 7 Years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation: President/Property Manager	Employer Name: High Point of Fort Pierce Condominium Association Section One
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. President/Licensed Property Manager CAM48591 of High Point Condominium Association. Have 264 units with a $1,000,000 Budget. Manage and oversee all contracts and work being done dealing with Plumbing, Electrial,Utilities, Roads, Buildings, Streets, etc.	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☒ Yes ☐ No Legal: ☒ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☒ Yes ☐ No Describe your education and background in any of the above areas: Continuing Property Management Educational Seminars on Legal and Maintaining all the above updates.	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: Tom Perona	Applicant Email Address: steven.dipalma@yahoo.com
Date: 8/22/19	Applicant's Signature Steven DiPalma

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Steven DiPalma

Born on 8/29/50 65 years old

Wife: Margarita Vallejo DiPalma

Sons: Steven DiPalma, St. Lucie County Fireman/Paramedic

Brian DiPalma, IT Computer Security Technician

Grandson, Vincenzo
Granddaughter, Amelia Mae

Semi Retired, President/ Property Manager of High Point of Ft. Pierce Condominium Section One

Ft. Pierce resident for almost 45 Years

Community Activist since 1982

President of Ft. Pierce Athletic League since 2005, President St. Lucie Sheriff's Pal since 2017, Committee Member Victory's Saint Lucie County Toy Run, Past President of Ft. Pierce Downtown Kiwanis Club, Past Chairperson of the Civil Service Appeals Board, Past Vice Chairman Communitywide Council, Committee member for City of Ft. Pierce Advisory Board for FPUA, Ft. Pierce Elks 1520, Downtown Landlords Association, Special Deputy St. Lucie Sherriff Department, FOP #41

CITY OF FORT PIERCE

100 NORTH US HWY 1
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AUG 26 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Robert F. Englmeier	Phone: 772-528-6255
Home Address: 3605 Chestnut Oak Drive City/Zip Code: Ft Pierce, FL 34981	How long at this address? 28 years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation: Retired	Employer Name: Retired, see below for previous employers
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. 19 years with FPL in various engineering & management positions 16 years with GE in various engineering & management positions 3 years Pilot in USAF	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Contracting/Development: ☐ Yes ☐ No Legal: ☐ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☐ Yes ☐ No Describe your education and background in any of the above areas: BS Mechanical Engineering Virginia Tech MBA University of Miami	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: N/A	Applicant Email Address: bobengl@comcast.net
Date: 8/22/2019	Applicant's Signature R F Englmeier

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fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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RECEIVED
AUG 13 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Fort Pierce Utilities Authority

Name: Frank H. Fee, IV	Phone: 772-461-5020
Home Address: 2401 Wilderness Dr. South, Fort Pierce, Florida 34982 City/Zip Code:	How long at this address? 10years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Attorney at Law

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No

If yes, list the address and nature of said business:

Fee, Yates & Fee, PLLC
Treasure Coast Title & Escrow, a division of Fee & Fee, PLLC, a Law firm.
426 Ave A, Fort Pierce, Florida 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No

If yes, in what capacity?

From time to time, my firm is called upon to provide title searches or to insure title to real estate to be acquired by the City Of Fort Pierce. Neither me or my firm have a business relationship with the FPUA, other than as a consumer.

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No

If yes, state the business and location:

Fee, Yates & Fee, PLLC
426 Ave A, Fort Pierce, Florida 34950

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ■ No

Contracting: ☐ Yes ☐ No Land Development: ■ Yes ☒ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

Born Fort Pierce, Florida, August 11, 1975; admitted to bar, 2002, Florida. Education: Georgia Southern College (B.A., 1998); Florida Coastal School of Law (J.D., 2002). Member: St Lucie County Bar Association; The Florida Bar. Practice Areas: Creditors Rights; Banking law; special assets litigation, loan workouts, loss mitigation; Estate Planning; Mortgages; Mortgage Foreclosure Residential and Commercial. Approximately 80% of my practice is devoted to real estate transactions.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Thomas K. Perona and Jeremiah Johnson Applicant Email Address: Hfee@feeyateslaw.com

