CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, August 13, 2019 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the July 9, 2019 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. 2019 Comprehensive Plan Evaluation & Appraisal Review Ordinance 19-033

7. **NEW BUSINESS**

   a. Rezoning - Fort Pierce Aggregate Facility - 2432-123-0001-000-8

   b. Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1

   c. Development & Design Review - Home 2 Suites - 6505 Metal Drive

   d. Waiver of Distance - Angelina's Brick Oven Pizza - 1126 Colonnades Drive

8. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be

tolerated.

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5.a.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

Minutes from the July 9, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Alicia Rosenthal, Executive Administrative Assistant

RECOMMENDATION

Approval.

Attachments

Planning Board Minutes 7.9.19

Form Review

Form Started By: Alicia Rosenthal Started On: 07/31/2019 09:42 AM

Final Approval Date: 08/07/2019

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, JULY 9, 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: **Jovona Parker**; **Tim O'Connell**; **Michael Broderick**; **Gloria Johnson-Scott**; **Frank Creyaufmiller**, **Chairman**

Absent: **Brian Paul**; **Bob Burdge**

Staff Present: **Peter Sweeney**, **City Attorney**
Rebeca Guerra, **Interim Planning Director**
Maria Lewicka, **Historic Preservation Planner**
Vennis Gilmore, **Planner**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Burdge and Mr. Paul were excused.

5. APPROVAL OF MINUTES

a. Minutes from the June 11, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the June 11, 2019 meeting.

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

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Amendment - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010-8)**

Mr. Gilmore gave an overview of the application and answered a question from the Board on the type of surrounding properties. No one spoke for or against the application.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to transmit a recommendation of approval of the proposed amendment.

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

Passed

b. **1st Draft of Comprehensive Plan Evaluation & Appraisal Review (EAR)**

Mr. Creagan gave an overview of the Comprehensive Plan Evaluation & Appraisal Review (EAR) and answered questions from the Board.

Chris Dougherty, SM&E Consultant, provided highlights of the proposed changes to the EAR.

Ms. Guerra explained that the next step is bringing the land development code into compliance based on the changes in the EAR.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

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

Passed

7. NEW BUSINESS

a. **Text Amendment to Chapter 22 - Zoning - Article III - Basic Zoning Districts - Sec. 22-22 - Allowed Uses**

Mr. Gilmore gave an overview of the text amendment. No one spoke for or against the text amendment.

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

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

Passed

b. **Rezoning - Fort Pierce Aggregate Facility - 2432-123-0001-000-8**

This item was moved to 7e.

Chairman Creyaufmiller asked Mr. Sweeney for a recommendation of whether the Board should honor a request for a postponement based on a letter representing the, River Oaks at Ten Mile Creek Homeowners Association, that was received at the beginning of the

meeting from Attorney Harold Melville.

Mr. Sweeney stated the ordinance states that the absolute discretion resides with the Board. Mr. Sweeney suggested the Chair ask the applicant and homeowners association representatives to state their position regarding the postponement.

John Cherveny, Developer and President of River Oaks at Ten Mile Creek Homeowners Association, stated the reason the hearing should be delayed is that the community deserves due process, and they deserve to be represented by a professional and their lawyer could not attend the meeting.

Dennis Corrick, representative from Dean Meade Law Firm, stated the application was submitted in November 2018, the community meeting with the HOA was in February 2019 and the applicant has not heard directly from Mr. Melville. Mr. Corrick said the project has changed tremendously since the community meeting. Mr. Corrick asked the Board to continue with the hearing so the applicant can show the accommodations that were made to both the school board and the community.

Chairman Creyaufmiller suggested that the Board hear the case since they are not the final decision maker. The remainder of the Board stated the HOA should be properly represented before hearing the case.

Motion was made by Jovona Parker, and seconded by Tim O'Connell to postpone the Rezoning of the Fort Pierce Aggregate Facility to the August 13, 2019 Planning Board meeting.

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

Passed

c. **Rezoning - Fort Pierce Self Storage - (Parcel ID: 2415-312-0001-010-8)**

Mr. Gilmore gave an overview of the application. Board discussion ensued on incorporating alternative LED lighting, buffering and sound deadening into the site plan due to the residents that back up to the business.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

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

Passed

d. **Site Plan and Design Review - Second Street Station - 100 Avenue A (Marina Way)**

Mr. Gilmore explained that the Planning Board reviewed the application on March 13, 2018 and forwarded a recommendation of approval to the City Commission with four conditions. Mr. Gilmore said that City Commission approved the Site Plan and Design Review application with four conditions on May 7, 2018 and the approved Site Plan expired. Mr. Gilmore stated that per the direction of the City Manager's office, the applicant is requesting an extension of the approved Site Plan and Design Review application with the four conditions.

Mr. Gilmore gave a brief overview of the application and answered questions from the Board. No one spoke for or against the application.

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to forward a recommendation to, APPROVE the extension of the Site Plan with the following conditions:
1) The applicant obtains a Right of Way permit with the Engineering Department for re-construction of the adjacent sidewalk and construction of an elevated patio.
2) Please provide a color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation. Provide an accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
3) Please provide a final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
4) Per City Code Section 22-59 and Chapter 23; the design features must be reasonably consistent with the historic character of the predominant architectural style within the historic district (Downtown). Please seek approval by the Historic Preservation Board for compliance with terms and conditions of applicable certificates of appropriateness, prior to issuance of any building permit.

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

Passed

e. **Major Amendment to Planned Development - Cumberland Farms - 835 Seaway Drive**

This item was moved to 7f.

Mr. Creagan gave an overview of the application and answered questions from the Board regarding the history of the property, landscape plan, AC screening, dumpster location, delivery and dry retention area.

Mel Scott, Atkins, applicant representative, explained to the Board on that all materials being delivered come through the front door and the landscaping materials will be 100% opacity at street level and as the landscaping gets higher, they do not want it blocking the water or the security cameras. Mr. Scott stated the existing Cumberland Farms will close. Mr. Scott said they are asking for the fueling amenity to being shifted 1,000 feet and they are asking for an additional 1,650 feet for the new model convenience store.

Jeff Lucas, Atkins, Engineer of Record, showed pictures of the landscaping and answered questions from the Board on the AC screening, canopy construction and the proximity to Harbour Isle of the proposed facility compared to the existing facility.

Shaun MacKenzie, Traffic Engineer from McKenzie Engineering, stated their findings show the roadway network operated acceptably and the estimated number of daily trips to the proposed Cumberland Farms is 3,361. Mr. MacKenzie said the number of fueling stations is staying the same.

Chairman Creyaufmiller expressed concerns with the old Cumberland Farms building possibly sitting vacant due to the way the site is laid out on the property, and he also expressed concerns with the traffic flow in and out, in proximity to the traffic circle at Harbour Isle.

Paul Hanna, site owner and builder of adjacent site, stated that his company builds quality projects and the demand on the island has been sensational. Mr. Hanna said he thinks a vacated Cumberland Farms that is fixed up and spruced up will go very well.

Max Forgey, Planner, retained by South Hutchinson Island Preservation Group (SHIP), specifically by residences of building 37, explained the impact the changed use is going to have on the adjacent properties. Mr. Forgey said the residences will be exposed to a 24-hour operation, 365 days a year with heavy fuel, traffic, noise, drinking and anti-social behavior, compared to other commercial uses.

Annette Rudd, Harbour Isle resident, stated the timing is advantageous because many of the Harbour Isle residences are at their northern summer homes. Ms. Rudd stated the residences in building 3 bought their condo knowing there was a Cumberland Farms. Ms. Rudd said she was told there would be a 1-story retail building on the vacant parcels. Ms. Rudd said the police department receives 49 calls a year from the current Cumberland Farms, and she is concerned with her health and safety and quality of life.

Anne Marie Bode, Harbour Isle resident, addressed her concerns with fuel leaks from the underground tanks and declining property values.

Jules Steiner, Harbour Isle resident, played a video that showed the perspective of traffic and how Cumberland Farms will impede vehicular traffic. Mr. Steiner said the traffic counts are staggering. Mr. Steiner expressed concerns with the location of the fire station and emergency vehicles getting to the hospital due to traffic bottlenecks.

Keith Madsen, Harbour Isle resident, stated that cars increase their speed after coming off the traffic circle. Mr. Madsen expressed concerns with the tremendous customer flow and large vehicles that the hypermarts attract because of having diesel, gas and ethanol free gas. Mr. Madsen also expressed concerns with the traffic, due to all shops and Cumberland Farms using one driveway, and gas run off going into the stormwater pond located in the center of Harbour Isle.

Paul Mist, Harbour Isle resident, spoke about the dangers of diesel exhaust and stated putting carcinogens in your back yard is not a good idea because you cannot avoid spending time away from the exhaust or increase the distance from the exhaust.

Doreen Mist, Harbour Isle resident, speaking for Robert Malatesta, said that his property would not be eligible for FHA Insurance or FHA loans due to the gas tank hazards. Mr. Malatesta has life safety and property concerns and Ms. Mist stated that the pond in Harbour Isle drains into the Indian River lagoon.

Nancy Stiglbauer, Harbour Isle resident, expressed her concern with the high traffic area.

Tracy Newman, Harbour Isle resident, has concerns that the pond is 10 feet from her front door. Ns. Newman collected and analyzed data from a survey that was mailed to 250 residents. Ms Newman stated that 159 surveys were received back and 89% of the residents are not in favor of the Cumberland Farms.

Mr. Scott, applicant representative, stated that the Cumberland Farms new design exceeds expectations, and is a state-of-the-art facility with new dispensing facilities. Mr. Scott also explained that the outfalls were provided by the master stormwater plan by South Florida Water Management.

William Baird, expert on underground storage tanks, stated he has cleaned up and designed underground storage tanks since 1968, and he is considered an expert with the Department of Defense and the EPA. Mr. Baird said what is proposed is clearly state of the art and by far the safest storage that is available in the United States today and the reason it exists is that it cost the oil companies a half a million up to two million dollars to clean up the leaking storage tank. Mr. Baird provided details on the surface stormwater treatment. Mr. Baird said that

Cumberland Farms will have 3 storm scepters and the smallest storm scepter will recover 89 gallons of gasoline or diesel fuel so the idea that gasoline will flow into a pond is not going to happen and there is only a gallon or two that is spilled a day by today's operation. Mr. Baird explained in detailed how water intrusion and storm surge cannot damage the underground tanks.

Ms. Guerra stated the fueling code section talks about the general requirements and the planning department has reviewed the proposed request consistent with that section.

Motion was made by Jovona Parker, **and seconded by Tim O'Connell to forward APPROVAL of the requests with the following 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.

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

Passed

f. **Waiver of Distance - Ando Ramos Restaurant - 850 South 21st Street**

This items was moved to 7e.

Ms. Lewicka gave an overview of the Waiver of Distance and answered questions from the Board on parking spaces, alcohol license type, and lighting.

Chairman Creyaufmiller suggested that the text be changed on the ordinance regarding alcoholic beverages, because it is almost impossible for anyone to open a business that serves alcohol, without having a Waiver of Distance.

Mr. Sanders stated zoning codes need to recognize that times have changed.

Motion was made by Michael Broderick, **and seconded by Jovona Parker to forward a recommendation of Approval to the City Commission with the following condition to be met prior to the Building Department Permit issuance:**
• Provide a lighting plan with a minimum average of three {3) footcandles, consistent with Section 22-60. Offstreet parking and loading (j) Lighting (1) d.

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

Passed

8. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

Ahktar Quraishi, Harbour Isle resident, spoke about his concerns with the traffic circle at Harbour Isle.

9. BOARD COMMENTS

10. ADJOURNMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: The Honorable Linda Hudson, Mayor

RE: Authorization To Begin The July 9, 2019, Planning Board Meeting At 5:30 PM

DATE: July 1, 2019

This memo serves to provide authorization to the Planning Department to allow for the July 9, 2019, Planning Board to begin at 5:30 PM instead of its usual 6:00 PM start in order to allow for an above average number of projects to be heard in a more timely and manageable fashion by the Board.

Thank you.

VOCELLE & BERG, LLP

ATTORNEYS AT LAW

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HAROLD G. MELVILLE – OF COUNSEL
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ALEXANDRA M. MCGEE
ALSO ADMITTED IN PENNSYLVANIA & NEW JERSEY

June 25, 2019

The Honorable Peter Sweeney
City Attorney, City of Fort Pierce
Post Office Box 1480
Fort Pierce, FL 34954

Via U.S. Mail & Email to psweeney@cityoffortpierce.com

RE: Fort Pierce Industrial Aggregate Recycling Facility – Rezoning

Dear Peter:

I am writing directly to you concerning this matter based upon the prior direction from Rebecca Guerra of your City staff. As you know from my prior emails, our office is representing River Oaks at Ten Mile Creek Homeowners Association, Inc. ("River Oaks HOA") in connection with the above-referenced application for rezoning. As a residential PUD, the residents of River Oaks have concerns regarding the noise, dust pollution, visual effect and hours of operation of a heavy industrial aggregate recycling facility being located immediately adjacent to their homes.

I would normally address these comments to and work directly with City or County planning staff on these types of issues. This has been a normal working relationship that I have enjoyed with the County planning staff and the planning staffs of other municipalities. Due to the direction, however, from Ms. Guerra to forward all inquiries to your office, I am unsure how to proceed in that regard and would appreciate your advice.

One specific matter which may be more suitably directed to you, however, is a public records request for certain specific records. In that regard, I am enclosing a copy of St. Lucie County Resolution 04-013 which is the February 17, 2004 Resolution granting a zoning change for what is now the River Oaks property from RS-2 to PUD. At the time this occurred, the property was located within St. Lucie County and it had not yet been annexed into the City of Fort Pierce. In reviewing the last page of this Resolution, there is a land use map which shows that while in the County, there were additional lands holding a Residential Suburban (RS) land use to both the west and

south of the now River Oaks property. The County Industrial (IND) land use did not start until further to the west.

The River Oaks property together with numerous other parcels were annexed into the City of Fort Pierce pursuant to Ordinance K-310 adopted on December 20, 2004. Pursuant to Fla. Stat. §171.06(2), when the area annexed is subject to a county land use plan and county zoning or subdivision regulations those regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

I am unaware of same, but am assuming that the City must have adopted some type of land use amendment after December 20, 2004 changing the land use of the subject property from the combination of County (IND)/(RS) to a pure Heavy Industrial (HI) land use pursuant to the City Comprehensive Plan. Such an amendment, of course, would require appropriate notice to the surrounding landowners, hearings, etc. Since I do not have copies of any of these documents, please consider this as a formal public records request for any documents relating to any Comprehensive Plan land use amendment involving the subject property from December 20, 2004 to current and the entire file on same including specifically but not limited to any documentation proving or demonstrating actual notice, service of notice, notice of publication, etc. related to that Comprehensive Plan amendment.

Due to the importance of this matter, I will need to receive hard paper copies of the public records documents involved and we will certainly pay the City the reasonable fees and costs for providing same.

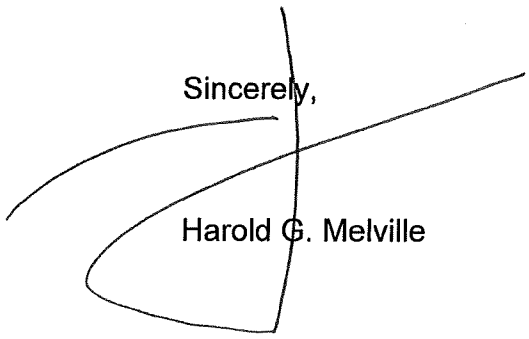
It is also my understanding, although no one has provided me with notice, that the hearing before the City Planning Board on the subject parcel rezoning has been set for Tuesday, July 9, 2019. Unfortunately, I will be out of the country that date and unable to attend on behalf of my client, River Oaks HOA. Accordingly, I am asking that the hearing before the Planning Board be rescheduled to a later date so that I can attend. This would also be appropriate, because should it turn out that there was no valid plan amendment adopted for the subject property, then it would be impossible for the zoning change to take place in a legal and proper manner due to the actual underlying land use.

I will be out of the country beginning Wednesday, June 26, 2019 and not returning until Friday, July 12, 2019. Since we are going to a somewhat remote island in the Bahamas, I will probably not have telephone service and email may be sporadic

at best. Nevertheless, I will try to stay in touch with you on these matters until my return.

Thank you very much for your attention to these matters.

Sincerely,



Harold G. Melville

HGM/py

Enclosure

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

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.

OR BOOK 1912 PAGE 2343

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

OR BOOK 1912 PAGE 2344

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

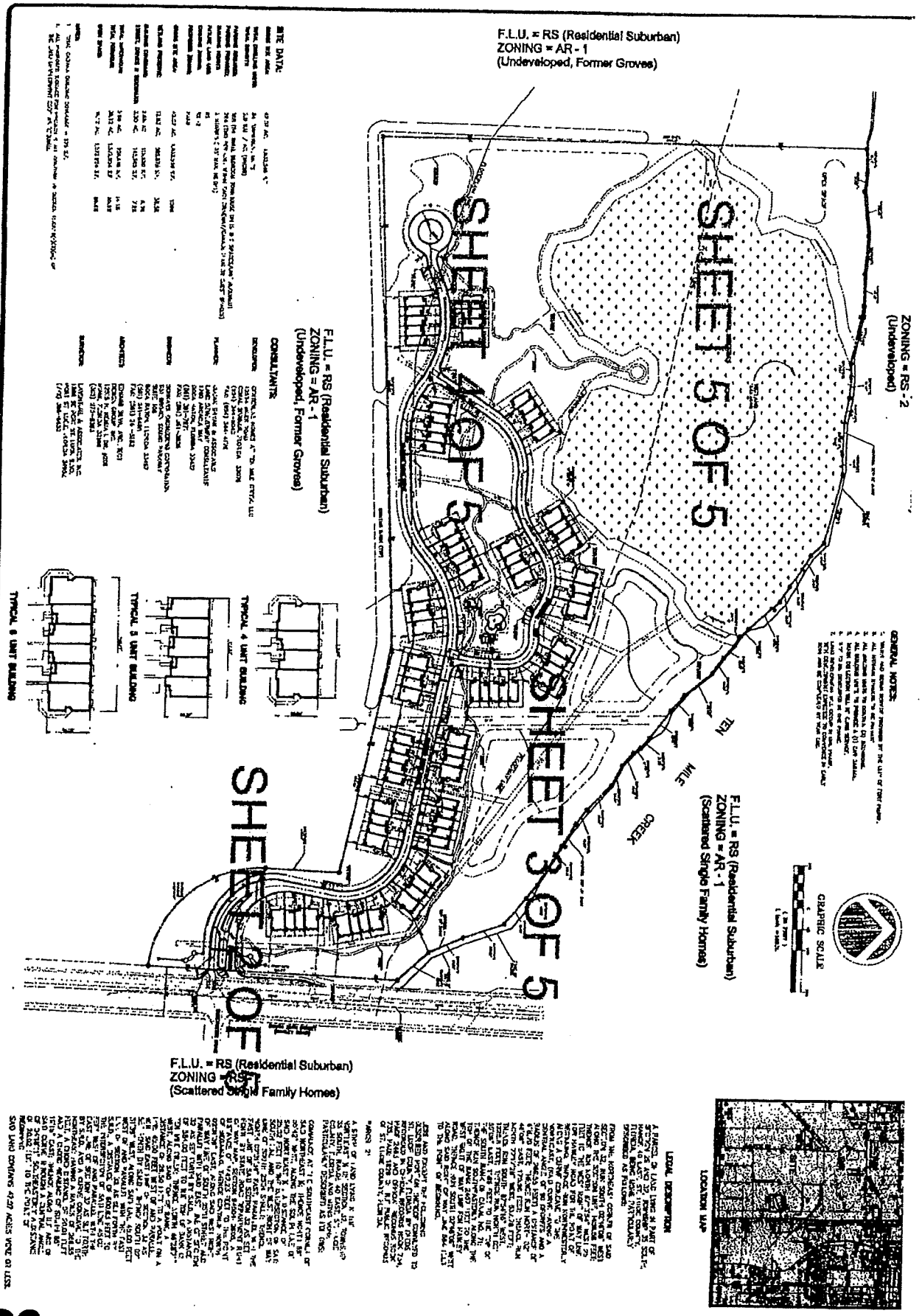
6. Certificate Expiration Date 2/17/2006

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



JBA Julian Bryan & Associates urban design site planning rezoning property analysis market feasibility governmental processing

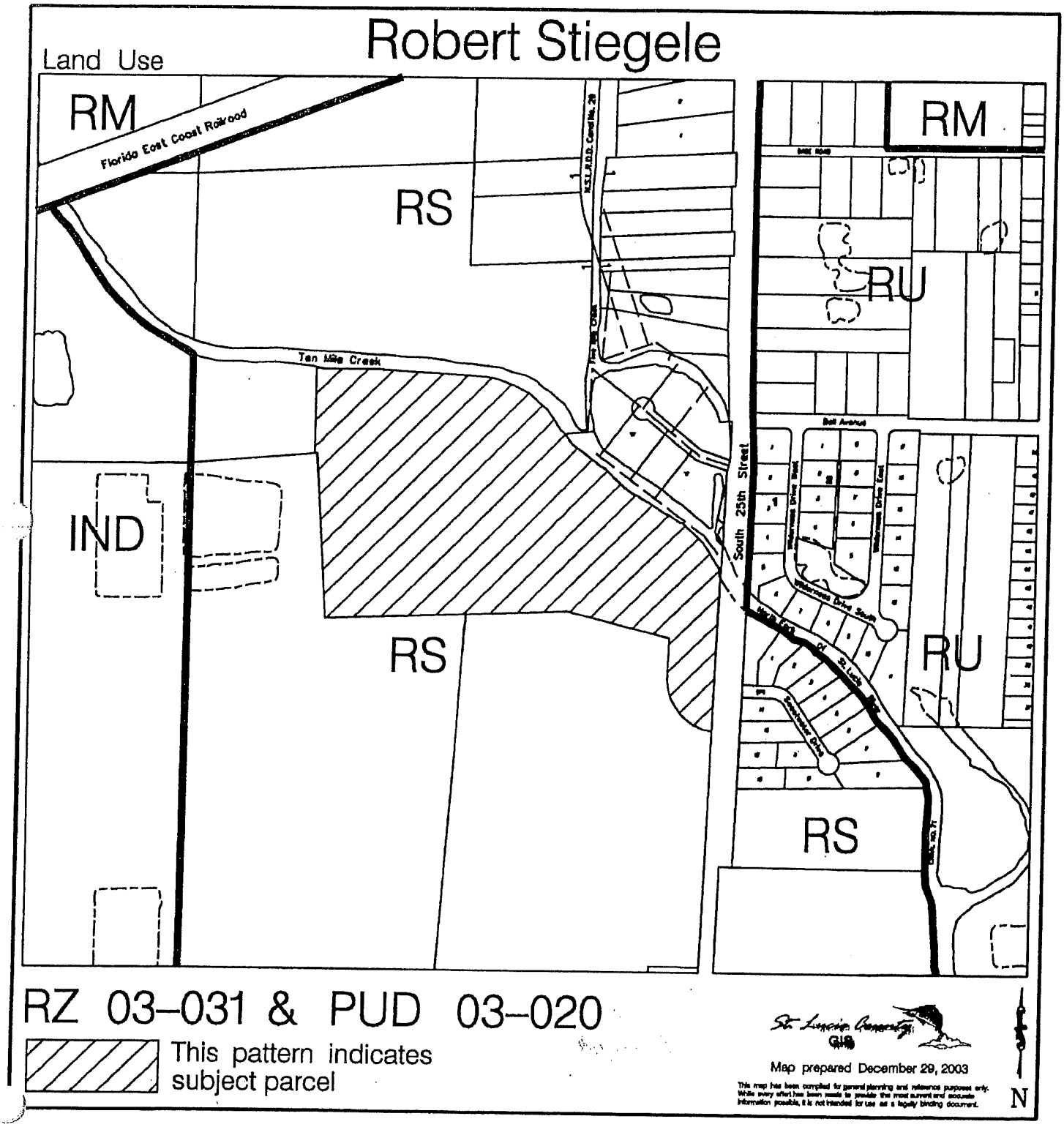
1 OF 5

MASTER SITE PLAN

SHADOW OAKS

ST. LUCIE COUNTY, FLORIDA

CENTERLINE HOMES


Robert Stiegele
Land Use
RM
Florida East Coast Railroad
RS
Ten Mile Creek
IND
RS
RM
RU
RU
RS
South 25th Street
Bell Avenue
Waterways Drive East
Waterways Drive South
St. Lucie Canal
RZ 03-031 & PUD 03-020
This pattern indicates subject parcel
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

Is It Safe to Live Near a Gas Station?