Date: August 12, 2019 | Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Kimberly Graham	Phone: (772) 370-8245
Home Address: 2201 Winding Creek Lane Fort Pierce, FL 34981 City/Zip Code:	How long at this address? 20 Years
Are you a qualified elector of the City of Fort Pierce? ☐ Yes ☐ No	
Occupation: Civil Engineer	Employer Name: St. Lucie County
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate. (I am a customer of FPUA water, sewer and gas.)	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. My career has been dedicated to public service. I graduated from the University of Connecticut with a Bachelor's Degree in Civil Engineering. Please see me attached resume for further information. Please note, my resume does not include my latest position as County Engineer for the St. Lucie County BOCC.	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Contracting/Development: ☒ Yes ☐ No Legal: ☒ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☒ Yes ☐ No Describe your education and background in any of the above areas: I am a licensed professional civil engineer with a background in the planning, design, construction and Maintenance of public roadway infrastructure.	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by:	Applicant Email Address: Kimgraham94@gmail.com
Date: September 10, 2019	Applicant's Signature Kimberly Graham

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Kimberly Graham, P.E.

2201 Winding Creek Lane • Ft. Pierce, FL 34981 • (772) 370-8245

Qualifications

- Licensed Professional Engineer in the State of Florida with over twenty-two (22) years of management and engineering experience.
- Managed the development, design and construction of infrastructure projects, maintenance activities/responsibilities, daily operations and the associated budgets of various Public Works Department Divisions.
- Responsible for the development, implementation and tracking of maintenance and operating budgets in excess of $14.5 million and capital improvement projects in excess of $120 million.
- Continuously evaluated operations and production for effectiveness and efficiencies to meet the needs of the Department.
- Coordinated and communicated effectively with various agencies including the associated governing boards, permitting agencies, consultants, contractors, utility companies, stakeholders and the public.
- Responsible for all personnel matters associated with assigned personnel (140+ employees).
- Developed short and long range infrastructure improvement plans.

Experience

St. Lucie County
County Engineer

Ft. Pierce, Florida
2017 - Present

Indian River County — **Vero Beach, Florida**

County Traffic Engineer — **2015 – ~~Present~~ 2017**

- Responsible for the management of the daily maintenance, operations, personnel and budget in the Indian River County (County) Traffic Division. The Division is responsible for the evaluation, planning, design, coordination, construction, maintenance and operations of all traffic related matters within the County.
- Responsible for the review and approval of all aspects associated with traffic engineering for Maintenance of Traffic (MOT) Permits, Right-of-Way Permits and land development projects, including traffic impact studies to ensure compliance with applicable County Land Development Code regulations.
- Responsible for the coordination, collection and reporting of various annual traffic reports utilized in the development and prioritization of Capital Improvement Projects (CIP). These reports include but are not limited to crash data reports, traffic volume reports including Average Annual Daily Trips (AADT), link counts and turning movement counts and the bi-annual traffic ledger.
- Evaluated and recommended the implementation of software and services to document the County's fiber optic communication network.
- Responsible for the review and coordination of the All Aboard Florida (AAF) railroad project construction plans and the impacts to the County residents.

Palm Beach County — **West Palm Beach, Florida**

Assistant Director of the Traffic Division — **2013 – 2015**

- Responsible for the administration and management of daily operations and personnel in the Palm Beach County (County) Traffic Division (120+ employees). The Division is responsible for the evaluation, planning, design, coordination, construction, maintenance, operations and management of all traffic related matters within the County.
- Responsible for communicating with and coordinating traffic related impacts, issues and concerns with approximately thirty-eight (38) municipalities and districts within the County, the Florida Department of Transportation (FDOT) district and local offices and the public.
- Oversee various Division responsibilities including but not limited to the design, construction, maintenance and operations of traffic control devices (1,200+ traffic signals, school zone and warning flashers), street lighting, signs, pavement markings, collection of traffic data, traffic studies, growth development traffic impacts, transportation planning, incident management and the Traffic Management Center (TMC).

- Responsible for the evaluation of Division responsibilities and the development and implementation of various Division programs, including but not limited to the Pavement Markings Refurbishing Program and Traffic Signal Maintenance Program.
- Coordinate and participate in the review and evaluation of long range and concurrency related traffic impacts and studies, including the County's Western Community (Minto, Avenir, Indian Trails Grove, etc.), as it relates to the County's Traffic Performance Standards (TPS).
- Responsible for representing the County at various public meetings/hearings with government officials (Board of County Commissioners, Planning Commission, Zoning Commission, Red Light Camera Hearing)
- Prepare, review, interpret and administer various agreements, contracts and specifications.
- Provide professional guidance concerning potential and on-going litigation.

City of Port St. Lucie **Port St. Lucie, Florida**

Assistant City Engineer and Acting Assistant City Engineer **2009 – 2012**

- Responsible for the overall management of the Public Works, Survey and Traffic Divisions in the Engineering Department (140+ employees). These Divisions are responsible for various aspects of the construction, maintenance and operations of the City's infrastructure, including but not limited to the stormwater conveyance system, annual overlay program, bridge maintenance program, traffic signals, pedestrian and street lighting, signs, pavement markings, emergency management response, resident/customer requests and the City vehicle/equipment maintenance and fueling facilities.
- Responsible for all personnel matters associated with assigned personnel, including the development of job descriptions, interviewing, recommendations for hire, training, evaluations, conflict resolution, investigations, grievances, recommendations for discipline, Department/Division reorganization.
- Member of the City's union negotiations team with three (3) separate unions (Professional, Supervisor and Front-Line Worker Unions).
- Responsible for the development of the associated long range plans, goals and work programs.
- Plan, prepare and/or supervise engineering feasibility reports, budgets, special assessment projects and contract administration.
- Responsible as the City's representative and Vice-Chair of the Technical Advisory Committee (TAC) of the Transportation Planning Organization (TPO) for reviewing and recommending the following programs to City staff and elected officials: FDOT Transportation Improvement Program (TIP), 2035 Regional Long Range Transportation Plan (RLRTP), List of Priority Projects (LOPP) and various other related programs.

Deputy City Engineer **2008 – 2009**

- Managed the $165 Million Dollar SW Annexation Special Assessment District (SW SAD) and reported directly to the City Manager on all matters associated with the bond project.
- Managed and coordinated the various project scopes, budget, document management, consultant evaluation/selection process, design, permitting, property acquisition/easements, contract specifications, bid/award documents and the construction of the required roadway and utility improvements for approximately $120 million in infrastructure for the SW SAD project.
- Responsible for managing the coordination of the SW SAD bond projects with the various property owners, developers, permitting agencies, multiple consultants and contractors and compliance with various existing Agreements and bond documents.
- Responsible for reviewing and interpreting engineering reports, bond documents, various contracts and Agreements.
- Responsible for working with the associated City Departments and outside parties on the development of contract scope and language, negotiations, conditions and requirements for various contracts and/or agreements, including consultant design and CEI contracts.

Transportation Engineer **2003 – 2008**

- Directed and managed all aspects of the Traffic Division of the Engineering Department, including the development and tracking of the operations and Capital Improvement Project (CIP) budgets.
- Responsible for managing and overseeing complex public roadway/infrastructure projects including the review and interpretation of the plans and specifications for the immediate resolution of project issues and/or concerns to minimize project costs and delays.
- Reviewed, implemented and managed Interlocal Agreements and Joint Participation Agreements (JPA) and Local Agency Participation (LAP) Agreements.