The health concerns for you or your family
with living by the pump.

Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground, and exposure hazards from other chemicals that might be used at the station if it's also a repair shop.

Ozone pollution is caused by a mixture of volatile organic compounds, some of which are found in gasoline vapors, and others, like carbon monoxide, that come from car exhaust. Most gas pumps today must have government-regulated vapor-recovery boots on their nozzles, which limit the release of gas vapors while you're refueling your car. A similar system is used by the station when a tanker arrives to refill the underground tanks. But if those boots aren't working properly, the nearly odorless hydrocarbon fumes, which contain harmful chemicals like benzene, can be released into the air.

Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer-causing chemical, according to the National Institutes of Health (NIH). The quest to reduce ozone levels has led the state of California to implement a more stringent vapor-recovery law, effective April 1, 2009, which requires that all gasoline pumps have a new, more effective vapor-recovery nozzle.
Underground gasoline storage tanks can also be a problem. The U.S. Environmental Protection Agency (EPA) estimates that there are some 660,000 of them from coast-to-coast. Many a lawsuit

has been filed against oil firms in communities across the country by people whose soil and groundwater were fouled by a gas station's leaking underground storage tank. In the past, most tanks were made of uncoated steel, which will rust over time. Also, pipes leading to the tanks can be accidentally ruptured.

When thousands of gallons of gasoline enter the soil, chemicals travel to groundwater, which the EPA says is the source of drinking water for nearly half the U.S. If buying a home, consider its potential loss in value if a nearby underground storage tank were to leak. Gasoline additives such as methyl tertiary-butyl ether (MTBE), which has been outlawed in some states, make the water undrinkable—and that is only one of 150 chemicals in gasoline.

Repeated high exposure to gasoline, whether in liquid or vapor form, can cause lung, brain and kidney damage, according to the NIH's National Library of Medicine.
Spilled or vaporized gasoline is not the only chemical hazard if the station is also a repair shop. Mechanics use solvents, antifreeze and lead products, and may work on vehicles that have asbestos in brakes or clutches. Auto refinishers and paint shops use even more potentially harmful chemicals.

In today's car-centric world, we can't escape exposure completely, because these chemicals are in our air just about everywhere. But by choosing where we live, keeping an eye out for spills, and pressuring the oil companies to do the right thing for the communities they occupy, we can minimize our exposures.

ARC classifies **benzene** as "**carcinogenic** to humans," based on sufficient evidence that **benzene** causes acute myeloid leukemia (AML). IARC (International Agency For Research On Cancer) International Agency For Research On Cancer) also notes that **benzene** exposure has been linked with acute lymphocytic leukemia (ALL), chronic lymphocytic leukemia (CLL), multiple myeloma, and non-Hodgkin lymphoma.Jan 5, 2016

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OCTOBER 7, 2014 https://medicalxpress.com/news/2014-10-small-gas-stations-significant-health.html

Small spills at gas stations could cause significant public health risks over time
by Johns Hopkins University Bloomberg School of Public Health

A new study suggests that drops of fuel spilled at gas stations—which occur frequently with fill-ups—could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

Few studies have considered the potential environmental impact of routine gasoline spills and instead have focused on problems associated with large-scale leaks. Researchers with the Johns Hopkins Bloomberg School of Public Health, publishing online Sept. 19 in the Journal of Contaminant Hydrology, developed a mathematical model and conducted experiments suggesting these small spills may be a larger issue than previously thought.

"Gas station owners have worked very hard to prevent gasoline from leaking out of underground storage tanks," says study leader Markus Hilpert, PhD, a senior scientist in the Department of Environmental Health Sciences in the Johns Hopkins Bloomberg School of Public Health. **"But our research shows we should also be paying attention to the small spills that routinely occur when you refill your vehicle's tank."**

Over the lifespan of a gas station, Hilpert says, concrete pads underneath the pumps can accumulate significant amounts of gasoline, which can eventually penetrate the concrete and escape into underlying soil and groundwater, potentially impacting the health of those who use wells as a water source. **Conservatively, the researchers estimate, roughly 1,500 liters of gasoline are spilled at a typical gas station each decade.**

"Even if only a small percentage reaches the ground, this could be problematic because gasoline contains harmful chemicals including benzene, a known human carcinogen," Hilpert says.

Hilpert and Patrick N. Breysse, PhD, a professor in the Department of Environmental Health Sciences, developed a mathematical model to measure the amount of gasoline that permeates through the concrete of the gas-dispensing stations and the amount of gasoline that vaporizes into the air.

The model demonstrates that spilled gasoline droplets remain on concrete surfaces for minutes or longer, and a significant fraction of spilled gasoline droplets infiltrate into the pavement, as concrete is not impervious.

"When gasoline spills onto concrete, the droplet will eventually disappear from the surface. If no stain is left behind, there has been a belief that no gasoline infiltrated the pavement, and all of it evaporated," Hilpert says. "According to our laboratory-based research and supported by our mathematical model, this assumption is incorrect. Our experiments suggest that even the smallest gasoline spills can have a lasting impact."

Since the health effects of living near gasoline stations have not been well studied, Breysse says there is an urgency to look more closely, especially since the new trend is to build larger filling stations with many more pumps. These stations continue to be located near residential areas where soil and groundwater could be affected.

"The environmental and public health impacts of chronic gasoline spills are poorly understood," says Breysse. "Chronic gasoline spills could well become significant public health issues since the gas station industry is currently trending away from small-scale service stations that typically dispense around 100,000 gallons per month to high-volume retailers that dispense more than 10 times this amount."

"In a perfect world, it would be ideal to avoid chronic spills," Hilpert says. "However, if these spills do occur, it is also important to prevent rainwater from flowing over the concrete pads underneath the pumps. Otherwise, storm runoff gets contaminated with benzene and other harmful chemicals and can infiltrate into adjacent soil patches or form stormwater that may end up in natural bodies of water."

My Notation: *The proposed development is designed to have the "run-off" (which I understand is not "run-off" per se) piped into our pond at HIE. Either way, run-off or piped in, what great minds thought that was good for the environment? Could it be they knew they weren't going to live at HIE?*

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Health: https://motherboard.vice.com/en_us/article/wnjzkm/theres-a-slow-motion-oil-spill-underway-at-every-gas-station-in-the-nation
|By Brian Merchant Oct 7 2014, 5:00pm
|There's a Slow Motion Oil Spill Underway at Every Gas Station in the Nation. Every time a drop of gasoline dribbles to the ground when you fill up your tank, you're contributing to a slow-motion oil spill.

No matter how may times you jostle that nozzle, no matter how long you let it drip into your tank, it always seems to happen: a few precious drops of gasoline fall onto the stained concrete below. They might not seem like much, but combined with the dribble of every other hurried gas station customer, they're contributing to what amounts to a cumulatively large, slow-motion oil spill.

Because it's not just happening to you, of course, but to everyone who stops by to fill up their tank, every day. Hundreds of customers frequent a given station, all leaving a tiny trail of spilled gasoline in their rushed, mildly agitated wake. Plenty of those people are less fastidious than you, too, and just let all that the excess gas left in the hose run on out after they hear that signature 'click'—an unleaded stream of petroleum, ethanol, and benzene.

John Hopkins University's Markus Hilpert, whose team recently **concluded a study** of the phenomenon, estimates, conservatively, that 1,500 liters (roughly 400 gallons) of fuel spills at the average American gas station over a decade. And a lot of that spillage is actually making its way below the pavement—the bulk of it is not simply evaporating as was long assumed.

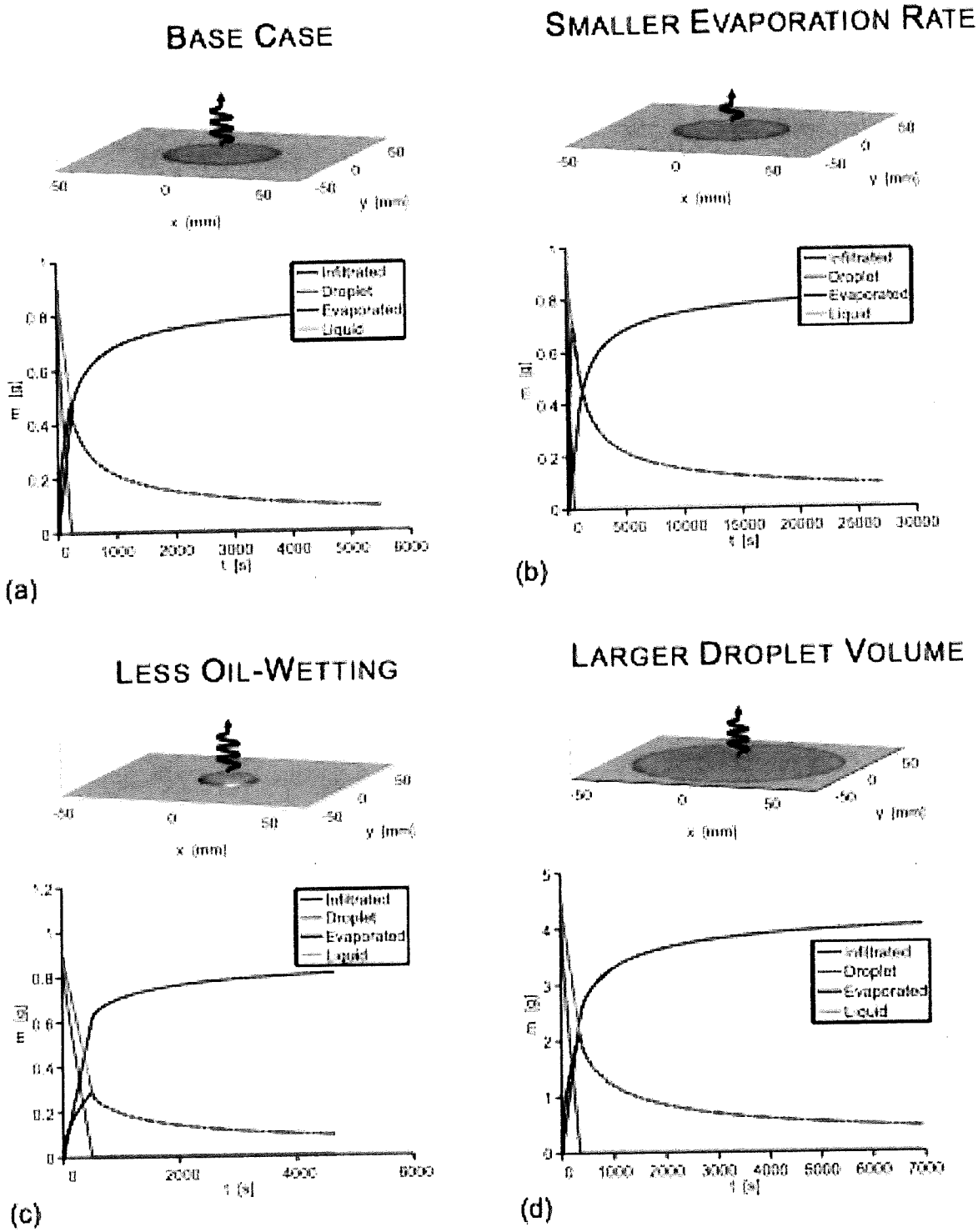
That's an issue, because gasoline contains benzene, **a known carcinogen**, as well as other toxic chemicals. The study, published in the **Journal of Contaminant Hydrology**, finds that the oil accumulates at the concrete pads underneath the pumps, and can eventually contaminate soil and even watersheds underground.

"I am concerned about the large fraction of spilled gasoline droplets that infiltrates into concrete, which at times is assumed to be impervious," Hilpert told me in an email. "Once the gasoline is in the concrete it may then move into underlying sediment and/or groundwater, either as a liquid or as a vapor. Soil and groundwater contamination then provides opportunity for exposure of human to harmful chemicals."

Spilled droplets of gasoline amount to "large cumulative spills" and turn out to have "relatively long life times," according to Hilpert. "This can become a problem if clean rainwater is allowed to flow over the pavement, because the water can pick up the pollutants and move them into uncontaminated environments. For instance, the contaminated rainwater runoff can infiltrate into soil or contaminate surface water." So, the pollution can wind its way into soil patches and natural bodies of water.

The John Hopkins team used a mathematical model, with (likely lowball) estimates provided by the American Petroleum Institute for inputs, to determine just how much

of the gasoline can penetrate the pavement.



The model found that smaller droplets were absorbed more wholly than large ones, as less evaporated.

"Our experiments suggest that even the smallest gasoline spills can have a lasting impact," Hilpert said. "I think it is fair to characterize this phenomenon as sort of slow

motion of a more instantaneous release of 400 gallons... Even if only a small percentage reaches the ground, this could be problematic because gasoline contains harmful chemicals including benzene, a known human carcinogen."
"Gasoline contains about 0.62 volume percent of benzene, a known human carcinogen, which can cause leukemia," he added. "Toluene, ethylbenzene and xylenes are also toxic or suspected to be carcinogenic."

Contaminated groundwater could pose longterm health risks to those who get water from underground watersheds, and the pooling gasoline could be a threat to those who spend a lot of time at or nearby gas stations.

The bigger the gas station, of course, the bigger spills, and the bigger the risk—and the researchers point out that the current trend is away from smaller service stations and towards bigger, multi-pump emporiums. The impact of larger stations, and potential threat to nearby communities, will be even more pronounced. And there are the employees, who essentially spend their days working above a small oil spill, to consider, too.

"I would expect the potential health effects to increase if you live in the proximity of a gas station, or if you work there, there is just more opportunity for exposure," Hilpert said. "There are indeed epidemiological studies that suggest that gas station attendants are at a higher risk." He's not as worried about the short-term exposure of gas station users. "Nonetheless," he said, "I recommend to avoid inhaling gasoline vapors when you refill your tank, simply by not standing downwind from the dispensing nozzle."

Do your part to stop a local oil spill: Try not to let it drip, either.

My Notation: *The proposed development is designed to have the "run-off" (which I understand is not "run-off" per se) piped into our pond at HIE. Either way, run-off or piped in, what great minds thought that was good for the environment? Could it be they knew they weren't going to live at HIE?*

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ENVIRONMENTAL HEALTH Oct. 04 2018

https://www.mailman.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought

Gas Stations Vent Far More Toxic Fumes Than Previously Thought
A study led by environmental health scientists at Columbia University Mailman School of Public Health examined the release of vapors from gas station vent pipes, finding emissions were 10 times higher than estimates used in setback regulations that determine how close schools, playgrounds, and parks can be to the facilities. Findings appear in the journal Science of the Total Environment.
Gasoline vapors, invisible but odorous, contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations. Similar rules exist in many, but not all states and localities. In urban areas like New York City, some gas stations are located directly adjacent to apartment buildings.

The study also simulated how the fuel vapor was carried in the air to assess the potential for short- and medium-term benzene exposures, comparing their measurements to three established thresholds. The California Office of Environmental Health Hazard Assessment one-hour Reference Exposure Level (REL) for benzene—defined as a continuous hour of exposure to the chemical—was exceeded at both gas stations at distances greater than 50 meters. At the Midwest gas station, REL was exceeded on two different days at distances greater than 50 meters, and once as far as 160 meters. The Agency for Toxic Substances and Disease Registry's Minimal Risk Level (MRL) for benzene exposure over a period between two weeks and a year was exceeded within 7 or 8 meters of the two gas stations. A less stringent measure used for short-term exposures of first responders, the American Industrial Hygiene Association's Emergency Response Planning Guidelines (ERPG), was not exceeded.

"We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet," said first author Markus Hilpert, PhD ,

associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology."

In previous work, Hilpert and colleagues documented the release of gasoline as fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks, and how these spills can contaminate the surrounding environment. Next, the researchers will explore additional short-term measures of vapor spread to determine the bounds of safe setbacks.

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES009089).

My Notation: *The proposed development is designed to have the "run-off" (which I understand is not "run-off" per se) piped into our pond at HIE. Either way, run-off or piped in, what great minds thought that was good for the environment? Could it be they knew they weren't going to live at HIE?*

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PRESENTATION TO FT. PIERCE PLANNING BOARD – JULY 9 2019

BY: ANNE MARIE BODE (9 HARBOUR ISLE EAST PH-03 AND AMB LAND, 10 HARBOUR ISLE EAST, #306; AND OWNER OF FREEDOM PROPERTY CARE, LLC.)

GOOD EVENING..

MY NAME IS ANNE MARIE BODE, AND I AM THE OWNER OF 2 PROPERTIES IN HARBOUR ISLE EAST FOR ALMOST TEN YEARS. I HAVE LIVED HERE AS A FULL TIME, COMMUNITY INVOLVED RESIDENT FOR 5 OF THOSE YEARS, I AM A SMALL BUSINESS OWNER IN THE CITY OF FT. PIERCE, AND ENJOY LIFE HERE ON SOUTH HUTCHINSON ISLAND .

I HAVE MANY OBJECTIONS TO THE PROPOSED CUMBERLAND FARMS RELOCATION.

THIS EVENING IT IS MY INTENTION TO SPEAK ABOUT LEAKING UNDERGROUND STORAGE TANKS (ALSO KNOWN AS UST'S), AND THE INSURANCE INDUSTRY..

THE FOLLOWING INFORMATION WAS COMPILED BY MYSELF WITH THE ASSISTANCE OF A FELLOW HARBOUR ISLE EAST RESIDENT, DENNIS DEVIVO, A LONG-TIME LICENSED INSURANCE AGENT IN NEW YORK AND FLORIDA; AND AS SUCH HAS FIRST HAND KNOWLEDGE CONCERNING IRREVERSIBLE EFFECTS CONCERNING LEAKING UST'S WITHIN FUELING STATIONS.

THE TECHNOLOGY OF PHYSICAL UNDERGROUND STORAGE TANKS HAS IMPROVED SIGNIFICANTLY OVER THE YEARS, HOWEVER, THE PREVALENT CAUSE OF LEAKS AND INSURANCE CLAIMS REMAINS THE RUBBER SEALS AND PIPING THAT FEED INTO/OUT OF THE TANKS THEMSELVES, REGARDLESS OF HOW THEY ARE STRAPPED DOWN.

THE UST'S WHICH WILL BE LOCATED AT THE PROPOSED CUMBERLAND FARMS WILL BE SEATED IN A 'BOGGY' SUBTERRANEAN ATMOSPHERE. THIS 'SOIL' CONTAINS A HIGH

CONCENTRATION OF SALTY SEAWATER, AS THE WATER TABLE WITHIN THE AREA IS UNAVOIDABLY HIGH. HARBOUR ISLE IS BUILT ON 'FILL', DUG UP DURING THE CONSTRUCTION OF THE INLET, AND THEN BUILT UP BY ADDITIONAL FILL TRUCKED IN TO THE SITE. THIS IS A MUCH DIFFERENT BASE COMPARED TO THE EXISTING CUMBERLAND FARMS AND THE CHEVRON STATION DOWN THE ROAD ON SEAWAY DRIVE.

BECAUSE THE WATER TABLE IS NATURALLY HIGH, AND IS CONTINUALLY CHANGING DUE TO STORMS, TIDES, AND HURRICANES; THE RUBBER SEALS CONNECTING TO THE UST'S ARE SUBJECT TO PREMATURE FAILURE, AS SALT WATER HAS CORROSIVE EFFECTS ON THESE SEALS. ADDITIONALLY, BECAUSE THE SOIL IS SUBJECT TO HIGH WATER TABLES, THE STABILITY OF THE UST'S, PIPING, AND SEALS (DESPITE THE STRAP DOWN CONNECTIONS), MUST BE QUESTIONED, AS THEY MAY SHIFT DUE TO RISING AND FALLING WATER TABLES AND FLOODING, PLACING STRESS ON THE PIPING FROM THE FUEL PUMPS, DOWN THROUGH THE SOIL AND TO THE UST'S. MANY INSURANCE CLAIMS ARE BASED ON THESE FAILURES.

ACCORDING TO THE EPA, A FLOOD CREATES AN ELEVATED LEVEL OF RISK FOR ENVIRONMENTAL DAMAGE FROM UST'S. FOR EXAMPLE, A UST SYSTEMS MAY BECOME DISPLACED AND RELEASE THEIR CONTENTS INTO THE ENVIRONMENT, CAUSING SOIL, SURFACE WATER, AND GROUNDWATER CONTAMINATION.

CASE IN POINT, THE MOST RECENT 2017 DEVISTATION CAUSED WHEN HURRICANE MICHAEL HIT THE FLORIDA PANHANDLE AREA. I URGE YOU ALL TO CONSIDER CAREFULLY THE IMMEDIATE AND LONG TERM EFFECTS OF SUCH A STORM AS IT PERTAINS TO UST'S AND LEAKS.

.RECENT REPORTS FROM MEXICO BEACH, FLORIDA - WHERE THE UST'S WERE COMPROMISED DURING HURRICANE MICHAEL:

TAMPA BAY TIMES MAY 29, 2019: *MEXICO BEACH FLA STILL HAS NO GAS STATION.*

TRAVEL WEEKLY, MAY 30, 2019: *THE NEAREST GAS STATION IS 15 MINUTES AWAY..*

NBC NEWS MAY 29TH , 2019: *THEY (MEXICO BEACH) STILL DOES NOT HAVE A GAS STATION*

THE ENVIRONMENTAL DEFENSE FUND NOTED THAT FLORIDA RECEIVED MORE THAN $14 MILLION IN EPA GRANT FUNDING FROM 2012 TO 2016 TO ADDRESS THE PROBLEM. THE EDF STATES:

"EPA SUPPORT IS ESSENTIAL TO FLORIDA PROGRAMS TO MONITOR UST'S, DETECT LEAKS OF PETROLEUM PRODUCTS, ADDRESS THE CAUSES, REPAIR ANY DAMAGE TO SOIL OR GROUNDWATER AND HOLD POLLUTERS RESPONSIBLE OR PAY FOR CLEANUP IF THE RESPONSIBLE PARTY CAN'T BE FOUND OR IS NO LONGER IN BUSINESS"

IT IS WORTH NOTING THAT ACCORDING TO THE OIL PRICE INFORMATION SERVICE, THE WESTBOROUGH, MASS.-BASED CUMBERLAND FARMS HAS RECENTLY HIRED BANK OF AMERICA TO EXPLORE ITS OPTIONS CONCERNING SALE OF ITS BUSINESS AFTER 80 YEARS AS AN INDEPENDENT, PRIVATELY OWNED ESTABLISHMENT.

IF CUMBERLAND FARMS SELLS, WHO THEN, I ASK, IS RESPONSIBLE IF THERE IS A LEAK? ONE CAN FORSEE A LOT OF FINGERPOINTING WHILE WE HERE ON SOUTH HUTCHINSON ISLAND AND THE SHORELINE OF FORT PIERCE ARE SUFFERING THE CONSEQUENCE OF A FUEL LEAK.

ACCORDING TO USA TODAY SEPT 5, 2017: *GASOLINE, OIL AND OTHER CONTAMINANTS THAT THREATEN GROUNDWATER ARE SEEPING FROM THOUSANDS OF UST'S ACROSS*

FLORIDA, BUT THE FEDERAL AID THAT HAS HELPED ADDRESS THE PROBLEM COULD SOON START DRYING UP.

THE TRUMP ADMINISTRATION IS PROPOSING TO SLASH FUNDING FOR THE LEAKING UST PROGRAM BY NEARLY HALF NEXT YEAR — FROM ALMOST $92 MILLIONIN 2017 TO ABOUT $47 MILLION IN 2018. THE RECOMMENDED CUT IN THE LUST PROGRAM IS PART OF THE PRESIDENT'S PROPOSAL TO REDUCE THE EPA BUDGET BY 31 PERCENT NEXT YEAR.

NO STATE WOULD FEEL THE PINCH MORE THAN FLORIDA, WHERE SOME 10,000 TANKS AND THE UNDERGROUND PIPING SYSTEMS CONNECTED TO THEM HAVE BEEN IDENTIFIED FOR CLEANUP. FLORIDA HAS MORE LEAKING TANKS THAN ANY OTHER STATE, REPRESENTING ABOUT 15 PERCENT OF THE MORE THAN 70,000 TANKS THAT DOT THE NATION.