Civil Engineer (Project Manager) **1999 – 2003**

- Responsible for overseeing, coordinating and documenting various civil engineering projects, including the development of the project scope, budget, consultant evaluation/selection process, design, permitting, property acquisition, contract specifications, bid/award documents and construction for various roadway projects including the construction of new interchanges and roadways, the widening of existing roads, intersections, traffic signals, streetlighting and pedestrian improvements.
- Responsible for the management and contract administration of consulting engineer contracts, including the evaluation of submittals and presentations through the CCNA process, development of contract scope, contract negotiations and tracking and reviewing the consultants progress and effectiveness.
- Provided technical support and guidance for the development of projects through the review of engineering evaluations, reports and public information meetings.

Education

University of Connecticut **Storrs, Connecticut**
Bachelor of Science Degree in Civil Engineering **1994**

License/ Certifications

Professional Engineer, State of Florida **2000**
DEP Stormwater Management Inspector
LAP and FHWA Certified Computer-Based Training
FDOT PD&E Manual Training
FEMA National Incident Management System (NIMS)

- ICS 100 – Introduction to the Incident Command System
- ICS 200 – Single Resources and Initial Action Incidents
- ICS 300 – Intermediate Incident Command System
- ICS 700 – NIMS an Introduction
- ICS 800.A – National Response Plan, an Introduction

Committees

- Vice-Chair of the St. Lucie County Technical Advisory Committee (TAC) for the Transportation Planning Organization (TPO)
- Represented the City at the Transportation Planning Organization (TPO) meetings
- Member of the City's Negotiations Team with various City Unions
- Member of the City Committee that presented the Crosstown Parkway project to various bond rating agencies (Moody's and S&P) and bond insurance companies in New York City for the issuance of the General Obligations (GO) Bonds for the project

CITY OF FORT PIERCE

100 NORTH US HWY 1
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Hans Kraaz	Phone: 772 979 0308
Home Address: 1450 Sea way DR City/Zip Code: FT. Pierce, FL. 34949	How long at this address? 6 months
Are you a qualified elector of the City of Fort Pierce? ☐ Yes ☑ No applied today	
Occupation: CEO Various companies	Employer Name: IFB / KIK

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No

If yes, list the address and nature of said business:

124 A NO 2 ST
FT. Pierce, FL. 34950

Do you now or in the future plan to do business with or have a business relationship with FPUA? ☑ Yes ☐ No

If yes, please describe in detail outlining any businesses or matters deemed appropriate.

I own properties that use the FPUA.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.

I own Real Estate, Finance, and retail business in FT. Pierce

Do you have special training or knowledge in any of the following areas:

Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☑ Yes ☐ No
Legal: ☐ Yes ☐ No Management: ☑ Yes ☐ No Finance/Accounting: ☑ Yes ☐ No

Describe your education and background in any of the above areas: Run a company that has over 100 employees, Have built and renovated 30 buildings.

Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☑ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☑ No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last at least 5 hours? ☑ Yes ☐ No

Referred by: Butch alexander Applicant Email Address: Hans@boatloans.net

Date: 8/23/19 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **13. b.**

Meeting Date: 09/16/2019

Re: Parks Advisory Committee Applications

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of applications to serve on the Parks Advisory Committee

SUMMARY:

The City Commission adopted Resolution 19-R37 formalizing the Parks Advisory Committee which will consist of 7 members, one member appointed by each member of the Commission and two members appointed at large.

RECOMMENDATION:

Consider appointing members to the committee.

ALTERNATIVES:

Seek additional applicants.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mike Reals, Public Works Director

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

19-R37 Establishing PAC
John Smith
Martha Wright
Charlene Adair
Patty Reconco
Ionis Jefferson-Knowles
Susan Hamburger

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 08:38 AM

Form Started By: Linda Cox Started On: 08/27/2019 02:54 PM
Final Approval Date: 09/10/2019

RESOLUTION NO. 19-R37

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE CITY OF FORT PIERCE PARKS ADVISORY COMMITTEE**; RESPONSIBILITIES OF THE COMMITTEE, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has determined that there is a need to formalize the Parks Advisory Committee in an effort to insure proper transparency and to adhere to all necessary state laws; and

WHEREAS, the Parks Advisory Committee has demonstrated great value to the City Commission through its collaborative efforts with citizens and business owners to evaluate, research and recommend solutions for parks related concerns within the City of Fort Pierce.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The City of Fort Pierce, Florida hereby establishes a Fort Pierce Parks Advisory Committee as an advisory committee to the Mayor and City Commission.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:
    1. Members shall be a resident of the City of Fort Pierce;
    2. One member shall be appointed by each member of the City Commission;
    3. Two members shall be appointed at large;
    4. Members shall not be elected officials or City staff members;

B. The term of each member of the Committee appointed by an individual City Commission member shall coincide with the term of the City Commission member that appointed the member of the Committee. At-large members shall serve a term of four years.

C. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

D. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

E. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

F. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

A. The Committee shall act solely in an advisory capacity to the City Commission on matters relating to public parks. The Committee shall have the following responsibilities and duties:

1. Provide input to the City Commission on parks related activities.
2. Recommend policies related to parks activities.
3. Provide research on tasks assigned by the City Commission.
4. Educate the public on Commission directed initiatives.
5. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Parks Advisory Committee. The Chairperson shall preside and conduct meetings of the Parks Advisory Committee. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the

Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one year. A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Parks Advisory Committee. Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of August, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter Sweeney, Esq.
City Attorney

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
AUG 16 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: City Parks Advisory

Name: John S. Smith	Phone: 772 464-7035
Home Address: 2400 South Ocean Dr., Apt. 4300A, Fort Pierce, Fl 34949	How long at this address? 15 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired City Attorney	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other: LAW Describe your education, background, training and knowledge – (feel free to attach a resume): Now Retired. Licensed Attorney 50 years. 29 years as a City Attorney.	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: City Parks Advisory Board Since It's Formation	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Charlene Adair	Applicant Email Address: JohnLaw1939@yahoo.com
Date: 8-31-2019	Applicant's Signature John S Smith

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parks Advisory Committee

Name: Martha Wright	Phone: 772-461-2351
Home Address: 1209 Kentucky Ave. City/Zip Code: Ft. Pierce 34950	How long at this address? 50+ years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Education Describe your education, background, training and knowledge – (feel free to attach a resume): See attached	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Parks Advisory Committee Keep Ft Pierce Beautiful	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: mar.wright@att.net
Date: 08-28-'19	Applicant's Signature Martha Wright

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Martha Wright
1209 Kentucky Avenue
Ft. Pierce, FL 34950

Education

- Bachelor of Arts in Education
- Master of Science in Administration and Supervision
- Additional graduate studies
- Certified in Early Childhood Education

Background

1st half of career: Classroom teacher in elementary and middle schools
2nd half of career: Worked with administrators, principals, teachers and primary specialists to manage various federal, state and local educational programs, including:

- Florida Primary Education Program (PREP) in St. Lucie County
- Developmental Placement Program
- Even Start Program
- Partnership with Indian River Community College. They provided courses to parents to earn their GED, while the school system provided care and education for their pre-school aged children.

Training

- Facilitative Leadership
- Development of behavioral objectives
- Project management
- Curriculum writing and development

Skills/Knowledge

- Problem solving
- Testing
- Reporting data
- Organizing and delivering information

CITY OF FORT PIERCE

100 NORTH US HWY 1
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parks Advisory Committee

Name: Charlene Adair	Phone: 772-285-3757
Home Address: 1710 Francis CT City/Zip Code: Fort Pierce, FL 34949	How long at this address? 6 yrs

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Retired Management Consultant

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No
Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
See Attached

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No
If yes, please specify: Keep Fort Pierce Beautiful

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Applicant Email Address: cbadair4884@gmail.com

Date: 9/5/19 Applicant's Signature Charlene Adair

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Charlene Adair

Summary of Training and Experience for Fort Pierce Parks Advisory Committee Application

Education

B.S. in Information Science (computer science through the business department), Boise State University

Employment Experience

After many years as a Management Consultant, I retired in 2011. I worked for Rath & Strong and was also one of four partners who founded The ChangeManagement Group. I have authored/co-authored four books on process improvement. Prior to this, I worked for Hewlett Packard as an Information Science (IT) specialist and, later, a consultant to HP customers.