I ASK YOU TO REFER TO THE FT. PIERCE COMPREHENSIVE PLAN, MAP 1-8: AND LOOK AT THE AREA IN QUESTION.. IT IS LABELED AS A COASTAL HIGH HAZARD AREA.

THE CITY OF FT PIERCE WEB SITE HAS A SECTION LABELED " FLOOD PROTECTION" .. THERE IS A RED 'BOX' THAT BRINGS AN INTERESTING FACT TO OUR ATTENTION.. THE RED BOX SAYS "NEARLY 25% OF FLOOD INSURANCE CLAIMS COME FROM AREAS THAT ARE IN LOW TO MODERATE FLOOD RISK AREAS".

IT'S OBVIOUS THAT THE CITY OF FT. PIERCE PRIDES ITSELF IN PRESERVING THE WELL BEING OF IT'S RESIDENTS. IN FACT, ***THE CITY ORDINANCE CODE SECTION 22-73 CLEARLY STATES THE FOLLOWING: "IT IS THE PURPOSE OF THIS SECTION TO PROTECT THE PUBLIC SAFETY AND WELFARE, AND ENHANCE THE CITY'S BEAUTY AND PROTECT PROPERTY VALUES BY REGULATING THE LOCATION OF FILLING STATIONS AND DESIGN OF NEW OR REMODELED*** **STATIONS.**

THE FORT PIERCE CITY PLANNING COMMISSION HAS A DUTY, AS STATED WITHIN THE COMPREHENSIVE PLAN OF THE CITY OF FORT PIERCE, TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF ITS CITIZENS.

ONE CAN ONLY ASSUME THAT THE FACT THAT 2 STATIONS EXIST HERE ON SEAWAY DRIVE IS PROBABLY BECAUSE THEY WERE BUILT SO LONG AGO, AND AT THE TIME THE BUILDING PERMITS WERE GRANTED THESE IMMINENT HAZARDS WERE NOT FULLY UNDERSTOOD.

PERHAPS WE CAN'T DO ANYTHING ABOUT THEIR EXISTENCE. TODAY WE CAN MAKE INFORMED DECISIONS CONCERNING THE FUTURE LOCATIONS OF FUEL STATIONS. YOU, MUST CONSIDER THE HEALTH, SAFETY, AND WELFARE OF OUR RESIDENTS, AND ONLY APPROVE NEW FUEL STATIONS WHICH ARE BUILT OUT OF HARMS WAY, SPECIFICALLY US1 OR WEST OF US1.

BASED ON THE ISLANDS' HISTORY OF HURRICANE DAMAGE COUPLED WITH THE UNDERSTANDING THAT WE WILL INEVITABLY BE HIT BY FUTURE STORMS, ***ON BEHALF OF THE SOUTH HUTCHINSON ISLAND PRESERVATION GROUP, I IMPLORE THE FORT PIERCE CITY PLANNING COMMISSION TO DENY THE APPLICATION BY CUMBERLAND FARMS OR ANY FUTURE FUEL STATION APPLICANT WHEN THE APPLICATION IS FOR A NEW FUEL STATION PROPOSED IS TO BE LOCATED HERE ON SOUTH HUTCHINSON ISLAND.***

Good evening. My name is Jules Steiner, and I am a Harbour Isle East resident. Rodney Robertson, also a Ft. Pierce resident at Harbour Isle East, has asked me to speak on his behalf while he deals with a medical issue in Maine. Should you have any question regarding specifics, I may ask Keith Madsen to respond, as he is more familiar with the traffic data than I am. Rodney's statement is as follows:

I am opposed to this large scale super convenience market/gas station based on, among other reasons, City Ordinance No. 16-002 which addresses gas stations. The words in that ordinance state that the City will strive to:

- 'prevent impeding vehicular traffic',
- 'prevent impeding pedestrian traffic',
- 'avert any adverse influencing of the city's aesthetic potential',
- 'avoid materially affecting surrounding property values', and
- 'work to further promote the health, safety and welfare of the community'

But I am also opposed to this project because it proposes to build a gas station within 500 feet of over 120 homes, including my home that will be within 80 feet of this gas station.

Moving on from the City's stated responsibilities, however, you should all know that both the Harbour Isles Shoppes and the Cumberland Farms applications have contained traffic studies projecting the volume of traffic expected to enter and exit Seaway Drive using three driveways, one left enter only, a second full access and the third being right exit only.

This configuration puts the highest volume of traffic on the full access driveway in the middle, which is the only driveway that will accommodate entry to the gas station and the Harbour Isle Shoppes and the restaurant from the east and exit to the west.

Using the MacKenzie data contained in the most recent traffic analysis, which has significantly lower traffic results than the O'Rourke analysis, the report shows that the per hour rate during peak traffic times 89 vehicles will **leave** Seaway Drive to the development in the a.m. and 112 in the p.m. at the middle driveway. During those same peak hours another 112 vehicles will **exit** to Seaway Drive in the a.m. and 134 during the p.m., through the same driveway.

Stated another way, during the a.m. peak hours there will be 201 vehicles, or over one every 20 seconds, **entering and leaving** Seaway Drive at the same time, using the middle driveway.....And, in the p.m. peak, the numbers jump to 246 vehicles or just over one vehicle every 15 seconds entering and leaving Seaway Drive at the same time, using the same driveway.

Stop and consider that information.....And as if these numbers aren't staggering enough to contemplate, they will continue to grow by as much as, again from the O'Rourke analysis, 4.7% per year.

If these traffic projections aren't enough to prevent this gas station from moving less than 300 yards from its present site, when will the traffic level rise and reach that worrisome level?

And do not assume that the projected traffic is just cars. Actually, the new Cumberland Farms will add both diesel and recreation fuel so that they will be able to serve the diesel dump trucks and other construction equipment currently traveling on Seaway Drive as Hutchinson Island continues to grow.

In addition, the gas station will attract truck, trailer and boat combinations, often measuring 60 feet and more, to get the recreation fuel. And let us not forget that there will also be huge semi-trucks delivering fuel and supplies to the gas station, convenience store, Harbour Isle Shoppes and the restaurant.

So we will see the whole range of traffic entering and leaving Seaway Drive from the one full access driveway, with 53+% crossing both lanes of traffic to enter from the east and exit to the west during peak a.m. hours and 82% in the p.m. peak.

As the situation exists today, the current gas station is located to the immediate east of the St. Lucie County Fire Station. This shared location permits first responders to exit the fire station with minimal impact from traffic. Moving the gas station to the west will create bottlenecks on Seaway Drive caused by traffic, now including the larger vehicles.

How would the first responders get around these obstacles in a safe manner to respond to calls from a gas station, two restaurants, the Harbour Isle Shoppes, a public beach, an aquarium, a museum, a marina, the Smithsonian lab, another marina and over 900 homes, or to leave the island to transport individuals and to serve the rest of St. Lucie county?

Yes, I am opposed to the applicant's plan to move the existing gas station a short distance from its current location to virtually outside my front door, but I am also very concerned with the huge impact that this move will have on traffic congestion, the bike lane, as well as pedestrian and public safety in general.

In closing, let me remind you that denial of this application would not prevent Cumberland Farms from continuing to operate at their existing facility. In fact, island residents and visitors have been quite adequately served for many years from where the station is currently located.

Thank you for your time and consideration.

Date: 05/14/2019

Good day neighbor,

As you may be aware, Cumberland Farms has begun the process with the City of Fort Pierce, and other regulatory parties, to construct a new mega gas station/convenience store facility 34' high with 12 fueling pumps on the east end of the vacant lot on Seaway Drive, immediately outside Harbour Isle East.

This survey, being sent to all HIE residents, is to inform you of some of the details involved in the Cumberland Farms project and to determine your feelings.
Further, **this survey is anonymous and in no way is linked to your identity.**

Please return to: Tracy Newman 1 Harbour Isle Dr East #102 Fort Pierce FL 34949 ASAP. Thank you

1. The new Cumberland Farms will connect directly into the storm water drainage system that empties into the Harbour Isle East pond. The water and possible fuel spillage run off will be "filtered" through only ½ inch of soil before being drained directly into the Harbour Isle East pond. In many other states the "filtering" process is much more stringent.
   Does the possibility of petroleum distillates entering the HIE pond concern you?

   YES **NO**

2. Numerous studies have been conducted documenting the effects of carcinogens, like benzene and other hydro-carbons, found in gasoline, E-85 and diesel fuel on child development and general human health amongst our aging population. All odors are particulate. When we "smell" chocolate chip cookies in the oven or gasoline from a gas spill we are inhaling particles of that matter. What was once in solid form has been converted to gaseous matter. It travels in the air and when inhaled by us is taken into our bodies through our respiratory system.
   Do these consequences concern you?

   YES **NO**

3. In addition to selling gasoline, the proposed Cumberland Farms will also offer diesel and recreation fuel. The likelihood is that the diesel fuel will attract the high volume of dump trucks and other construction vehicles (many of which never turn off their engine) that are currently helping to develop Hutchinson Island. The recreation fuel will be used by trucks, boats and trailers, often measuring sixty feet or more.
   Does this increase of large vehicles entering and leaving Seaway Drive so close to the round-about concern you?"

   YES **NO**

4. Numerous studies have been conducted documenting the effect that proximity to gas stations have resulted in crime and decreased property values.
   Does this concern you?

   YES **NO**

South Hutchinson Island Preservation (SHIP)

Mission Statement: S.A.N.D

1) Sustain the Quality of Life on SHI
2) Advocate for Responsible Growth
3) Nurture our Environment (Conserve and Protect)
4) Defend and Uphold our Property Values

Good Evening, my name is Tracy Newman and I live in Building 1 Unit 102 of HIE.

We understand that the City will send voting ballots to those homeowners in the 6 building closest to the Proposed Cumberland Farms project however, we wanted to gather some factual data from All residents of HIE as we feel All residents are affected.

To that end we mailed each of the 288 owners a 7-question survey regarding the proposal to move CF. A survey of this type would typically have a response rate of 9%. We have received a response rate of 55% or 159 surveys returned. We feel this speaks volumes to how strongly homeowners feel regarding this subject.

The results are as follows:

Q1: Does the possibility of petroleum distillates entering the HIE pond concern you?

Yes: 151

Q2: Do the consequences regarding Health hazards concern you?

Yes: 146

Q3: Does the increase of large vehicles entering and leaving Seaway Drive so close to the round-about concern you?

Yes: 145

Q4: Do issues regarding crime and decreased property values concern you?

Yes: 145

Q5: Does the proposed approach to traffic on Seaway Drive concern you?

Yes: 146

Q6: Does the potential impact to first responders concern you?

Yes: 137

Q7: Are you in favor of the current proposal to move Cumberland farms?

No: 142 or 89% of HIE homeowners are NOT in favor.

Shipreservation88@aol.com

I recently read that the survey the City sent regarding proposed changes to the South bridge was pulled back due to 73% of respondents not in favor. Similar, we are asking the City to decline the CF proposal based on the statistics presented as well as other data presented this evening.

Thank you.

	Yes Concerned	No Not Concerned	Total by ?
Q1	151	7	158
Q2	146	12	158
Q3	145	13	158
Q4	145	13	158
Q5	146	11	157
Q6	137	20	157

Are you in favor of the current proposal to move Cumberland farms?

	Not In Favor	In Favor	Undecided	Blank
Q7	142	10	6	1
% of Total Returned	89%	6%	4%	1%

Surveys Returned	159
Return to Sender	15
Surveys Sent	288
Response Rate/288	55%

Shipreservation88@aol.com

Planning Board **6.a.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

2019 Comprehensive Plan Evaluation & Appraisal Review Ordinance 19-033

LOCATION

N/A

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Ordinance 19-033

2019 Evaluation & Appraisal Review - Clean Version

Form Review

Form Started By: Brandon Creagan Started On: 08/06/2019 12:03 PM

Final Approval Date: 08/07/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon C. Creagan, LEED Green Associate, Planner BCC

SUBJECT: Ordinance 19-033 For Comprehensive Plan Evaluation & Appraisal Review

BOARD DATE: August 13, 2019

TEXT AMENDMENT
Comprehensive Plan - 2019 EAR Amendment

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment. If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened.

At the last Local Planning Agency meeting on July 9, 2019, the Board considered and discussed the Comprehensive Plan Evaluation & Appraisal Review document. It was the decision of the Board to forward a unanimous recommendation of approval of the document to the City Commission. As part of the City's Comprehensive Plan Evaluation & Appraisal Review process, the physical Ordinance for the Evaluation & Appraisal Review needed to be advertised and reviewed by the Local Planning Agency. No changes have been made to the Comprehensive Plan Evaluation & Appraisal Review document from the Board's last review.

The City Attorney's office has provided approval of Ordinance 19-033 as to Form & Correctness on July 25, 2019. After the Local Planning Agency meeting, the Comprehensive Plan Evaluation & Appraisal Review Document and Ordinance 19-033 will be forwarded to the City Commission meeting on August 19, 2019, for their review and approval to Transmit to the Florida Department of Economic Opportunity.

Recommendation:

As the City of Fort Pierce is out of compliance with the Comprehensive Plan Evaluation and Appraisal Review (EAR) process, Staff recommends that the Local Planning Agency forward a recommendation of **APPROVAL** for Ordinance 19-033 and Transmittal of the Comprehensive Plan Evaluation & Appraisal Review document to the City Commission.

ORDINANCE NO. 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.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules and submit an Evaluation and Appraisal Report (EAR); and

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Section 2(b), Article VII of the State Constitution, and Chapter 166, Part I, Municipal Home Rule Powers Act, the City Commission desires to adopt the proposed comprehensive plan EAR-based amendments and authorize the transmittal to the Department of Economic Opportunity (DEO) and other agencies as required by State law; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, held an advertised public hearing pursuant to section 163.3164(40) and section 163.3174(4)(a), Florida Statutes (2018), on Tuesday, July 9, 2019 on the proposed EAR-based amendments and following that public hearing voted 5-0 to recommended that the City Commission approve the aforesaid EAR-based amendments to the City's Comprehensive Plan; and

WHEREAS, the City Commission reviewed the proposed EAR-based amendments, held an advertised public hearing, and provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and authorized transmittal of the EAR-based amendments to the DEO and reviewing agencies for the purpose of review in accordance with Florida law; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Amending the Comprehensive Plan Elements hereby described in **Exhibit A** (which is attached hereto and incorporated herein).

SECTION 2. Notice of this proposed change to the City of Fort Pierce Comprehensive Plan shall be published in the manner prescribed by section 163.3184, Florida Statutes.

SECTION 3. As a condition precedent to the adoption of this ordinance amending the City's Comprehensive Plan, the City Commission shall hold at least one advertised Public Hearing on the proposed Comprehensive Plan or plan amendment pursuant to Florida Statutes, Section 163.3184, for the purpose of transmitting the amendment to the Florida Department of Economic Opportunity.

SECTION 4. All ordinances and resolutions, or parts thereof that are in conflict with this ordinance, are hereby superseded by this Ordinance to the extent of such conflict.

SECTION 5. This ordinance shall become effective upon its final adoption and as provided by general law.

SECTION 6. If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any person, property, or circumstance.

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.19-033 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on August 4, 2019, and; 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 August 19, 2019; and was duly introduced, read by title only, and passed on second and final reading _____, 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 __ day of _____, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT “A”

COMPREHENSIVE PLAN

Final Comprehensive Plan Will Go Here After State Review



City of Fort Pierce
Comprehensive Plan

ADOPTION DRAFT

Prepared In Collaboration With

July 2019

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INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida.
Chapter 163 mandates that local governments maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code, at least every seven years each local government is required to evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated. In 2019, the City performed such evaluation which was followed by EAR-based amendments to update the plan accordingly.

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). The Data, Inventory, and Analysis (DIA) section provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs). The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.6 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

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

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

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

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-

intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

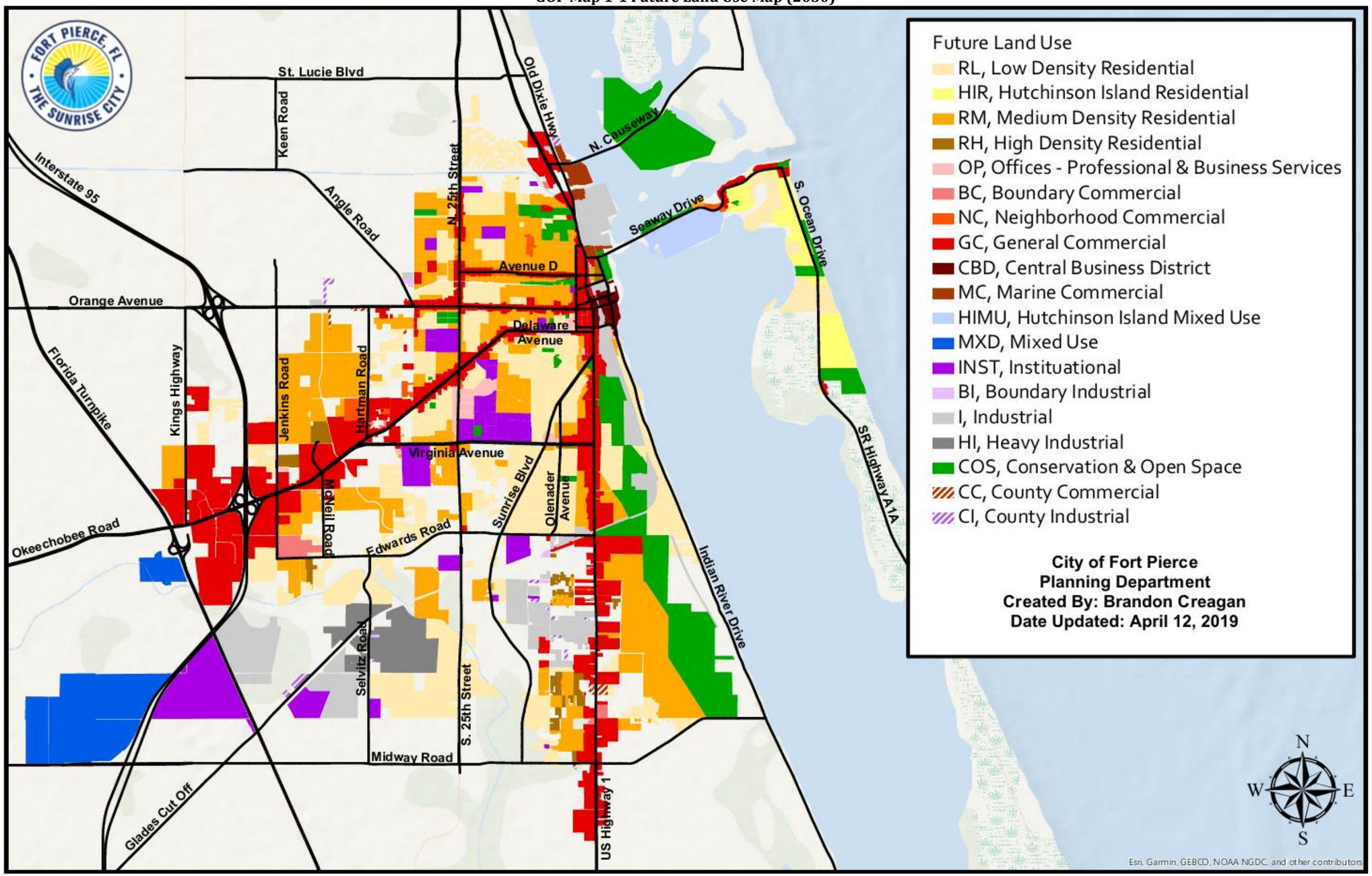
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office 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 FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and 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 FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.7 Policy:
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy:
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.9 Policy:
The City will allow density bonuses~~,~~ if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.10 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.11 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.12 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.13 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.14 Policy:
The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.15 Policy:
The City shall coordinate with St. Lucie County to implement the 2017 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.16 Policy:
The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.17 Policy:
The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.

1.1.18 Policy:
The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.19 Policy:
Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.20 Policy:
The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.21Policy:
The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 Objective:
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:
The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:
Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:
The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:
Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code.

1.8.4 Policy:
The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:
The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. Peacock Arts District
7. Lincoln Park District

1.9.5 Policy:
The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:
The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:
The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:
The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:
The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:
The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

ANNEXATION

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

1.11.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

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

1.11.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.11.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.11.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.11.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

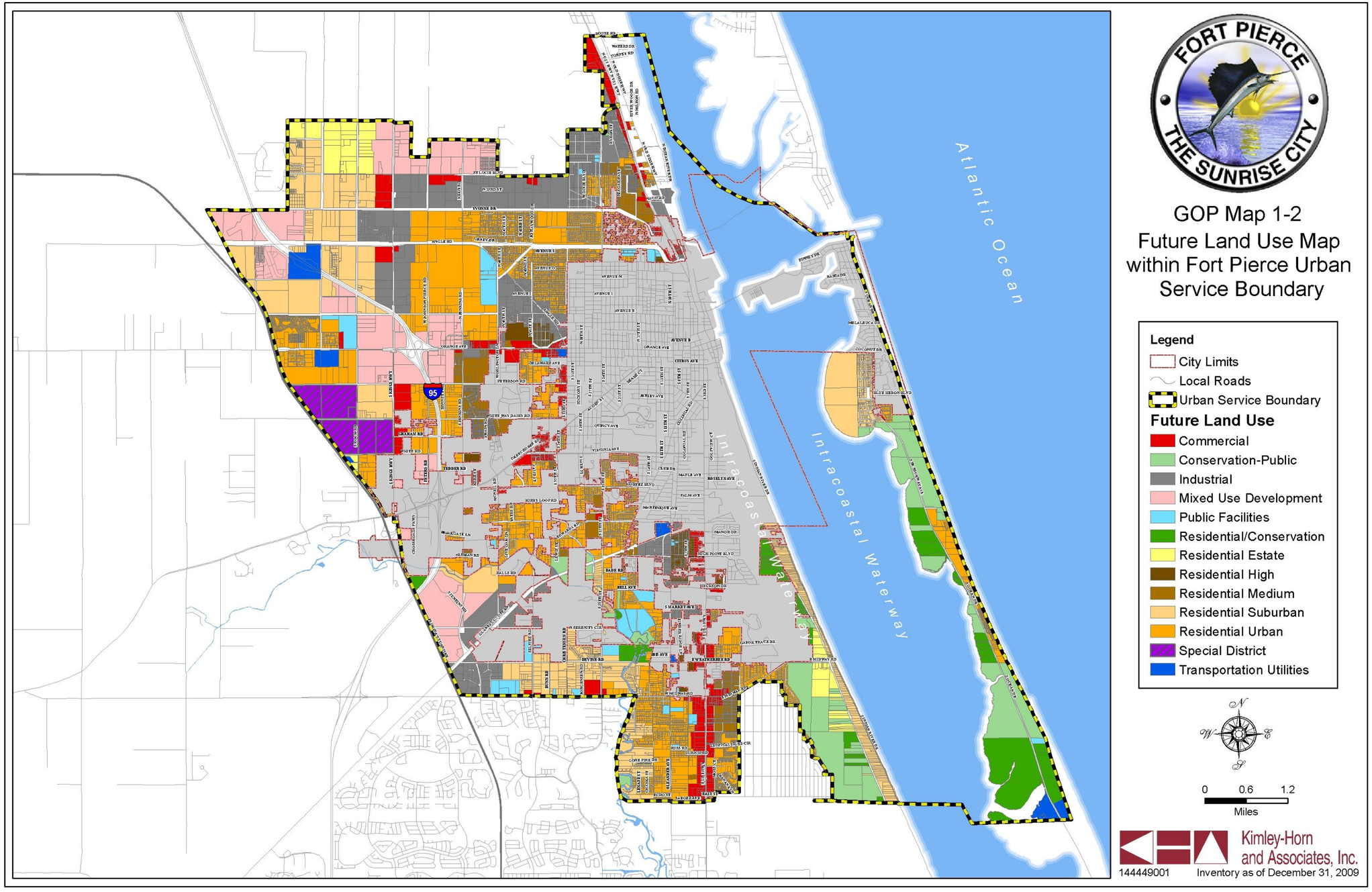
1.11.6 Policy:
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

1.11.7 Policy:
Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

1.11.8 Policy:
Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.11.9 Policy:
The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



GOP Map 1-2
Future Land Use Map
within Fort Pierce Urban
Service Boundary

Legend

- City Limits
- Local Roads
- Urban Service Boundary

Future Land Use

- Commercial
- Conservation-Public
- Industrial
- Mixed Use Development
- Public Facilities
- Residential/Conservation
- Residential Estate
- Residential High
- Residential Medium
- Residential Suburban
- Residential Urban
- Special District
- Transportation Utilities

N W E S

0 0.6 1.2
Miles

Kimley-Horn and Associates, Inc.
144449001 Inventory as of December 31, 2009

SCHOOL SITING

1.12 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.12.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.12.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.12.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.12.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.12.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.13 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.13.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.13.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.13.3 Policy:
The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.1434 Policy:
Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.14 Objective:
The City shall maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property .