Volunteer Experience

- South Beach Association (SBA) Beaches & Parks: Cleanup in 9 parks and 4 miles of beach in South Beach.
    - Began volunteering in 2014 and continue to serve. Became the chairperson for approximately 40 volunteers in 2015. Recruit and manage volunteers, manage supplies provided by the City for the volunteers, report volunteer hours monthly for resource management and grant applications, and serve as a liaison with Fort Pierce Public Works.
    - Have promoted, gotten sponsors for, and maintained BlueTubes throughout South Beach (17 to date), encouraging everyone to keep our parks and beaches litter free.

- SBA Code Liaison 2016 – present.

- City of Fort Pierce Code Enforcement Department. Research and other special projects 2015 to present.

- St. Lucie County Sheriff Department Citizens on Patrol (COP) Driver 2015 – 2019.

- Keep Fort Pierce Beautiful (KFPB) Advisory Board.
    - Appointed to the KFPB Advisory Board in November of 2015 and continue to serve. Have participated in 5 Great American Cleanup events, working Registration and coordinating the project for South Beach each year.
    - Working to get power boxes wrapped to beautify the City.
    - Actively working on KFPB projects throughout the City.

- Parks Committee.
    - Appointed in May of 2017. Have participated in the following projects:
        - Dog friendly beach within the City? Included public survey and research on other jurisdictions.
        - Shuffleboard courts at Veterans Park – gather information.
        - Pickle Ball courts – how to provide more.
        - Golf cart utilization within the City. Determined what is legal (per the State), created a brochure & educational program to inform the public.
        - Memorial bench program. Reviewed present procedures, took inventory, and suggested changes.
        - Naming of public facilities. Created a process with application forms and presently vetting nominations for the Commission.
        - Use of City Parks by Vendors. Included data gathering from vendors, other jurisdictions, and an inventory of City Parks. Developed Special Use Permit process, application, and form. Completion of process soon.
        - Utilization of Jaycee Park. Work with FWC, other jurisdictions, Code Enforcement, and FPPD. Commission approved recommendations being implemented.

- Completed City of Fort Pierce Citizens Academy.

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parks Advisory Committee

Name: Patty Reconco	Phone: 772-577-4145
Home Address: 517 Beach ct City/Zip Code: Fort Pierce FL. 34950	How long at this address? 6 yrs.
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Property Manager	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No If yes, list the address and nature of said business: Employee at RMD Investments LLC.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Work	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: 116 N 2nd St. Suite 201 Fort Pierce 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Property Management Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes No If yes, please specify: (currently in the parks committee)	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Mike Reals	Applicant Email Address: ethel@pers.com
Date: 8/22/2019	Applicant's Signature Patty Reconco

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MAYOR'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parks Advisory

Name: Ionis M. Jefferson-Knowles	Phone: (772) 672-1179
Home Address: 2300 Valencia Ave City/Zip Code: Ft. Pierce 34946	How long at this address? 3 1/2 yrs.
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired Educator	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Frontline For Kids	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Art Education K-12	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Carlene Adair Applicant Email Address: Honeydrop3199@gmail.com	
Date: 9.6.2019 Applicant's Signature: IMJefferson-Knowles	

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parks Advisory Committee

Name: Susan Hamburger	Phone: 772-353-8422 cell 772-882-9249 home
Home Address: 1504 Coronado Avenue City/Zip Code: Fort Pierce, FL 34982	How long at this address? 4 yrs.

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: retired Librarian

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☒ Yes ☐ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No
Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Florida Master Naturalist

Describe your education, background, training and knowledge – (feel free to attach a resume):
B.A. English, MLS Library Science, M.A. Historical Administration, Ph.D. American History
Florida Master Naturalist (6 courses); volunteer with St. Lucie County EHD as hike and kayak assistant; Savannas Preserve State Park: Friends of Savannas treasurer, Gift Shop manager, webmaster, kayak assistant; NOAA Phytoplankton Monitoring Network volunteer; Florida Invertebrates Awareness Project volunteer

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: email from Suzanne Helms Applicant Email Address: sxh36@psu.edu

Date: 9-2-19 Applicant's Signature Susan Hamburger

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Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

SUSAN HAMBURGER
1504 Coronado Avenue
Fort Pierce, FL 34982
772-882-9249 home; 772-353-8422 cell
sxh36@psu.edu

EDUCATION

Ph.D., 1994	Florida State University (American History): "And They're Off! The Development of the Horse Racing Industry in Florida"
M.A., 1985	Florida State University (Historical Administration)
MLS, 1976	Rutgers University (Reference and Technical Services)
A.B., 1975	Rutgers University (English, minors in Anthropology and Ecology)

CONTINUING EDUCATION

2016	Florida Master Naturalist, Freshwater Systems
2017	Florida Master Naturalist, Uplands Systems
2017	Florida Master Naturalist, Coastal Systems
2018	Florida Master Naturalist, Coastal Shoreline Restoration
2019	Florida Master Naturalist, Conservation Science
2019	Florida Master Naturalist, Environmental Interpretation
2019	Indiana University, Eppley Institute for Parks and Public Lands: Foundations of Interpretation
2019	National Association for Interpretation: Certified Interpretive Host

EMPLOYMENT

8/2017-present University of Florida, Indian River Research & Education Center, Fort Pierce, FL
Lab Assistant (part-time temporary): Analyze phosphate levels in Everglades area soil samples and monitor citrus groves for Soils and Water Lab; wrote 15-page procedures manual for lab and field work.

1/1998-present MaritzCX, Overland Park, KS
Mystery Shopper (part-time). Self-assign jobs in St. Lucie, Martin, and Indian River counties.

7/1996-1/2016 Broadcast Music Inc., Nashville, TN
Music Logger (part-time). Field investigations of establishments that did not pay their performance rights license; identify artists and songs to document music being played with notes and digital recorder, draw floor plans, count attendance, and photograph establishment—all while incognito.

1/1994-8/2015 Pennsylvania State University, University Park, PA
Manuscripts Cataloging Librarian: tenured, full-time. Arrange, describe, and catalog literary and historical manuscript collections. Serve on and chair search committees for professional positions. Serve on and chair library- and university-wide committees. Write and administer grants to support statewide archival continuing education programs. Retired August 21, 2015.

10/1993-7/1994 Virginia Historical Society, Richmond, VA
Manuscripts Cataloger (grant project). Catalog historical manuscript collections for eight repositories throughout Virginia; teach their staff how to collect data from which I catalog the collections.

10/1992-9/1993 University of Virginia, Charlottesville, VA
Manuscripts Cataloger (grant project). Catalog literary and historical manuscript collections in the Special Collections Library. Train and supervise two paraprofessional staff plus student assistants.

9/1989-10/1992 Virginia State Library and Archives, Richmond, VA
Archivist and Head, Description Section. Supervise fourteen professional archivists and paraprofessionals who arrange and describe state and county government records, maps, business records, and personal papers collections. Write and administer grants to fund two cooperative cataloging projects.

2/1990-1/1995 ASCAP, Baltimore, MD
Music Logger (part-time). Field investigations of establishments that did not pay their performance rights license; identify artists and songs to document music being played, draw floor plans, count attendance—all while incognito.

2/1981-9/1989 Florida State University, Tallahassee, FL
Associate University Librarian, Special Collections. Answer questions and assist patrons with their research projects in rare books, university archives, Florida collection (books and photographs), and historical manuscripts. Create and design exhibits for library's main lobby case.

9/1977-2/1981 R.T. Vanderbilt Company, East Norwalk, CT
Corporate Librarian. Acquire and catalog chemistry books and periodicals for research chemists.