1.14.1 Policy:
The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.14.2 Policy:
The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.14.3 Policy:
Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.15 Objective:
Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.15.1 Policy:
At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.15.2 Policy:
The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.15.3 Policy:
The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.15.4 Policy:
The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.15.5 Policy:
The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.15.6 Policy:
The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.15.7 Policy:
The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.15.8 Policy:
The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.15.9 Policy:
The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.15.10 Policy:
No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.15.11 Policy:
The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.15.12 Policy:
The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16 Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17 Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18 Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19 Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20 Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.20.2 Policy:
Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.20.3 Policy:
The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.21 Objective:
The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.21.1 Policy:
Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.21.2 Policy:
The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.21.3 Policy:
The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.21.4 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.22 Objective
The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.22.1 Policy:
The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.22.2 Policy:
The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:

. Although transportation concurrency is no longer required, the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)(f) F.S.

2.1.1 Policy:
Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:
The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 Policy:
Additional land use and transportation strategies will be incorporated in the Comprehensive Plan consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:
The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards

shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all transportation improvements as opportunities to improve

safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP for these areas, as needed. The City shall also coordinate with related agencies

having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:

The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:

The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:

The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:

ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:

Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:

The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:

The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:

The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc.

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City.

2.13.8 Policy:
The City shall implement a Bicycle Facilities Improvement Program" (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:
The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:
The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and

by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:

The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

3.10 Objective:

Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:

The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:

The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:

The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:
Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:
The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:
The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future Water and Sewer Master Plans.

3.14.4 Policy:
The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:
Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:
The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy
The City shall coordinate with the Fort Pierce Utilities Authority to establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.17 Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 20% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:

The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:

The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:

The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:

Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:

The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:

The City will continue to implement recommendations as proposed in the Water Supply Plan.

4.2.7 Policy:

The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8 Policy:

The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9 Policy:

The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:
Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:
All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:
The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:
The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:
Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:
The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and

4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on

the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;

2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas during the nesting season;

3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall continue enforcing the provisions in the Land Development Regulations that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;

2. Require proper use of turbidity screens during construction activities;
3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:

Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:

The City shall adopt a Master Stormwater Management Plan that will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:

The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:

As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:

The City shall give priority to water-dependent uses.

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy

The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordinate with St. Lucie County in implementing the 2017 update to the Port of Ft. Pierce Master Plan. The plan provides general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and
11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce Land Development Regulations restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy.

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard

mitigation annex of the Local Peacetime Emergency Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:
The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private

conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

5.11.1 Policy:
The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 Objective:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:

The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

6.2.9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur.

6.3.3 Policy:

The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION & OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;
3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;

4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:

The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:

Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

7.3.1 Policy:

The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

7.3.2 Policy:

The City of Fort Pierce shall develop a Parks and Recreation Master Plan to do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

7.3.3 Policy:

The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:

Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:

The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:

The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be

accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or

similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access

- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every December, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements

derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the capital projects that support the projected growth outline in the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	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	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation

Mitigation shall be directed to projects on the St. Lucie County School Board's 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN.

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan

amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan.

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

   1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

   2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

   3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

   4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

   5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

   6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

   Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

   1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities**" - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

Planning Board **7.a.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

Rezoning - Fort Pierce Aggregate Facility - 2432-123-0001-000-8

LOCATION

Parcel ID: 2432-123-0001-000-8

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approved with Conditions

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Zoning Map
Future Land Use Map
TRC Comments
TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 07/02/2019 11:37 AM

Final Approval Date: 08/01/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for a Zoning Atlas Amendment (Rezoning)** **IH, Industrial Heavy (County) to PD, Planned Development (City)** **FP Aggregate Recycling Facility – 2432-123-0001-000-8**
BOARD DATE:	August 13, 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 IH, Industrial Heavy (St. Lucie County Zoning) to PD, Planned Development (City of Fort Pierce Zoning) with accompanying development plan
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, & 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 HI Heavy Industrial to City of Fort Pierce PD, Planned Development. The land size for the project is approximately 52 acres.

History

The subject site was annexed into City limits in 2004 via Ordinance K-310 for the purpose of annexing property 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 there were corresponding FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH, Industrial Heavy, 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, Light Industrial. 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, Industrial Heavy in 2011 through Ordinance L-226, as it was deemed that the City zoning that was given 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 when annexed in 2004. The only option was to revert back to the previous zoning in 2004 and then the onus would be on any future property owners to go through the City's rezoning process for 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 Heavy Industrial (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 Heavy Industrial (HI). Furthermore, the amendment does not appear to 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 Planned Development 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 range between 33 feet to 42 feet in width. The standard requirement for a landscape buffer in the City is 10 feet wide, 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 their 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 have 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.

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 that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with the following seven (7) 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.

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.

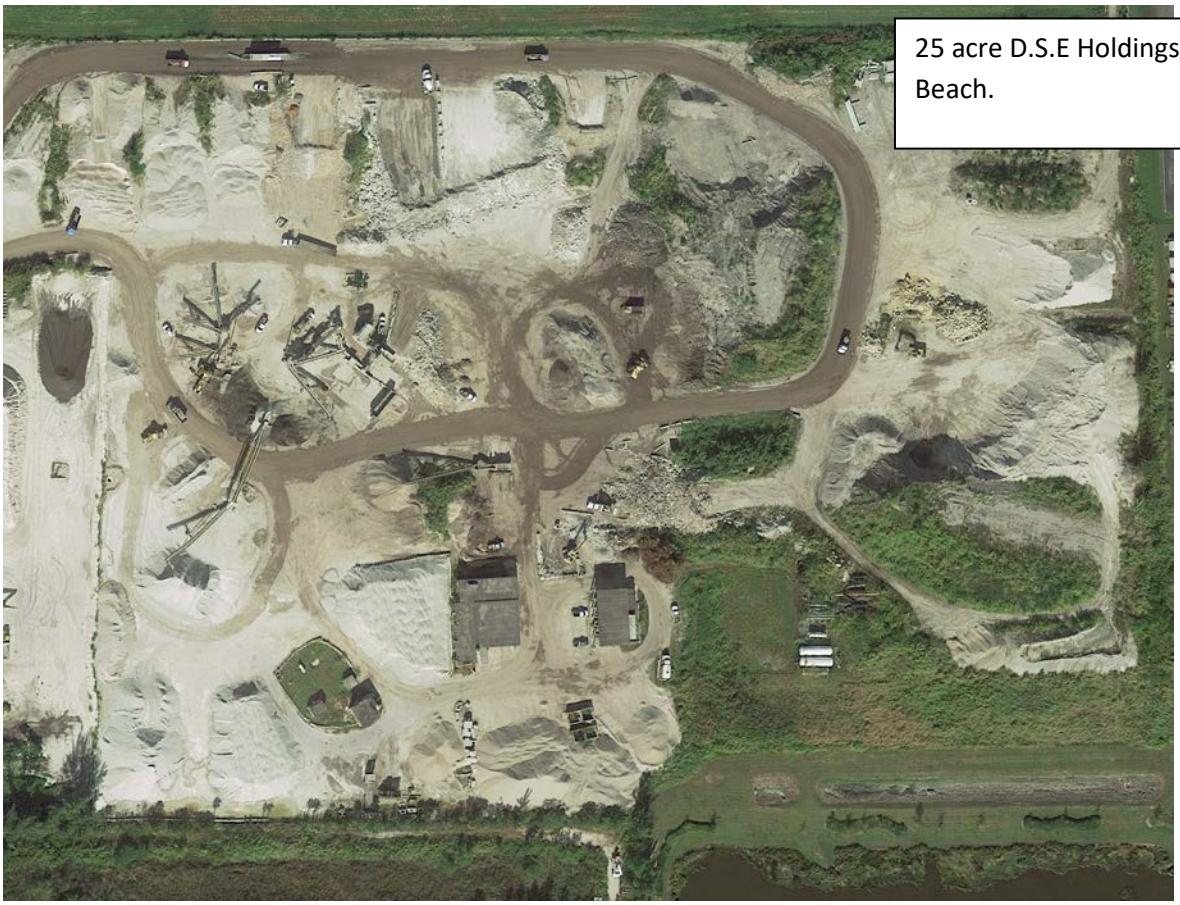
Employees:

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.

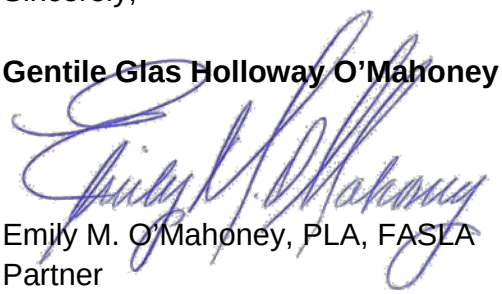
7. PDD Pervious area requirements – The minimum pervious area requirement is the area of the PDD required landscape buffers.

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

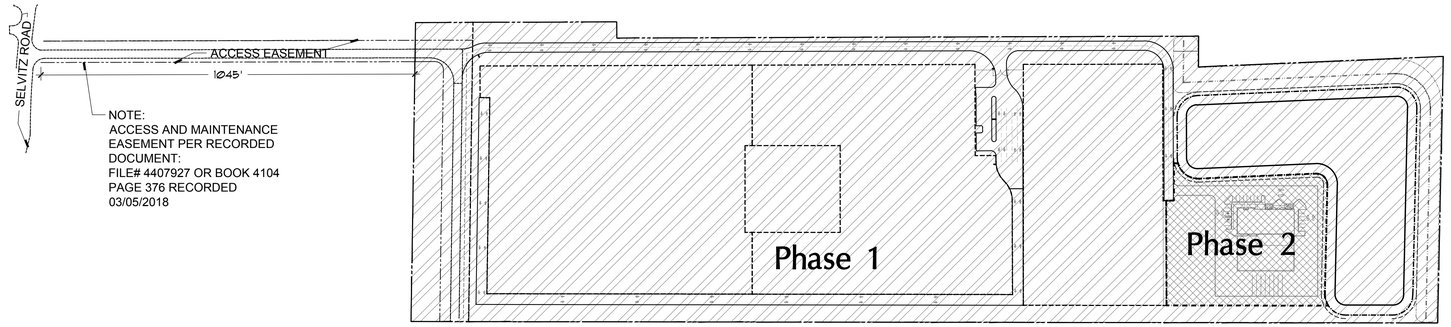
Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Emily M. O'Mahoney, PLA, FASLA
Partner

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Phasing Legend

PHASE 1

PHASE 2

Planned Development Phasing

Scale: 1"=200'

Ft. Pierce Industrial Aggregate Recycling Facility

Site Data 5/31/2019

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.	1,411'	2,146'
Rear (East & Northeast)	25'	Max.	547'	403'
Side (North)	10'	Max.	112'	400'
Side (South)	10'	Max.	524'	144'
Recycling Facility Setbacks				
West Access Easement	15'	Max.	21'	-
North	15'	Max.	21'	-
South	10'	Max.	48'	-
East & North East	500'	Max.	500'	-
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	**9**		**32**	**Spaces**
	Total Provided	**15**	**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



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.

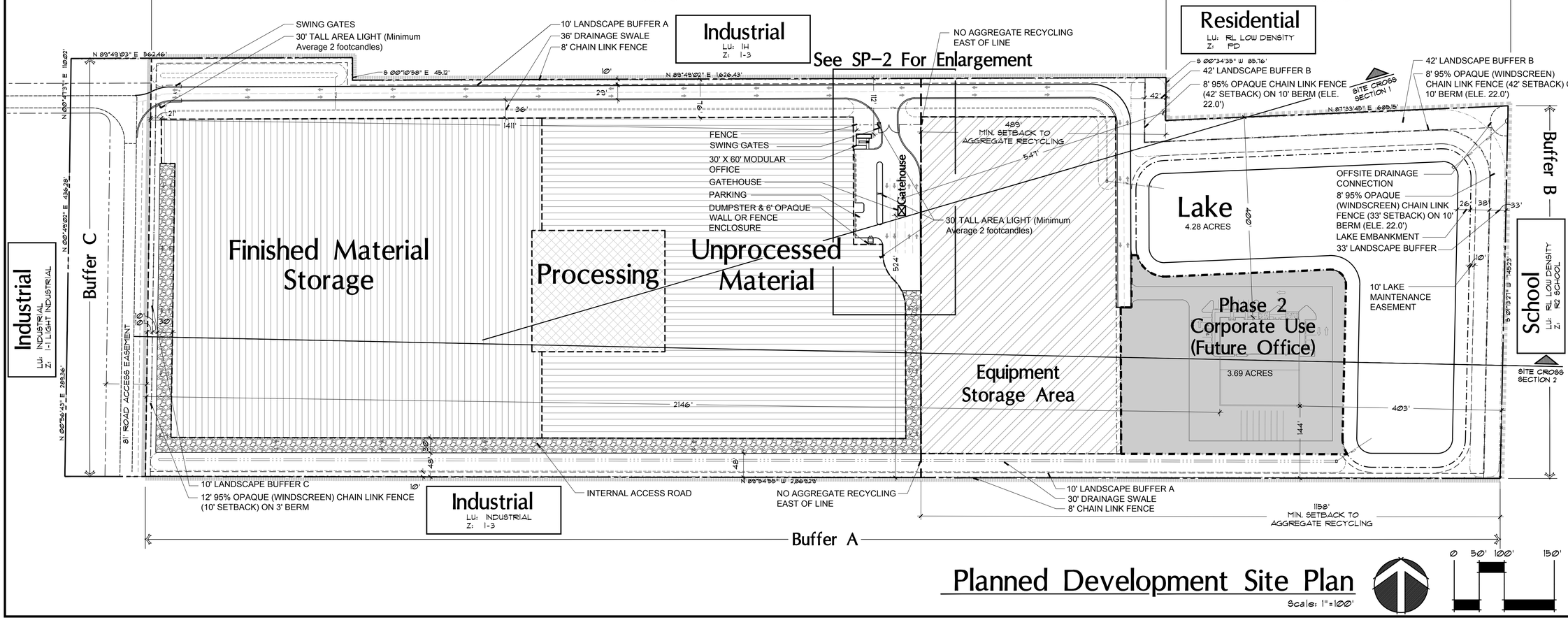
Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

BUFFER B -

BUFFER C -



Planned Development Site Plan

Scale: 1"=100'

0 50' 100' 150'

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

Seal

LC 0000177

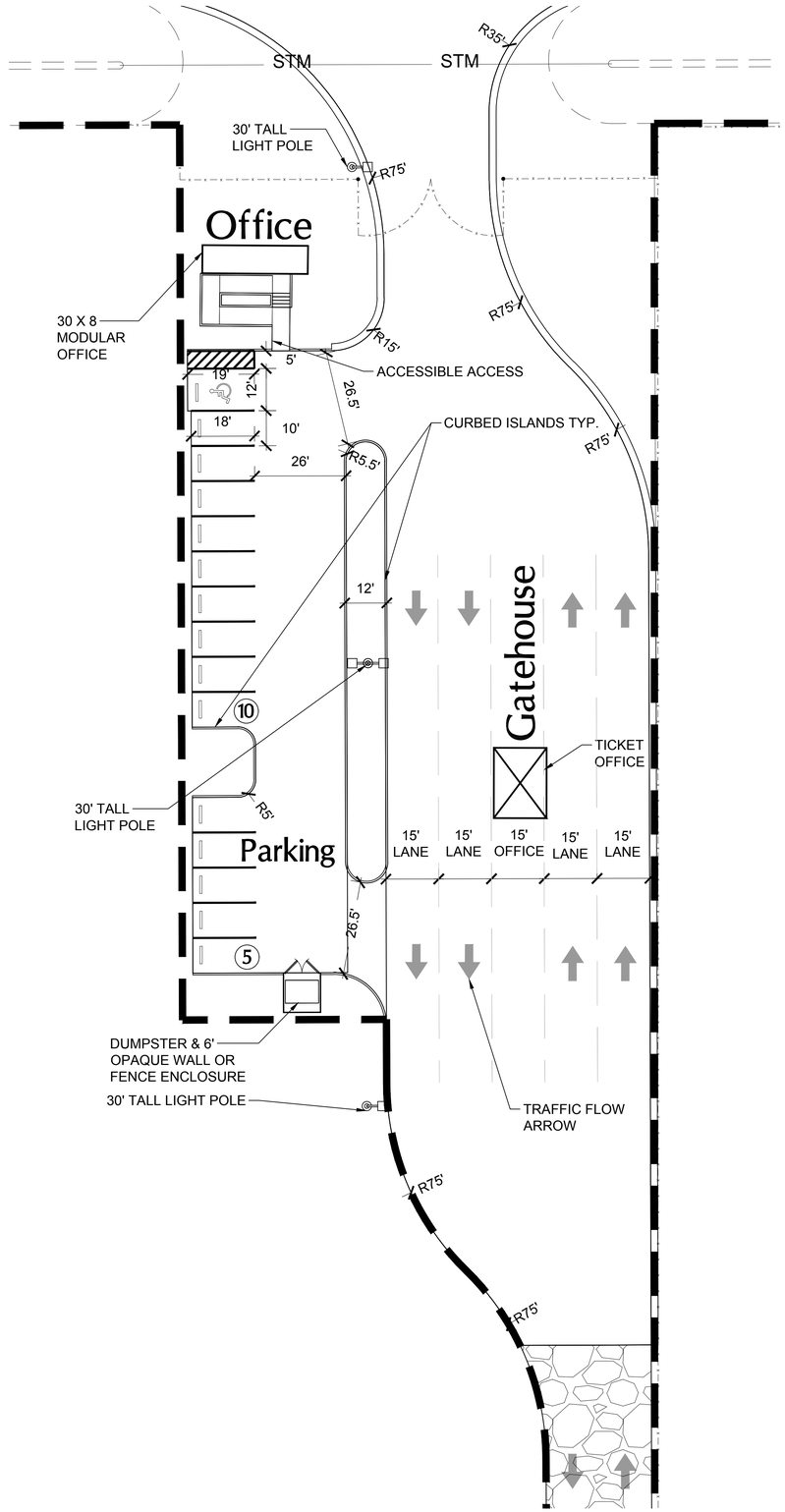
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Sheet No.
PDSP-1

17-1207

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Parking & Gatehouse Enlargement

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O'Mahoney
& Associates, Inc.
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Planners
Environmental Consultants

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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

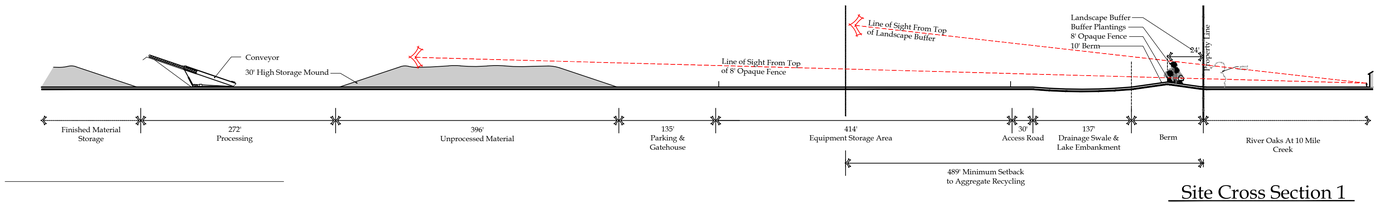
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PDSP-2

17-1207

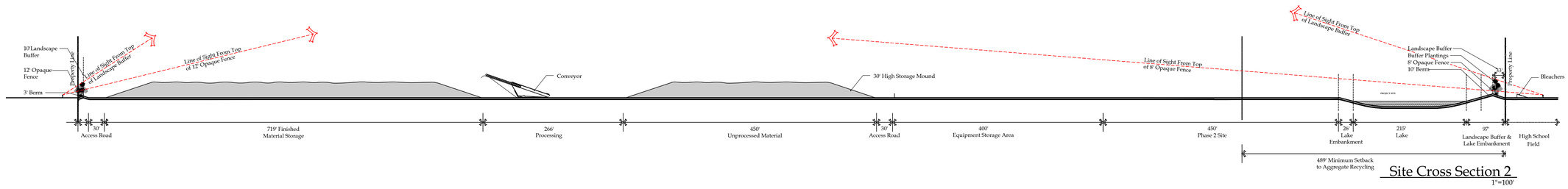
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Site Cross Section 1

1"=100'



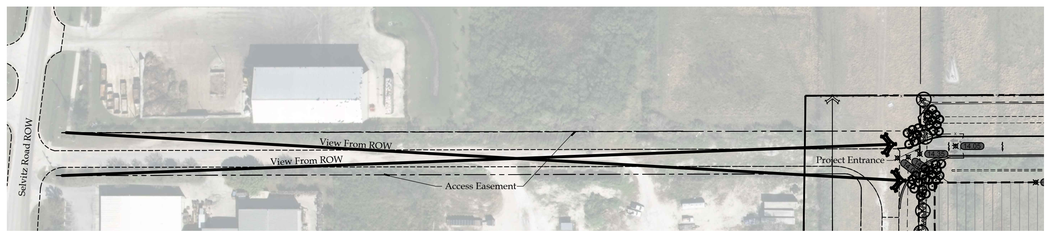
Site Cross Section 2

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

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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 -

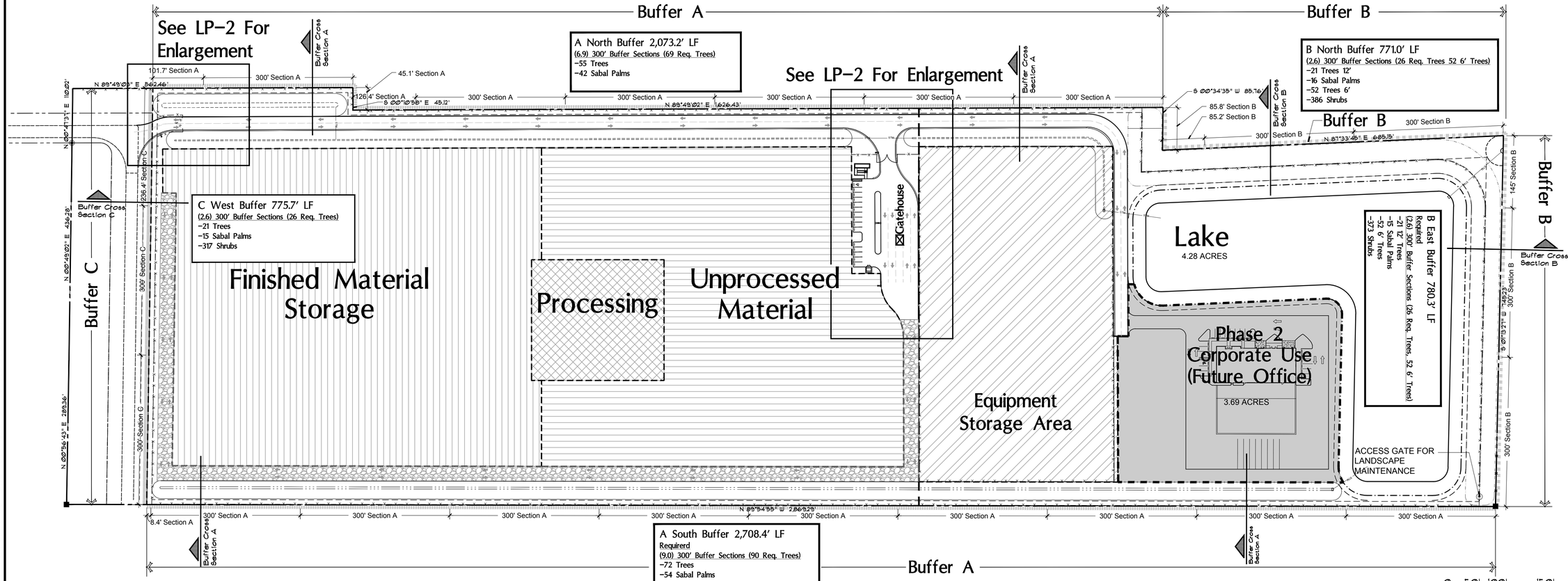
BUFFER B -

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'

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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

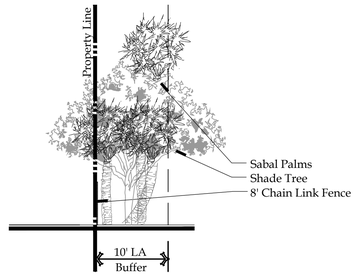
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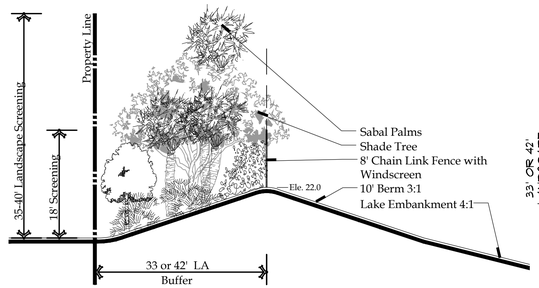
Sheet No. LP-1

17-1207

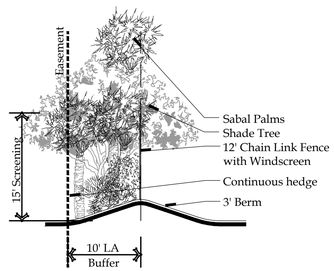
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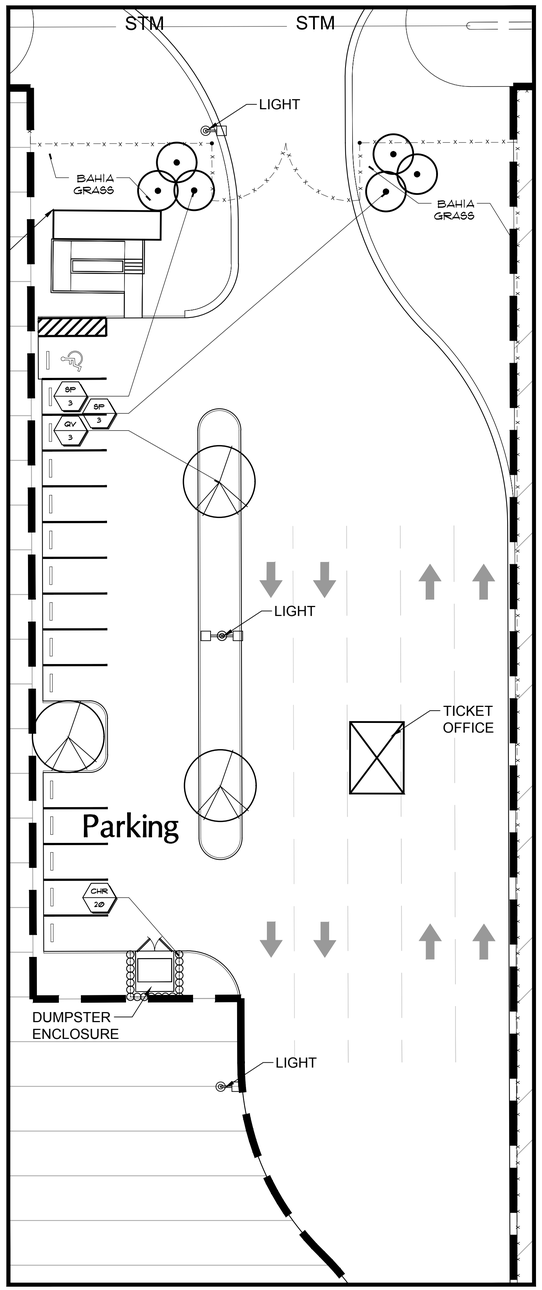
Cross Section Buffer A
Scale: 1"=10'



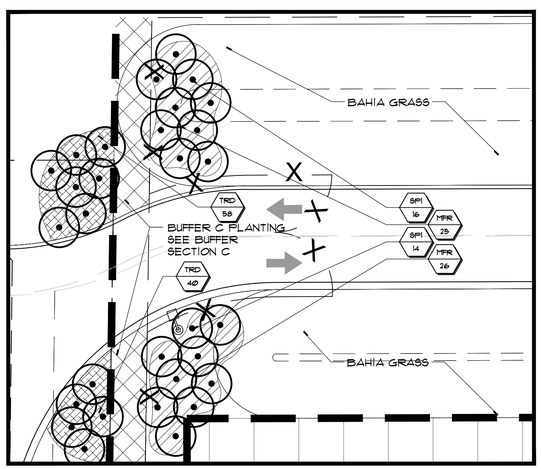
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Cross Section Buffer C
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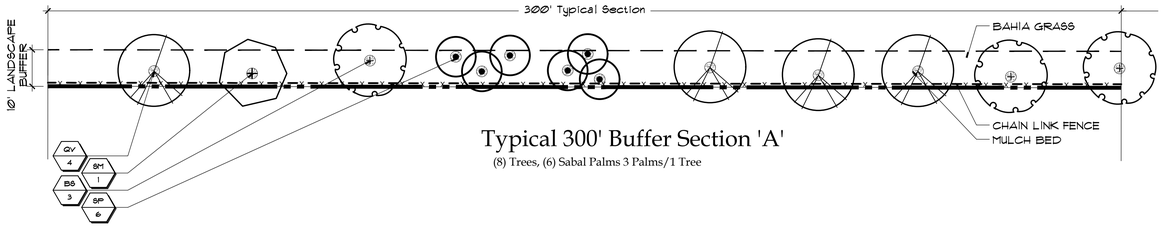


Parking/Gatehouse Enlargement
Scale: 1"=20'

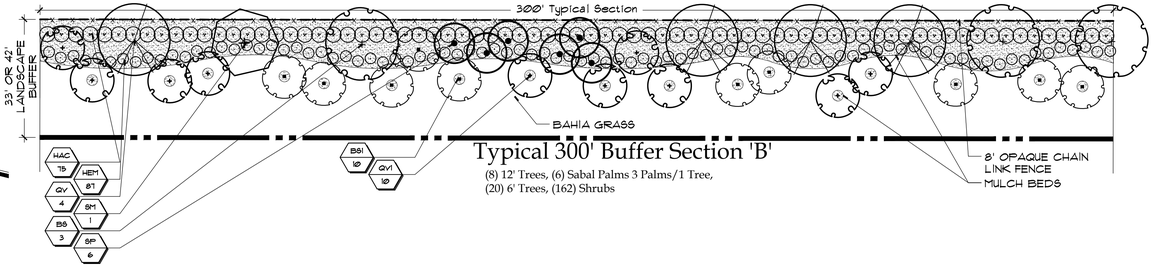


Entry Gate Enlargement
Scale: 1"=20'

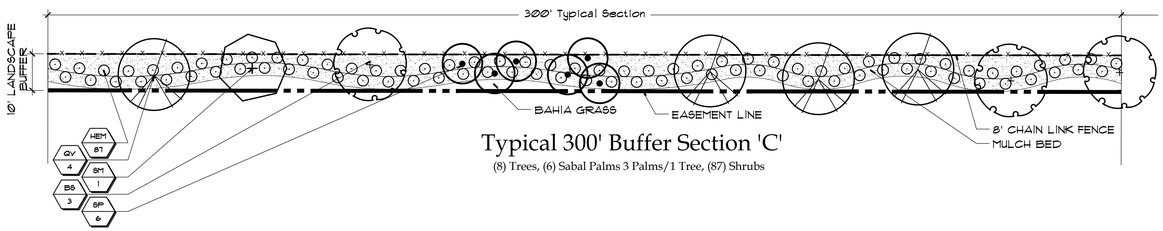
Typical Elevation A buffer (at initial install)



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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Planners
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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

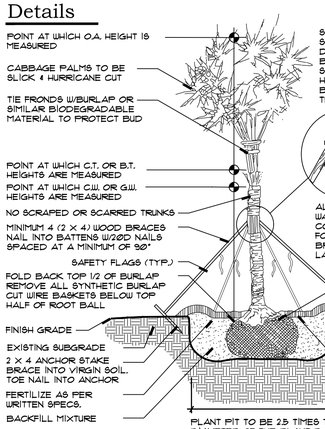
KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
SP	42	15	15	54	15	6	147	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 CURVED - HURRICANE CUT - SLICK TRUNKS; STAGGER 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

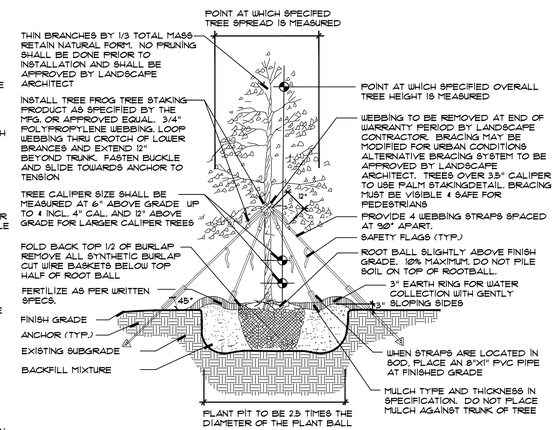
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

Details



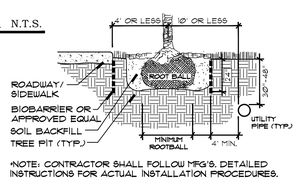
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.



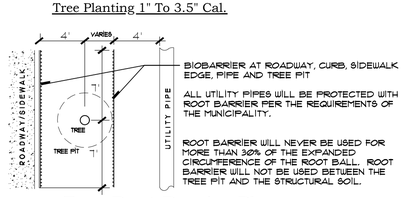
Tree Planting Detail N.T.S.

Tree Planting 1" To 3.5" Cal.

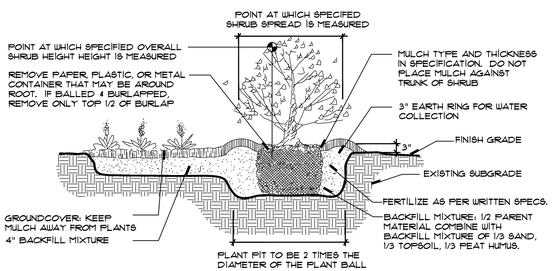


*NOTE: CONTRACTOR SHALL FOLLOW MFG'S. DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

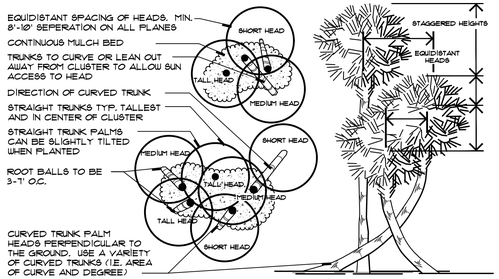
Tree Root Barrier Section N.T.S.



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.**
Call before you dig.

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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

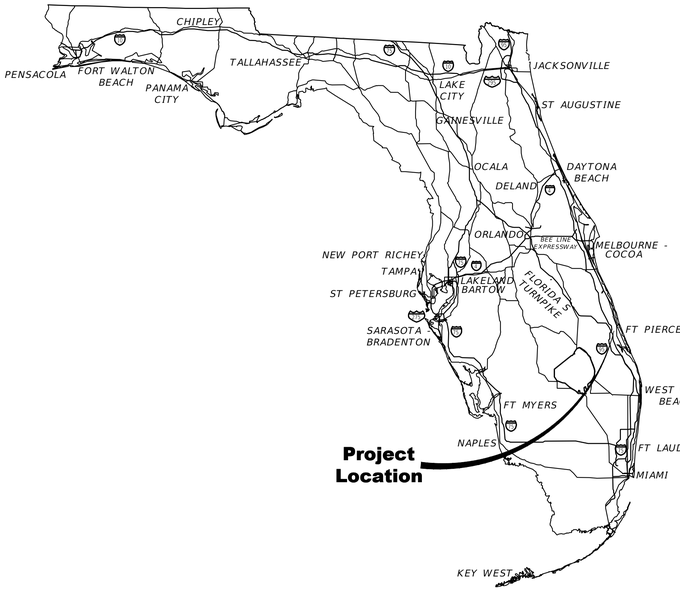
DATE: 5/31/2019 10:21:23 AM
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PROPOSED FACILITY FOR

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

Sunshine811.com

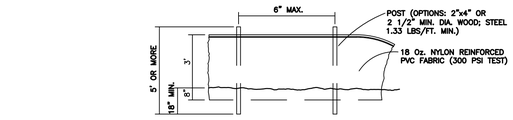
JTR Jonathan T. Ricketts, Inc. Consulting Engineers • Construction Managers
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Palm Beach Gardens, Florida 33403
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Toll - Free: (877) 630-6777
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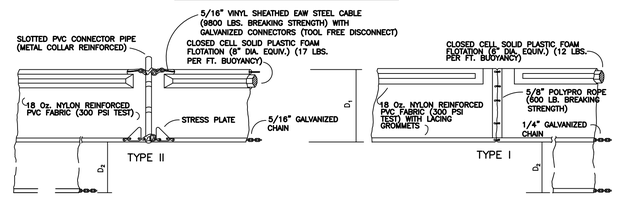
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NOTE: PLANS MAY BE PRINTED IN DIFFERENT PAGE SIZES - ALWAYS CONFIRM SCALE USING SCALE BAR.

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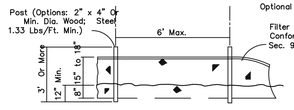


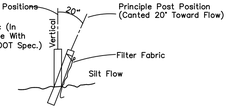
STAKED TURBIDITY BARRIER



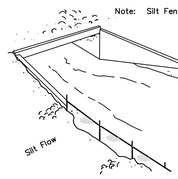
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

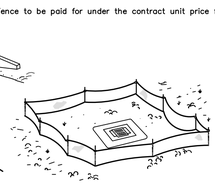
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

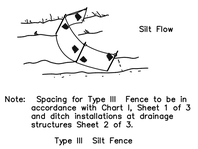




Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).





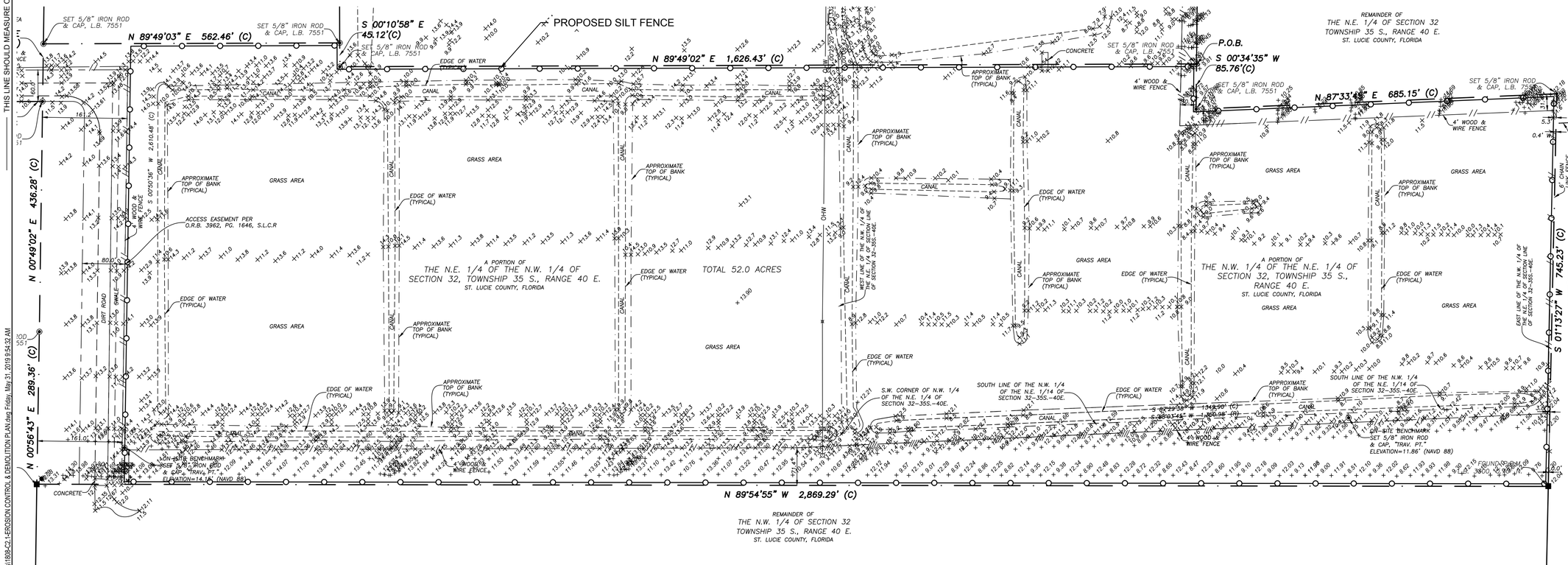


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

(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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Fax: (561) 625-2770
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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

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

TEN MILE CREEK

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

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

MASTER DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C3.1

DATE: 5/31/2019 10:21:52 AM

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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'

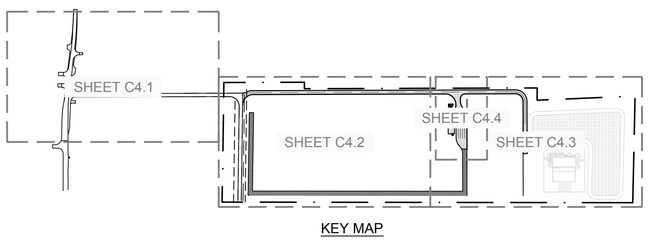
FIREHOUSE YOUTH CENTER INC
PARCEL ID.: 2431–505–0005–000–5
LOT 5

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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Consulting Engineers • Construction Managers

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

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.1-PAVING GRADING & DRAINAGE PLAN.dwg, Friday, May 31, 2019 9:50:40 AM

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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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JTR Jonathan T. Ricketts, Inc. 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

REV. No.	DATE	DESCRIPTION

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.2

DATE: 5/31/2019 10:22:43 AM

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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

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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

DATE: 5/31/2019 10:23:08 AM

THIS LINE - See Sheet C4.3 - THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.4-PAVING GRADING & DRAINAGE PLAN.dwg, Thursday, May 30, 2019 6:39:31 PM

MATCH LINE - See Sheet C4.3

MATCH LINE - See Sheet C4.3

MATCH LINE - See Sheet C4.3

DUMPSTER

30' X 60' MODULAR OFFICE

TICKET OFFICE

CONSTRUCT 2" WATER SERVICE

PRIVATE SANITARY SEWER LIFT STATION

CONSTRUCT 140 LF - 18" HDPE

36' WIDTH SWALE

26' PAVED ROAD

20'

18'

10'

26'

12'

5'

R5'

R15'

R75'

R35'

15'

15'

15'

15'

12.44

13.50

12.72

12.44

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

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. 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

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.4

DATE: 5/31/2019 10:23:31 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

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

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JTR Jonathan T. Ricketts, Inc. 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

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.1

DATE: 5/31/2019 10:23:55 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

CONSTRUCT 2" WATER SERVICE

PRIVATE SANITARY SEWER LIFT STATION

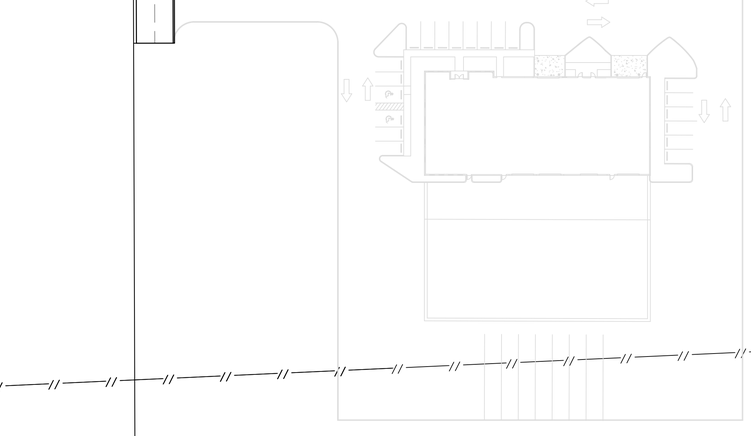
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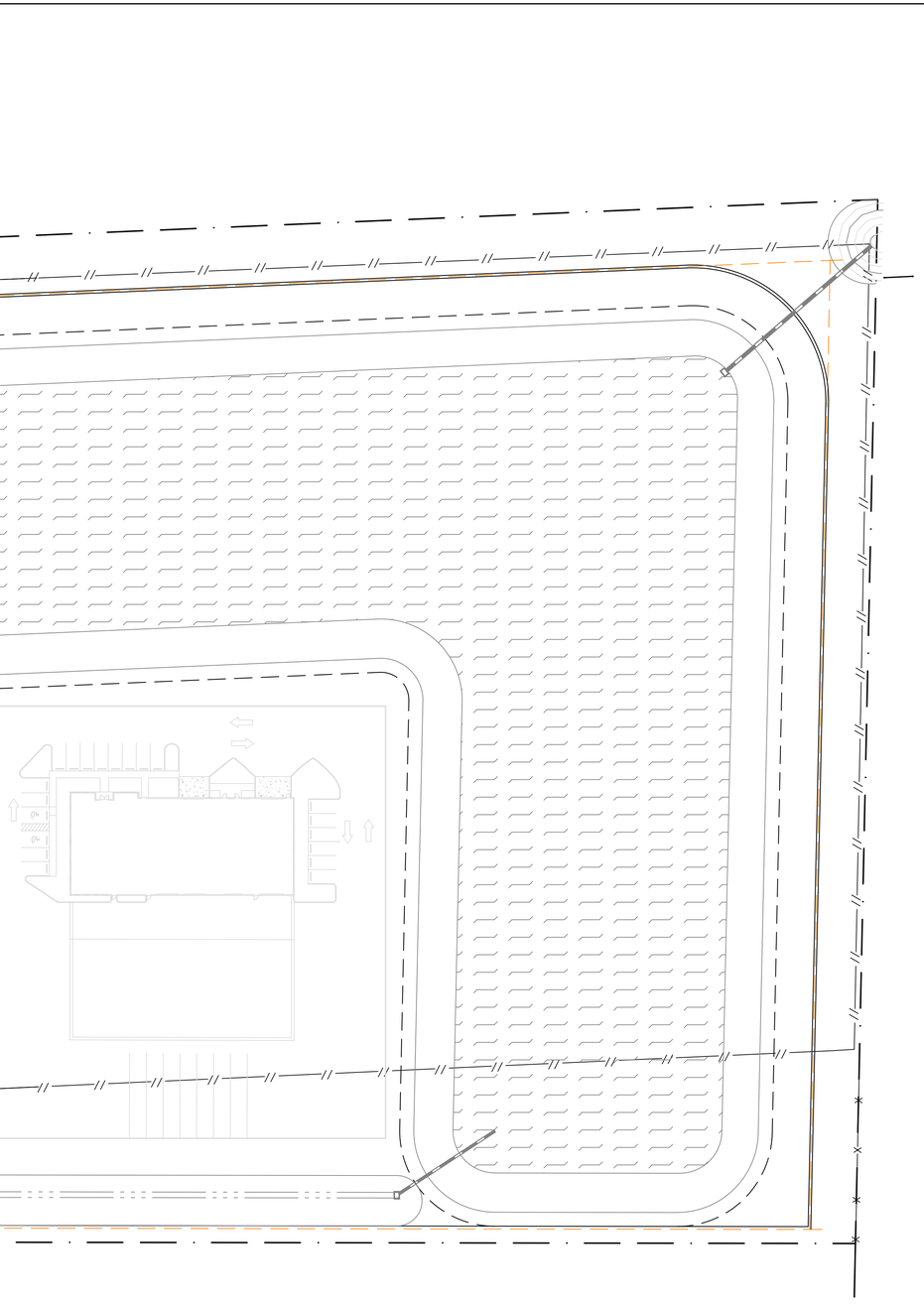
FM

P

OHW

MATCH LINE - See Sheet C4.1





LEGEND

PROPERTY LINE / ROW LINE

SILT FILE

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 BUTTER

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

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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