9/1976-9/1977 Westport Public Library, Westport, CT
Adult Services Librarian. Recommend books to read. Create programs for young adults. Answer patrons' questions in arts and music, and general reference departments. Select books and recordings to purchase. Catalog recordings.

ARCHIVAL AND HISTORICAL PRESENTATIONS AND PUBLICATIONS

Available at https://scholarsphere.psu.edu/catalog?q=Hamburger&utf8=%E2%9C%93)

AWARDS

2019. Florida Paddling Trails Association. $500 grant to support screening of Reel Paddling Film Festival, April 2020, for the Florida Master Naturalist Program Endowment Fund.

2007. "Schreyer Institute Teaching Enrichment Travel Grant." Funded by Penn State's Schreyer Institute for Teaching Excellence at $500 matching to support attendance and presentation at the American Historical Association meeting, January 5, 2007.

2007-2008. "Archival Continuing Education Grant." Pennsylvania Historical and Museum Commission. Received $15,000 matching funds ($37,958 project total) for three workshops for Pa. archivists by Society of American Archivists trainers.

2006-2007. "Archival Advanced Level Continuing Education Grant." Pennsylvania Historical and Museum Commission. Received $15,000 matching funds ($34,754 project total) for three workshops for Pa. archivists by Society of American Archivists trainers.

2005-2006. "Archival Intermediate Continuing Education Grant." Pennsylvania Historical and Museum Commission. Received $15,000 matching funds ($33,913 project total) for three workshops for Pa. archivists by Society of American Archivists trainers.

2004-2005. "Archival Continuing Education Grant." Pennsylvania Historical and Museum Commission. Received $15,000 matching funds ($32,572 project total) for four basic workshops for Pa. archivists by Society of American Archivists trainers.

COMMUNITY SERVICE

Bok Tower, Lake Wales, FL: Savannas Mint Monitoring Project, 2017-present; Lakela's Mint monitoring and clean-up projects, 2018-present [all in St. Lucie County]

Florida Master Naturalist--St. Lucie Chapter: Secretary, 2017; President, 2018-present (organized 2018 Learning Series presentations; recruited members for county-wide volunteer opportunities; judged student entries in St. Lucie County Regional STEM Fair, February 9.2018; maintain Facebook page)

Florida Microplastic Awareness Project: Volunteer, St. Lucie County, January 2018-present (water sample collection, filtering, analyzing results)

Fort Pierce, Florida: Restoring the Village cleanup day, June 9, 2018 (painted exterior of house)

Friends of Savannas Preserve State Park, Inc.: Secretary, 2016-2017 (organized files); Treasurer, 2017-2018, 2019-present (banking, budgeting); Webmaster, 2017-present (redesigned and maintain Website); Archivist and Librarian, 2016-present (catalog reference library books, organized non-profit's archival records)

National Oceanic and Atmospheric Administration: Volunteer, Phytoplankton Monitoring Network, August 2019-present (collect and analyze water samples from Jaycee Park and Richard E. Becker Preserve, Fort Pierce)

Savannas Preserve State Park, Port St. Lucie, FL: Volunteer, February 2016-present (information desk, special events guided hike interpreter, kayak tour guide; organized Park Service Specialist's archival records; created databases for posters and wet lab equipment)

St. Lucie County Environmental Resources Department: Hike and Kayak Assistant, October 2017-present (21 hikes and 3 kayak trips, October 2017-May 2018; 7 hikes and 7 kayak trips, September 2018-July 2019)

Tropical Trekkers (Florida Trails Association affiliate). Invited presentations on gopher tortoises (2018) and microplastics (2019)

Volunteer Algae Monitoring Program (VAMP) for St. Lucie County Extension Office, May 2017-February 2018 (collected water samples in Indian River Lagoon for testing; presented preliminary findings at FIT's TechCon 2017, September 2017; presented expanded report on program, Florida Master Naturalist Learning Series, January 11, 2018; published scientific article on program results in *Marine Technology Society Journal*, 2018)