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.2

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.2-POTABLE WATER & SANITARY SEWER PLAN.dwg, Thursday, May 30, 2019 6:39:24 PM

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

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

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JTR Jonathan T. Ricketts, Inc. 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

POTABLE WATER & SANITARY SEWER PLAN

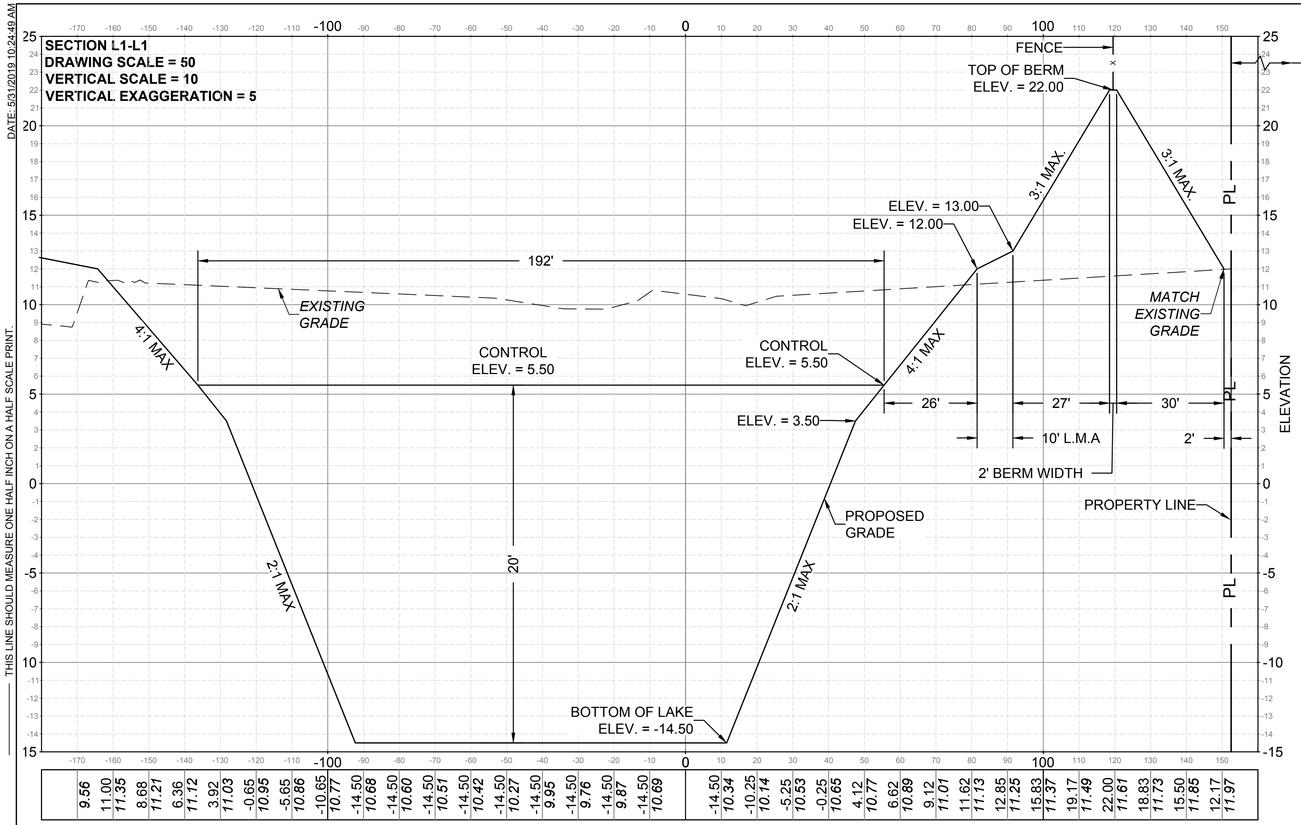
PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.3

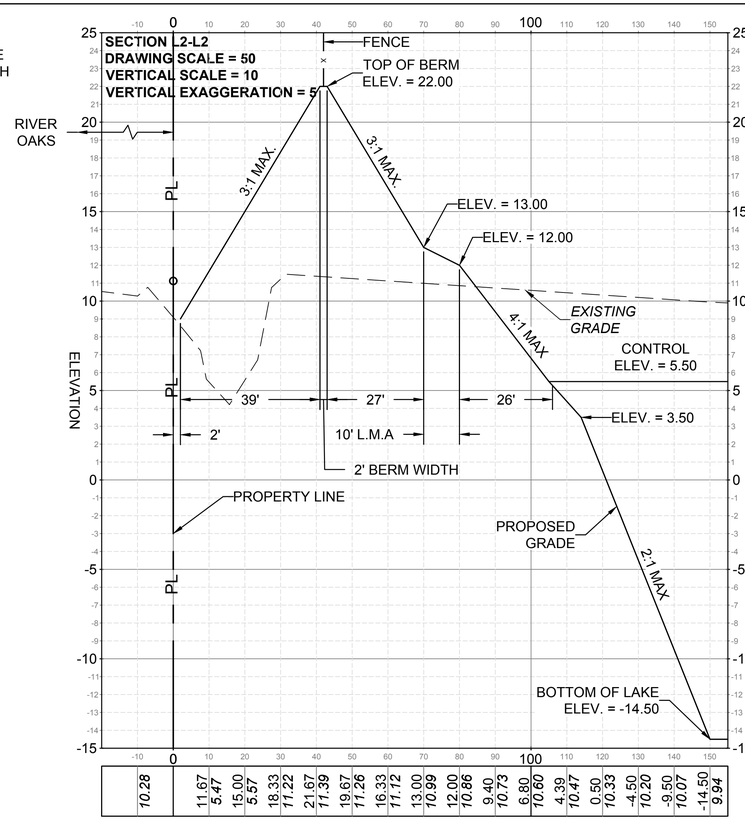
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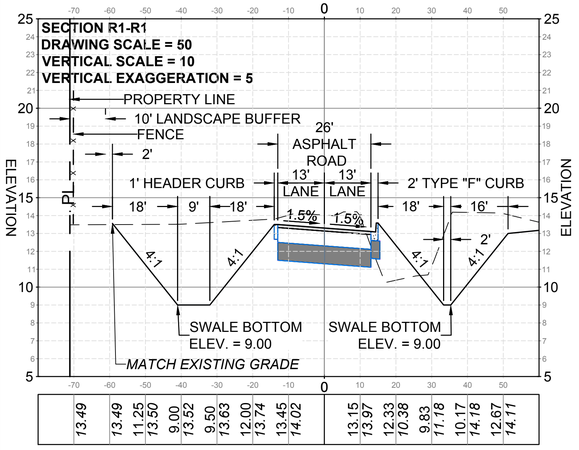
THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

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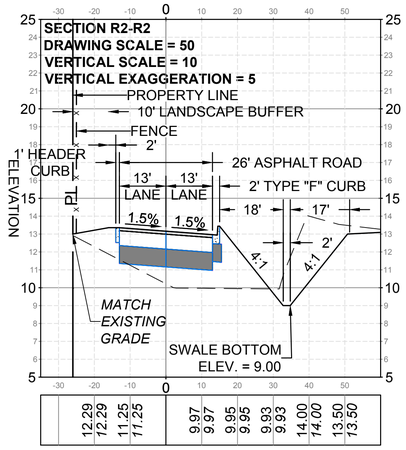




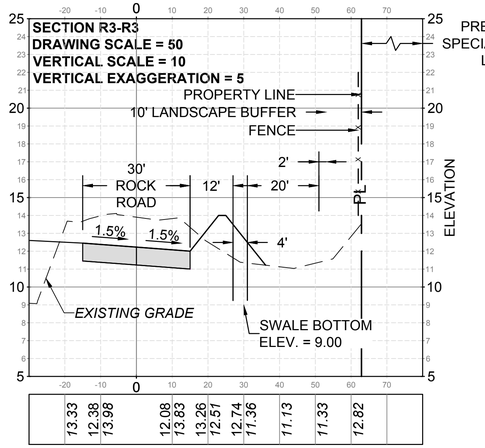
STATION 1+64.58



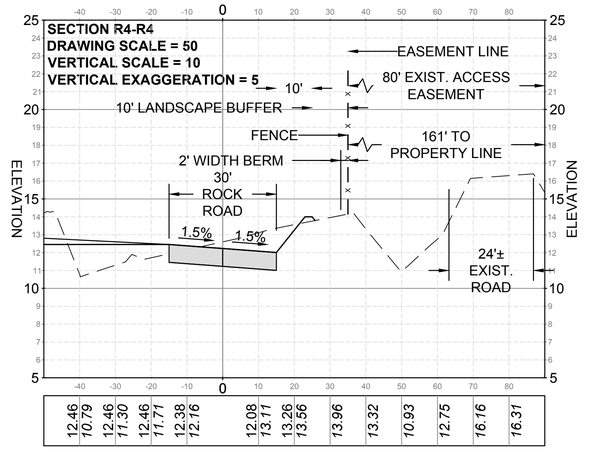
STATION 5+74.62



STATION 10+30.00



STATION 1+90.03



REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

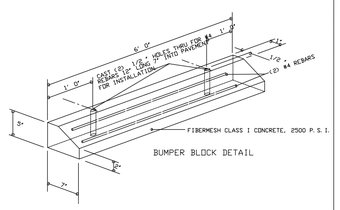
SECTIONS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C6.1

DATE: 5/31/2019 10:24:58 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C7.1-PAVING GRADING & DRAINAGE DETAILS.dwg Thursday, May 30, 2019 6:44:52 PM



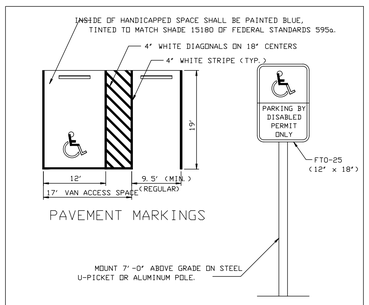
BUMPER BLOCK DETAIL

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:

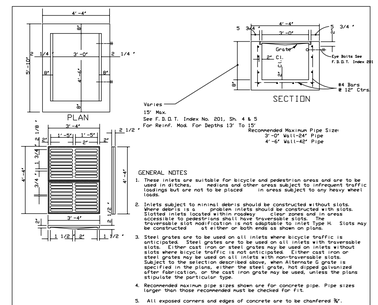
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS
SHEET No. PL2

SCALE: N.T.S. | ISSUED AUGUST 1998



GENERAL NOTES

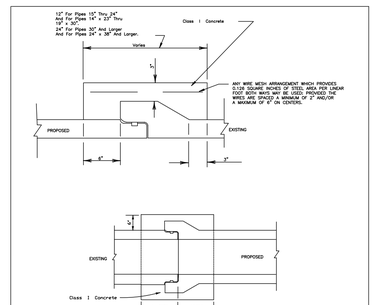
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in sidewalks, medians and other areas not subject to traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris 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

SCALE: N.T.S. | ISSUED AUGUST 1998



(All Pipe Sizes)

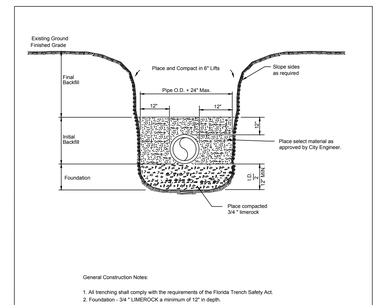
BELL AND SPIGOT

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:

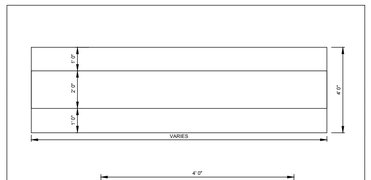
1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation - 3/4 " LIMEROCK a minimum of 12" in depth
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum 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

SCALE: N.T.S. | ISSUED AUGUST 1998



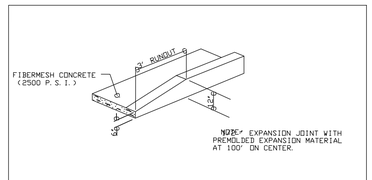
NOTE: CONCRETE SHALL BE 4" MIN. THICKNESS, 2500 PSI, WITH FIBERMESH REINFORCING. LENGTH OF FLUME TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL FLUME DETAIL

REVISIONS
SHEET No. DRA 21

SCALE: N.T.S. | ISSUED AUGUST 1998

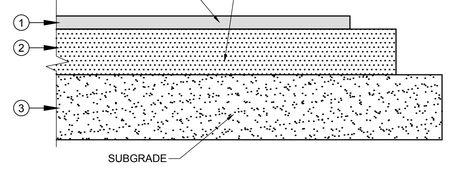


CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS
SHEET No. CG4

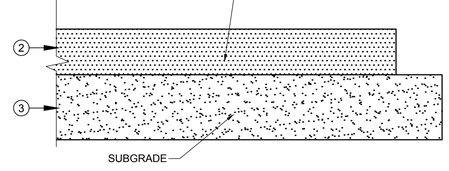
SCALE: N.T.S. | ISSUED AUGUST 1998



PROPOSED MEDIUM DUTY ASPHALT PAVEMENT SECTION 26' ACCESS ROAD

N.T.S

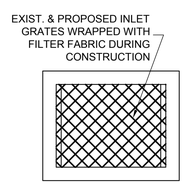
DRIVEWAY PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
1	SURFACE	TYPE S	N/A	1.5"
2	BASE	CRUSHED CONCRETE	LBR=100	8"
3	SUBGRADE	COMPACTED	T-180	12"



PROPOSED SECTION FOR MATERIAL PROCESSING & STORAGE

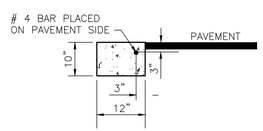
N.T.S

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.



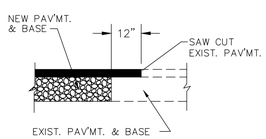
SECTION VIEW

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

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

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Palm Beach Gardens, Florida 33403
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JTR
Jonathan T. Rickets, Inc.
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

NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH SI-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.

PIPE PIONEER UTILITIES AUTHORITY	TYPICAL TRENCH DETAILS	M-1
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	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-TER-LS SH-LL PROVIDE - UNIFORM -ND -DEQU-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.
3) H-UNCHING M-TER-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 COMPF-CTED TO 100% M-X. DENSITY.(-SHTO T-99)
5) B-CKFILL SH-LL BE COMPF-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 COMPF-CTED TO 95% 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-CTOR'S EXPENSE.
7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L, ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

PIPE PIONEER UTILITIES AUTHORITY	BACKFILLING REQUIREMENTS	M-2
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	SHEET 1 OF 1

MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

PIPE PIONEER UTILITIES AUTHORITY	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
23-08 MEGALUG	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC	DATE: 2019	SHEET 1 OF 1

NOTE:

PLE-SE REFER TO FORT PIERCE UTILITIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DET-IL
N.T.S.

PIPE PIONEER UTILITIES AUTHORITY	UTILITY CROSSING DETAIL	M-5
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	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.

PIPE PIONEER UTILITIES AUTHORITY	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2019 RPM PLACEMENT	REVISION	BY APPD.
DESIGNED: AC	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC	DATE: 2019	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.

PIPE PIONEER UTILITIES AUTHORITY	JACK & BORE DETAIL	M-7
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	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.)

PIPE PIONEER UTILITIES AUTHORITY	W-TER METER/B-CKFLOW PREVENTER -SSEMBLY	W-8
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # W-TER DET-A3 2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	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.)

PIPE PIONEER UTILITIES AUTHORITY	TRACE WIRE DETAIL	M-11
23-08 NOTES	REVISION	BY APPD.
DESIGNED: AK	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC	DATE: 2019	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 NONMEVL-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.

PIPE PIONEER UTILITIES AUTHORITY	MATERIAL UPGRADE NOTES	M-13
2019	REVISION	BY APPD.
DESIGNED: AC	COMPUTER FILE # ARC_RD-A3_2000SQ.DWG	W-TER/W-STEW-TER ENGINEERING
DRAWN BY: AK	N.T.S.	FT. PIERCE UTILITIES -UTHORITY
APPROVED: AC	DATE: 2019	SHEET 1 OF 1

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: (800) 226-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR
Jonathan T. Ricketts, Inc.
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

WATER & WASTEWATER DETAILS

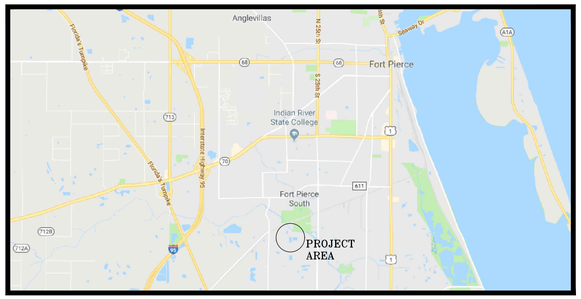
PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C8.1

DATE: 5/31/2019 10:25:06 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2-1-WATER & WASTEWATER DETAILS.dwg Thursday, May 30, 2019 6:44:59 PM

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.

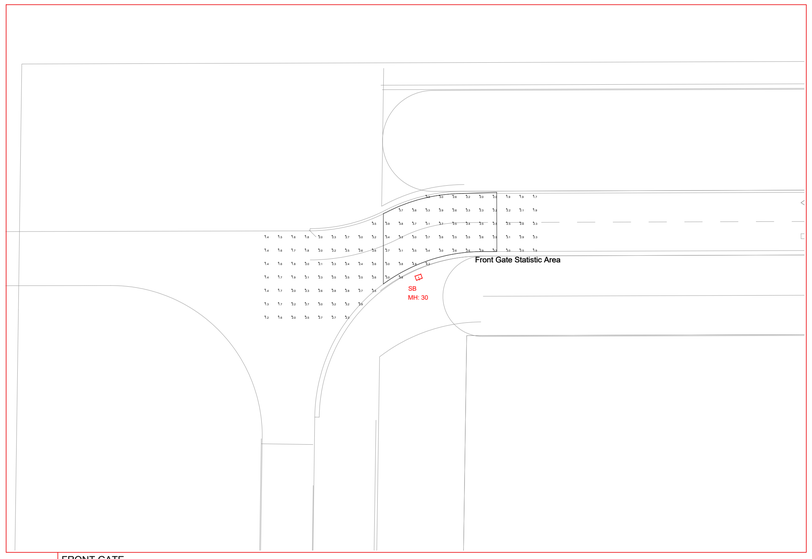
A BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.S.E. HOLDINGS, INC.
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

ST. LUCIE COUNTY PARCEL ID: 3435-125-0001-000-8

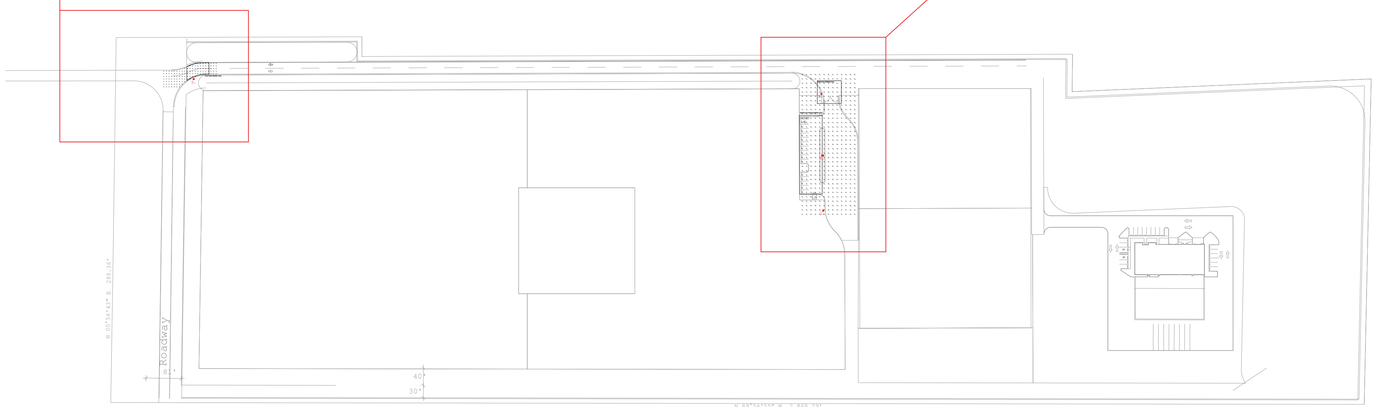
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FORT PIERCE, FLORIDA, ST. LUCIE COUNTY

DATE	4/26/2019	CREATED BY	PCM
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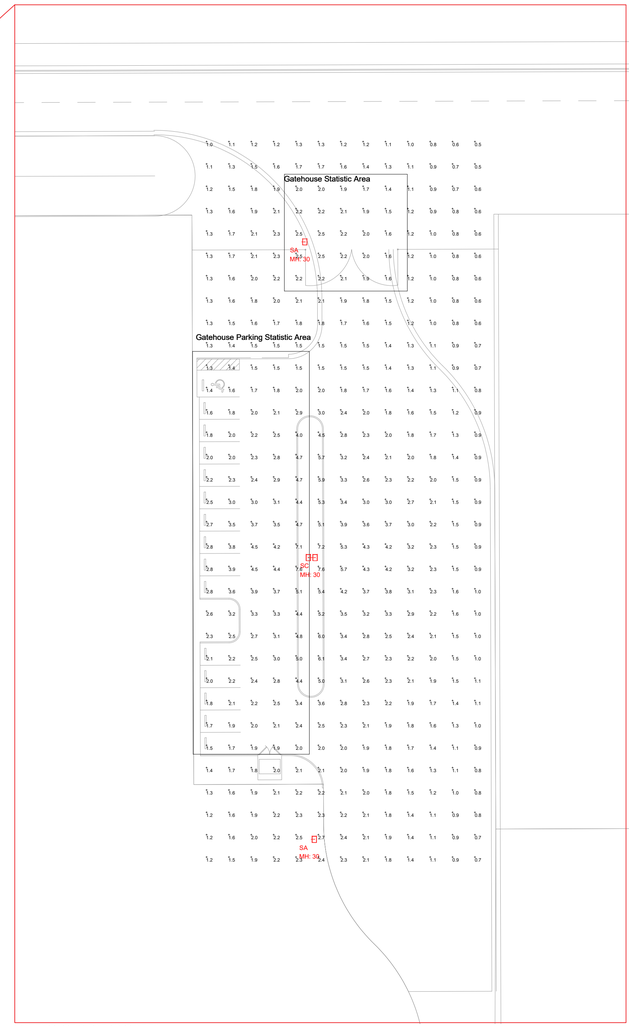
MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158



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

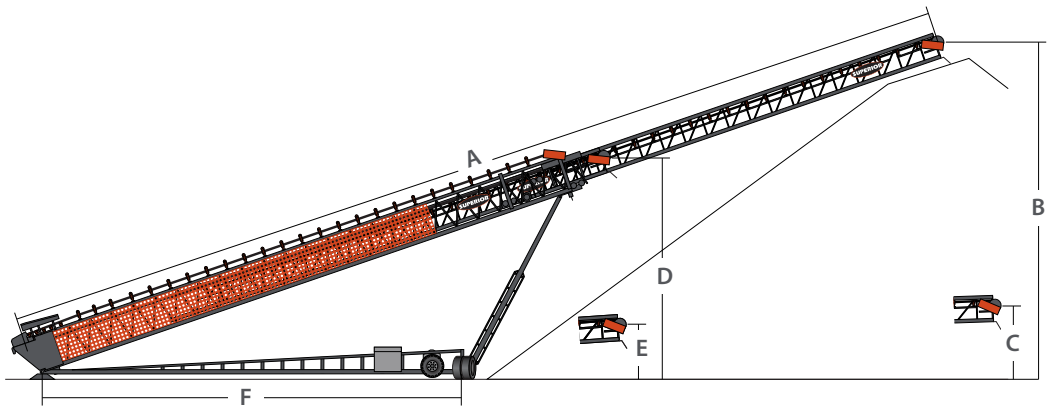
D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

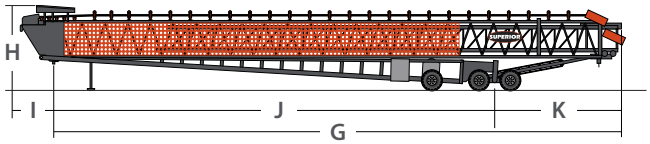


Wheel Loader loading Dump Trucks with a finished product

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009



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
www.ewconsultants.com

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.

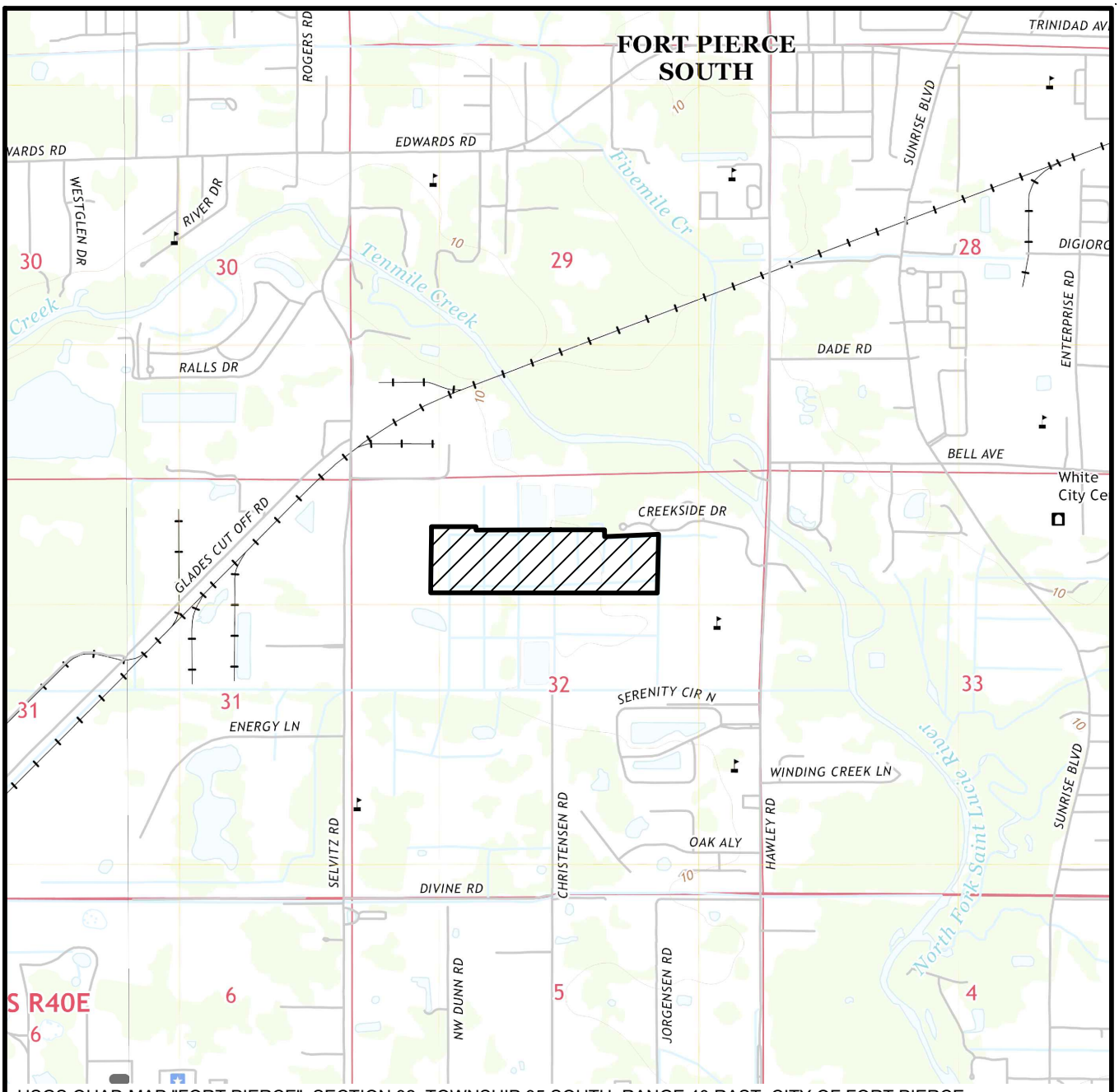
EW Consultants, Inc.

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Stuart, FL 34996
772-287-8771 Fax 772-287-2988
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

EW CONSULTANTS, INC.

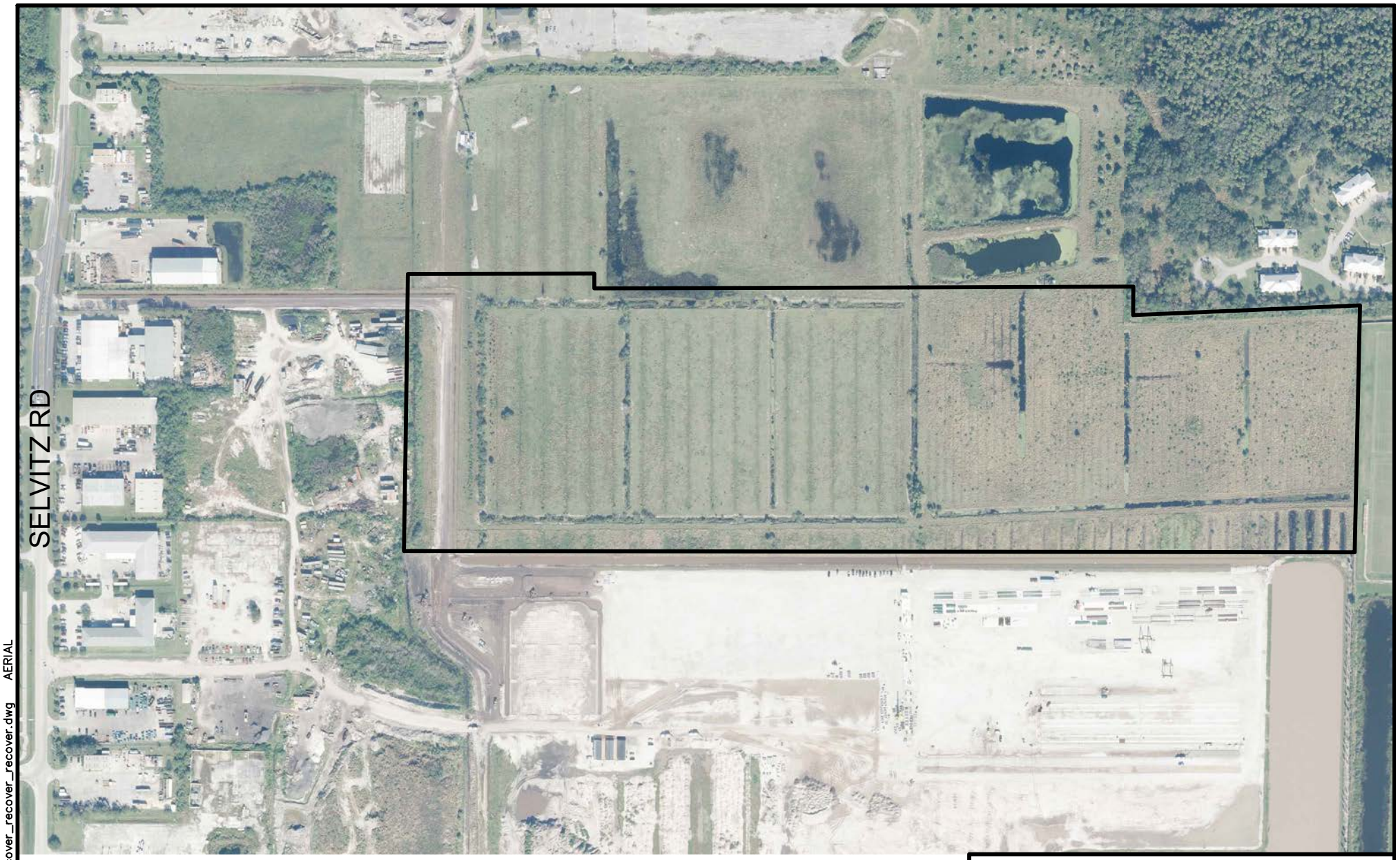
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FIGURE

2

EAKINS – FT.PIERCE_recover_recover_recover.dwg QUAD



FDOT AERIAL DATED 2018

0 400

SCALE IN FEET

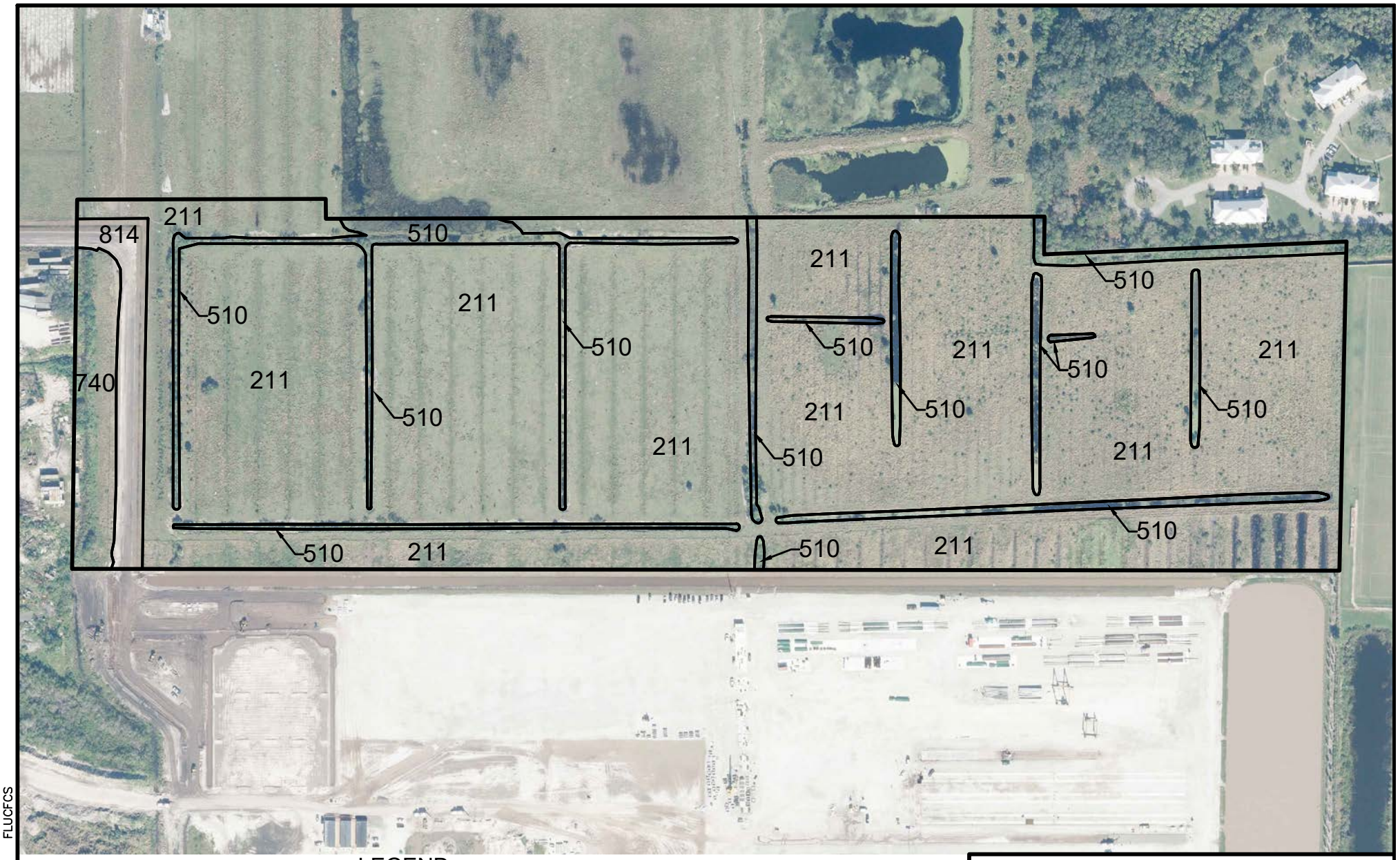
EAKINS - FORT PIERCE AERIAL

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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

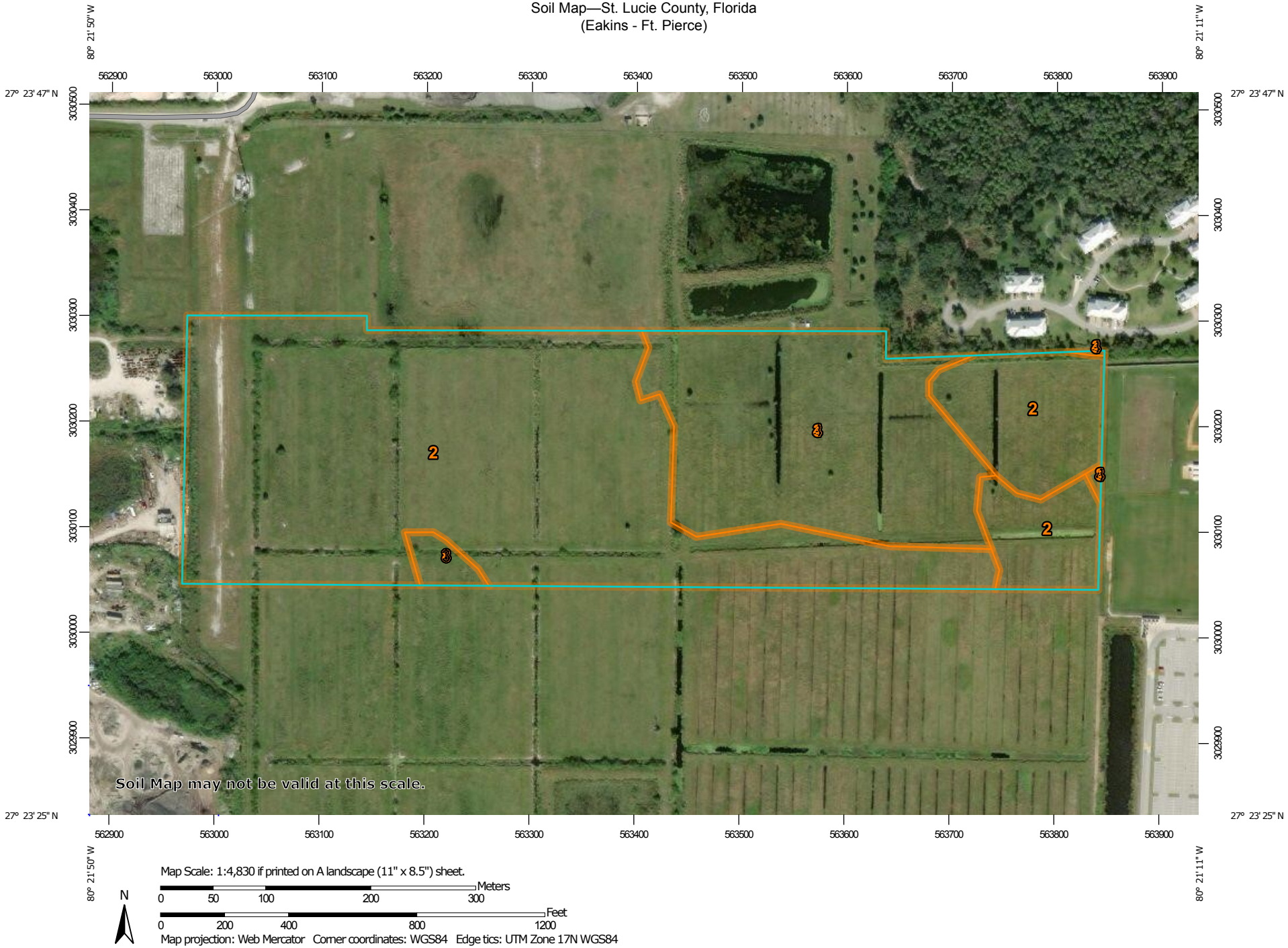
EAKINS - FORT PIERCE FLUCFCS

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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%**

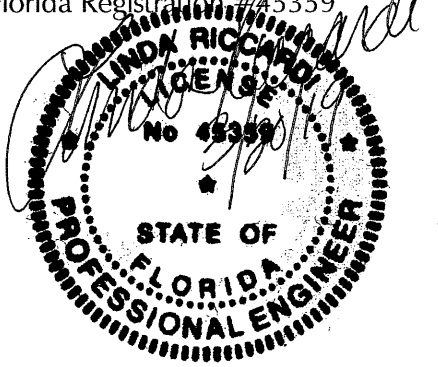
FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

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.

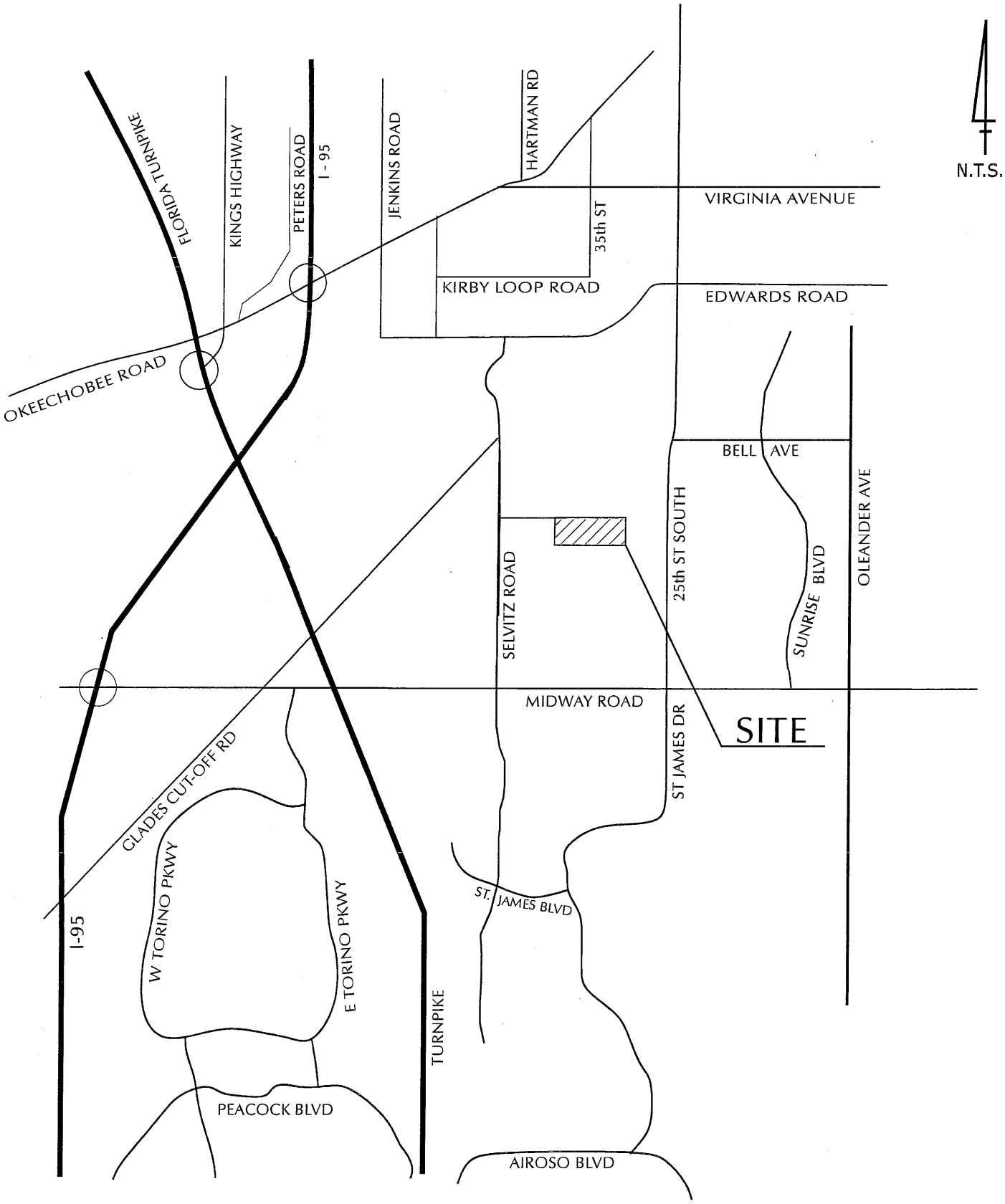
Driveway Volumes

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

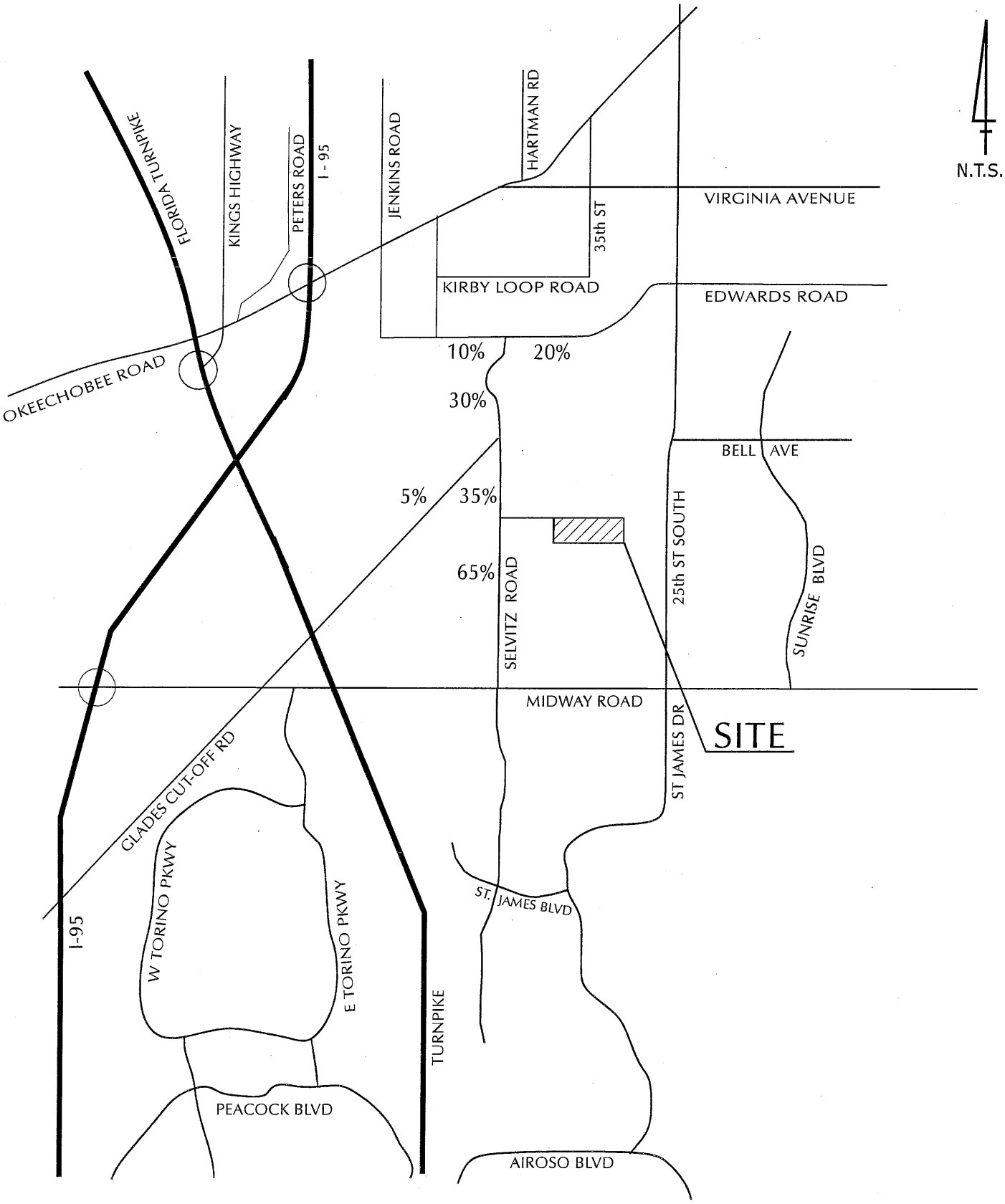
(1) Based on the average count data at the West Palm Beach Concrete Recycling Facility per D.S. Eakins Construction Co. Refer to Exhibit 2A.

(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

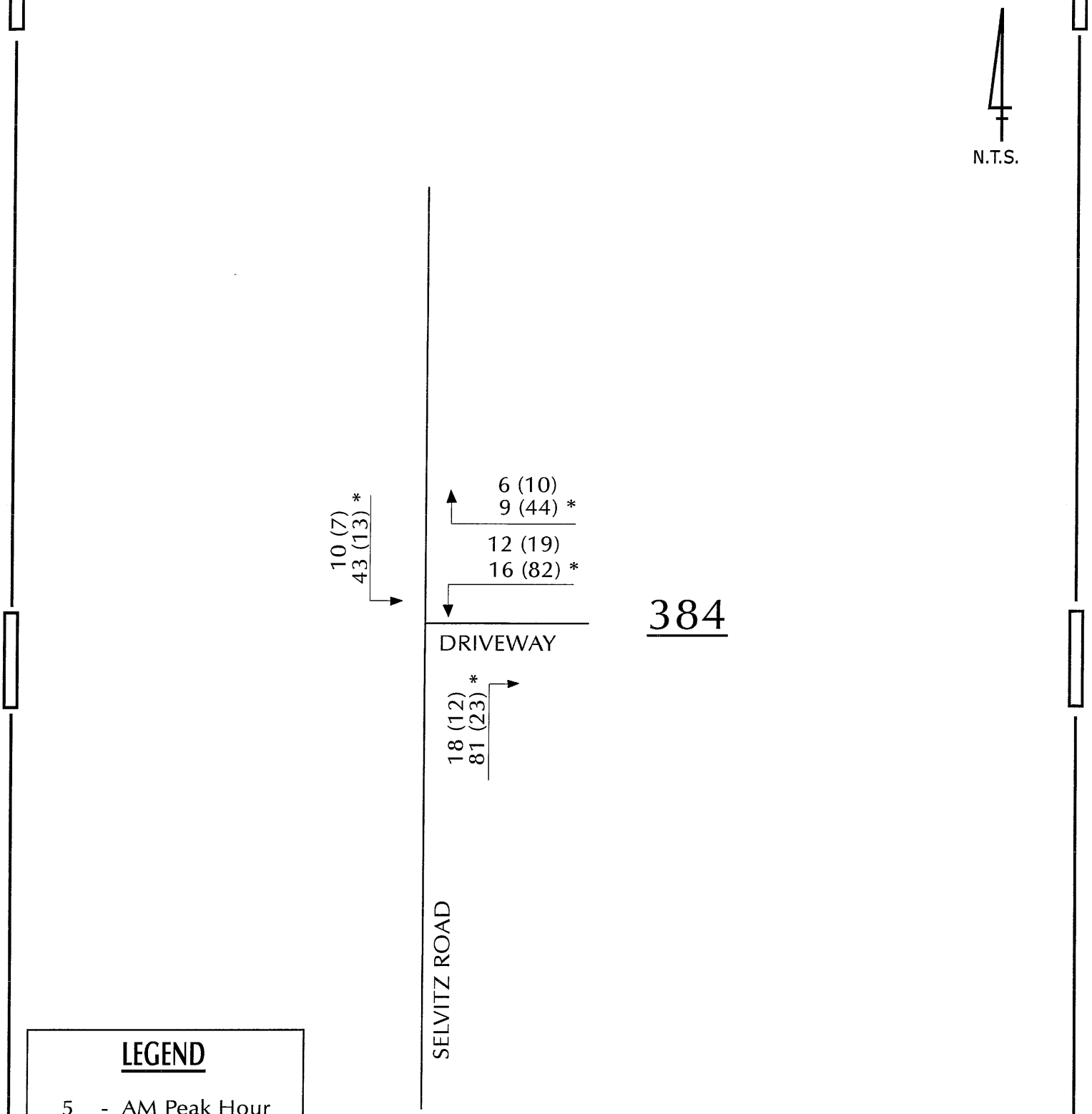
(1) See Appendix D for intersection capacity analyses.

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

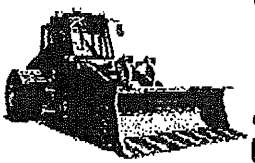
Please let me know if you have any questions or need anything else.

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

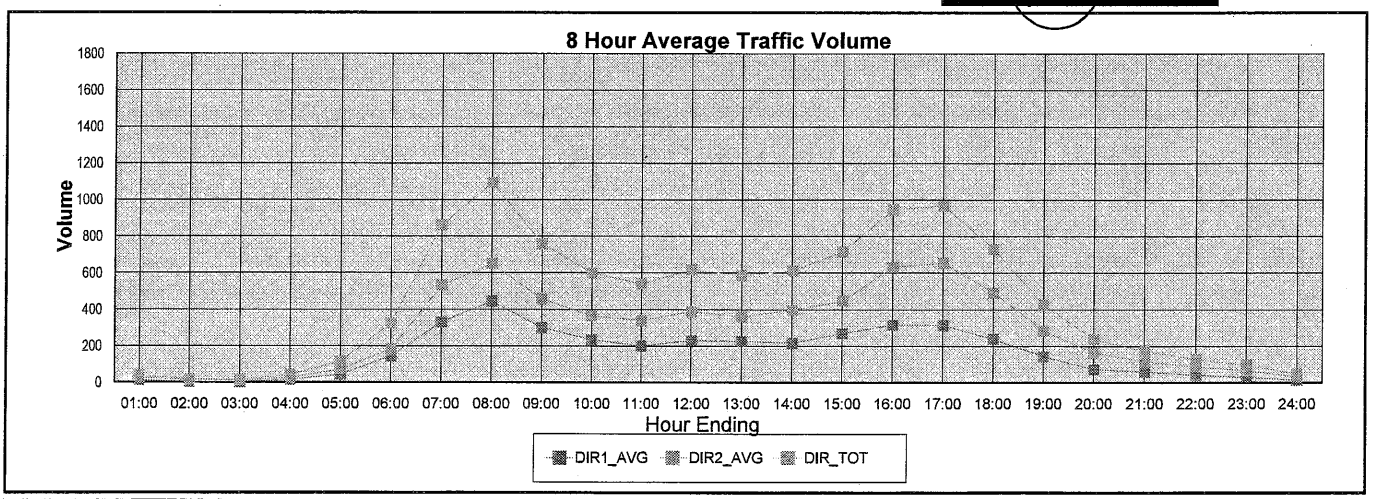
Day 2: Thursday, November 16, 2017

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

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]
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

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]
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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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

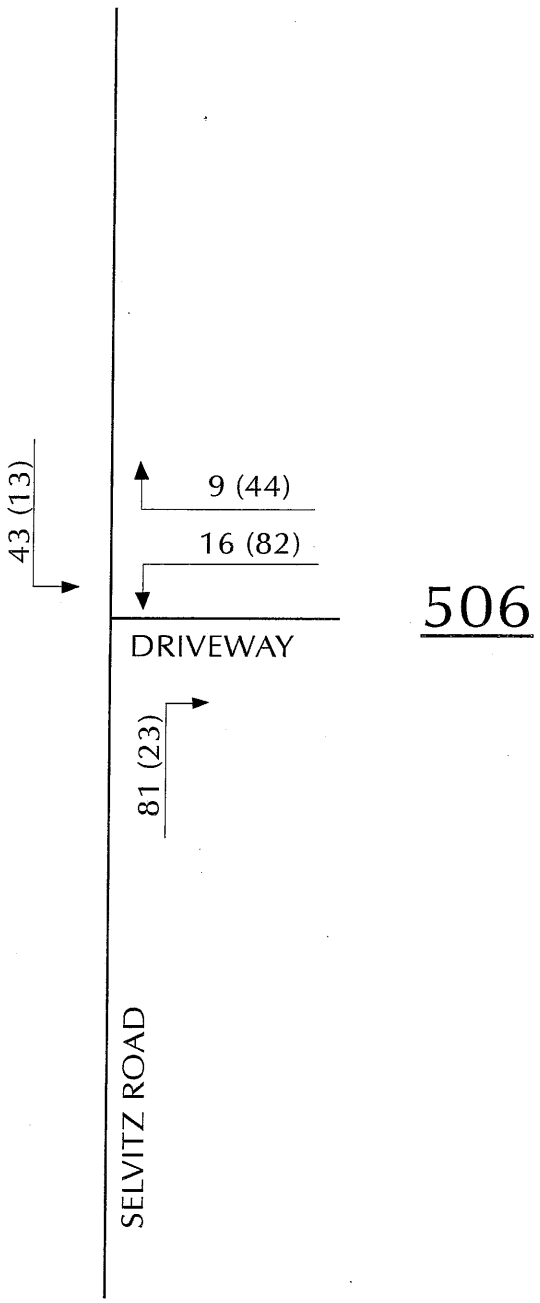
AM PEAK HOUR

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

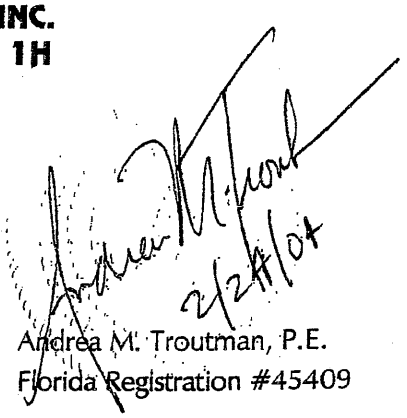
BECKER PARCEL
TRAFFIC IMPACT ANALYSIS

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

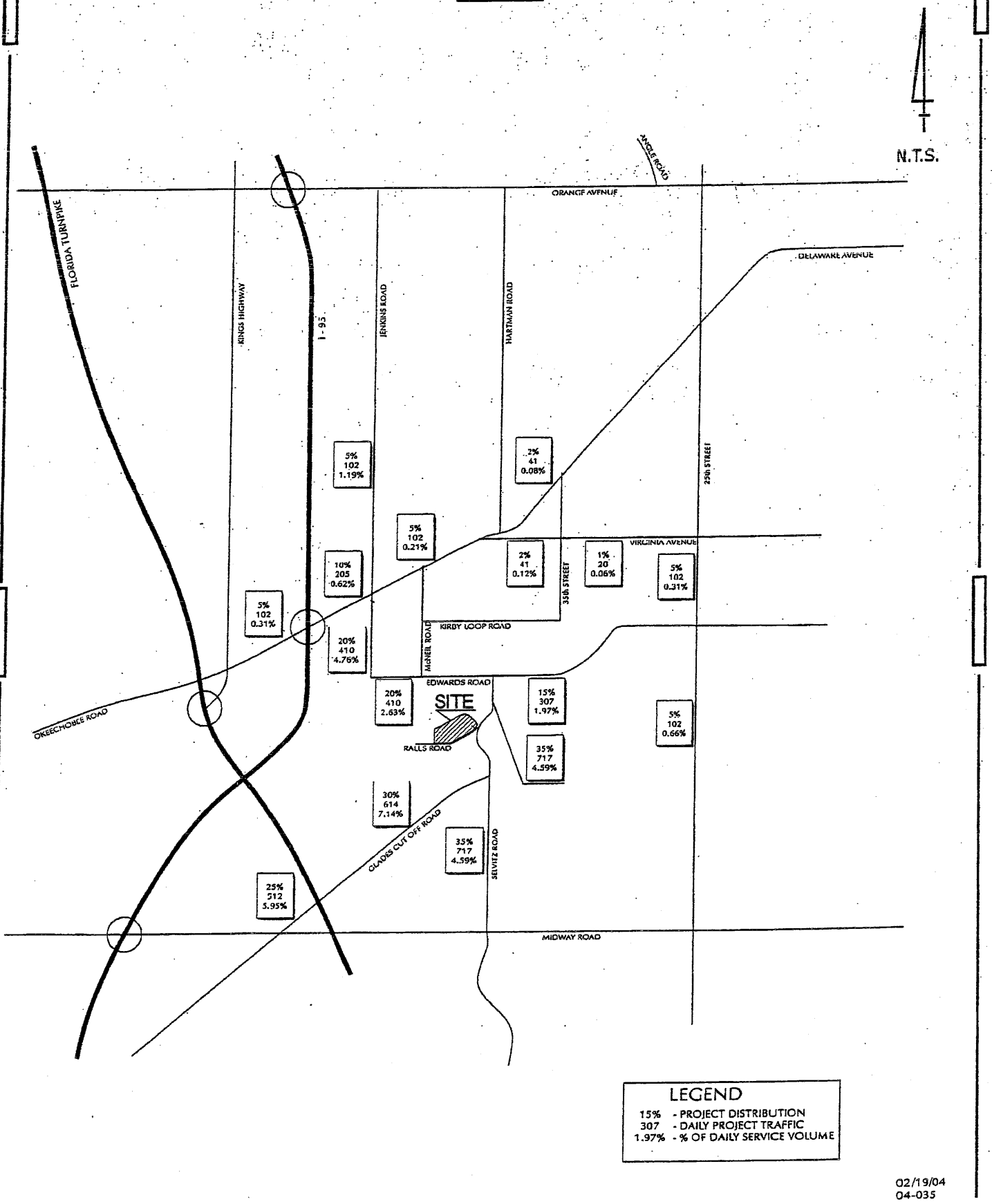
AM Peak Hour

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

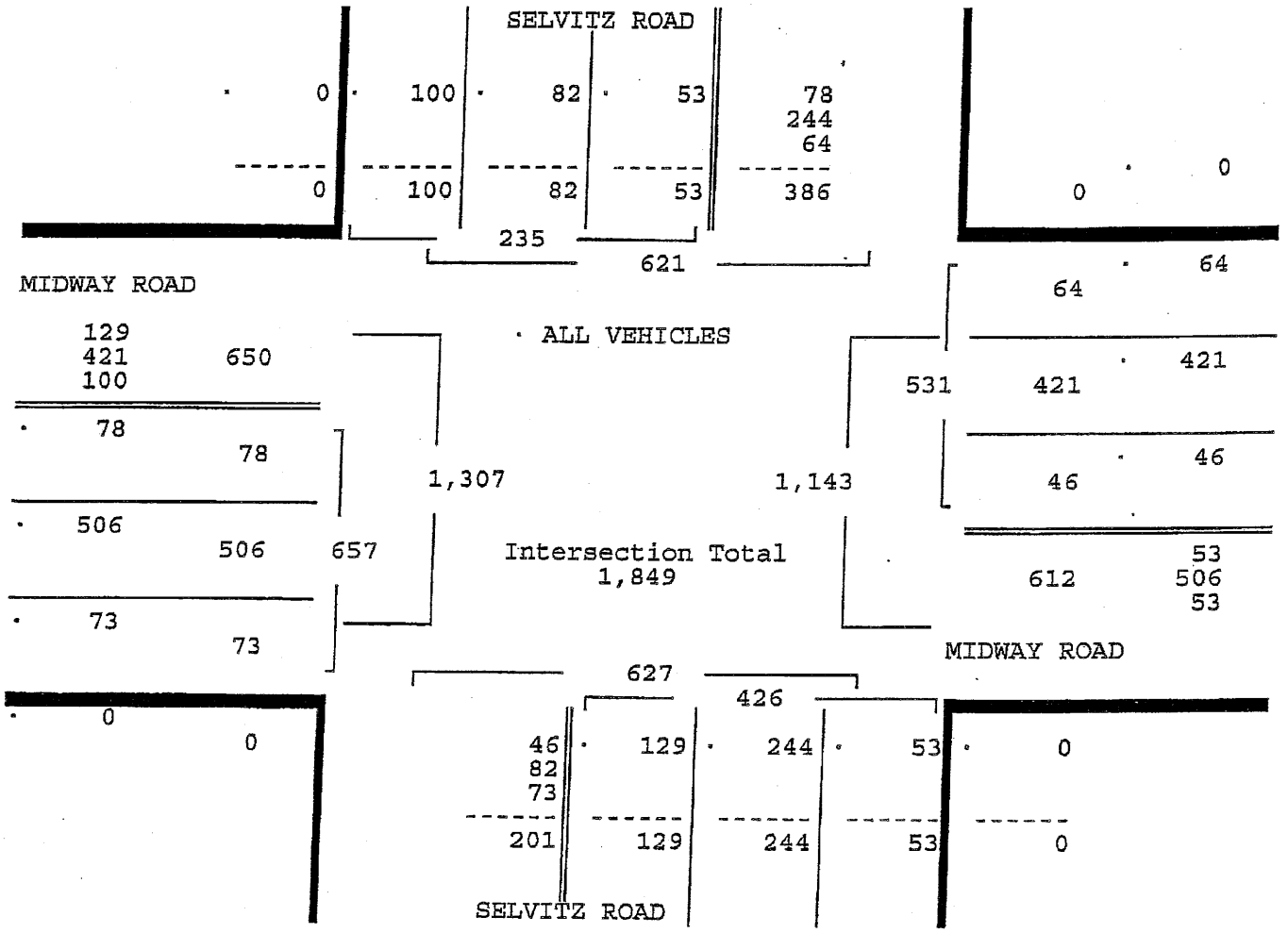
TRAFFIC SURVEY SPECIALISTS, INC.
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(561) 272-3255 FAX (561) 272-4381

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

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				



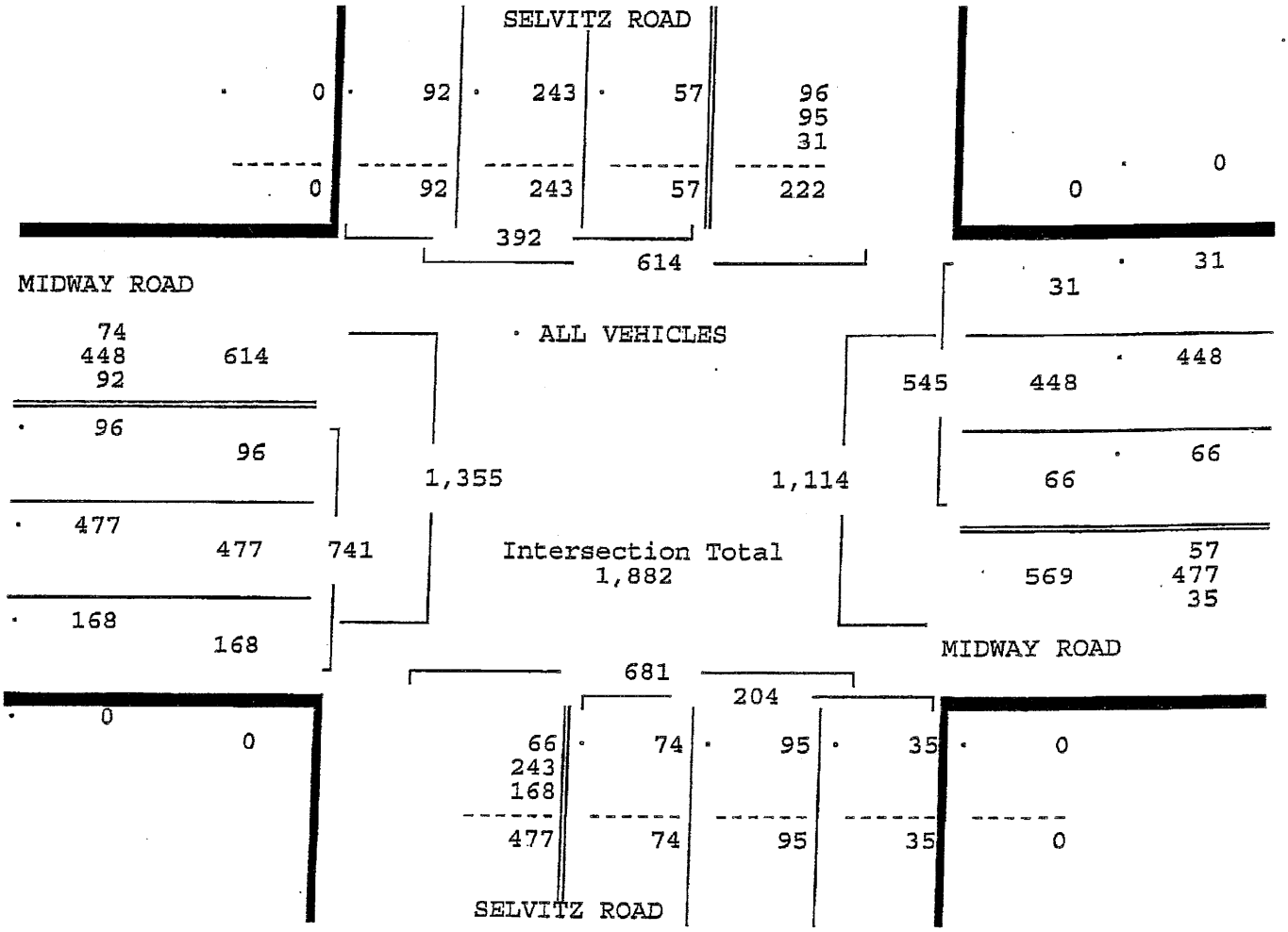
MIDWAY ROAD & SELVITZ ROAD
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Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

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				

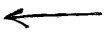


2008 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

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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HCS+™ Version 5.5

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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 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

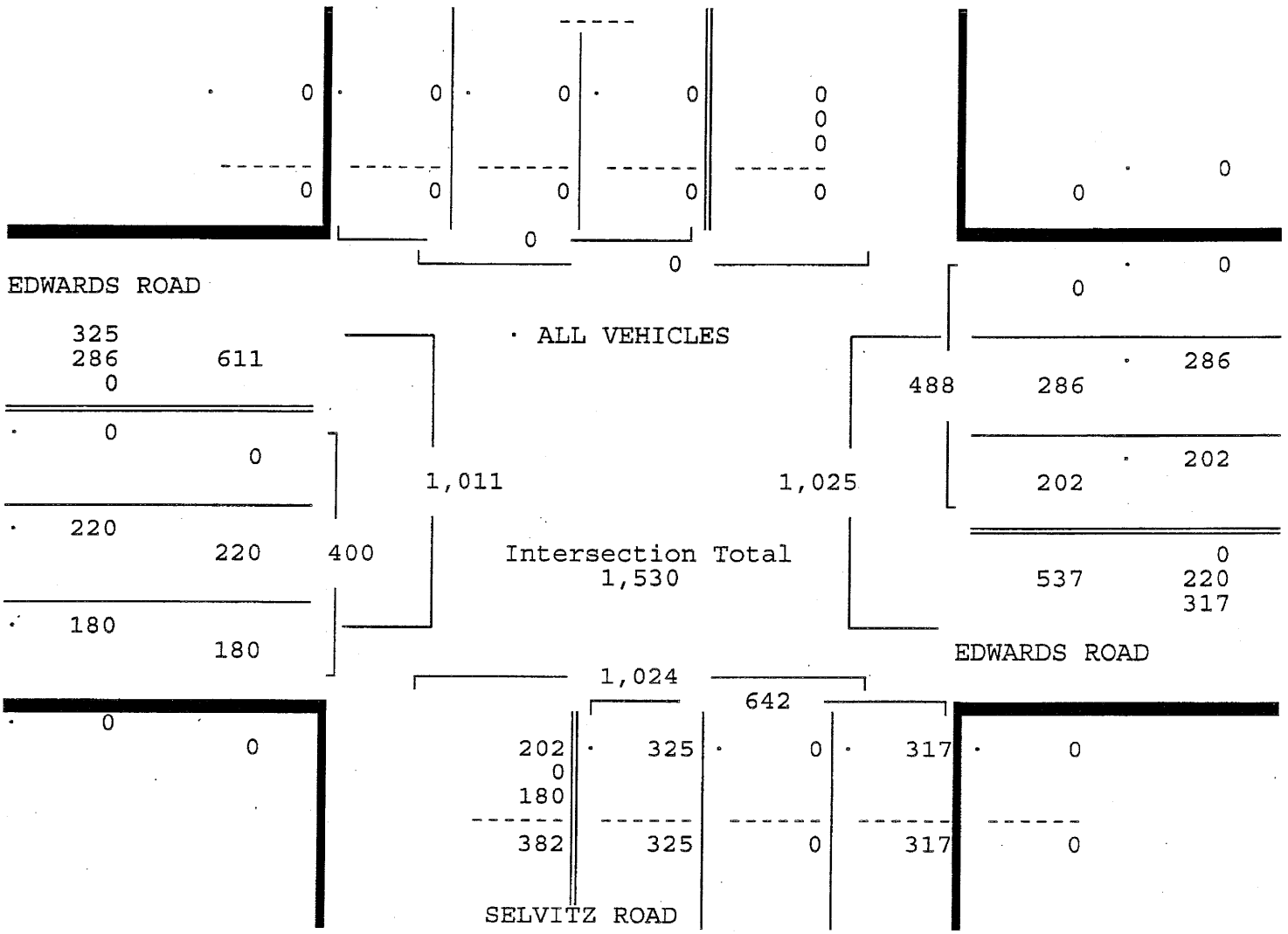
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
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

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				



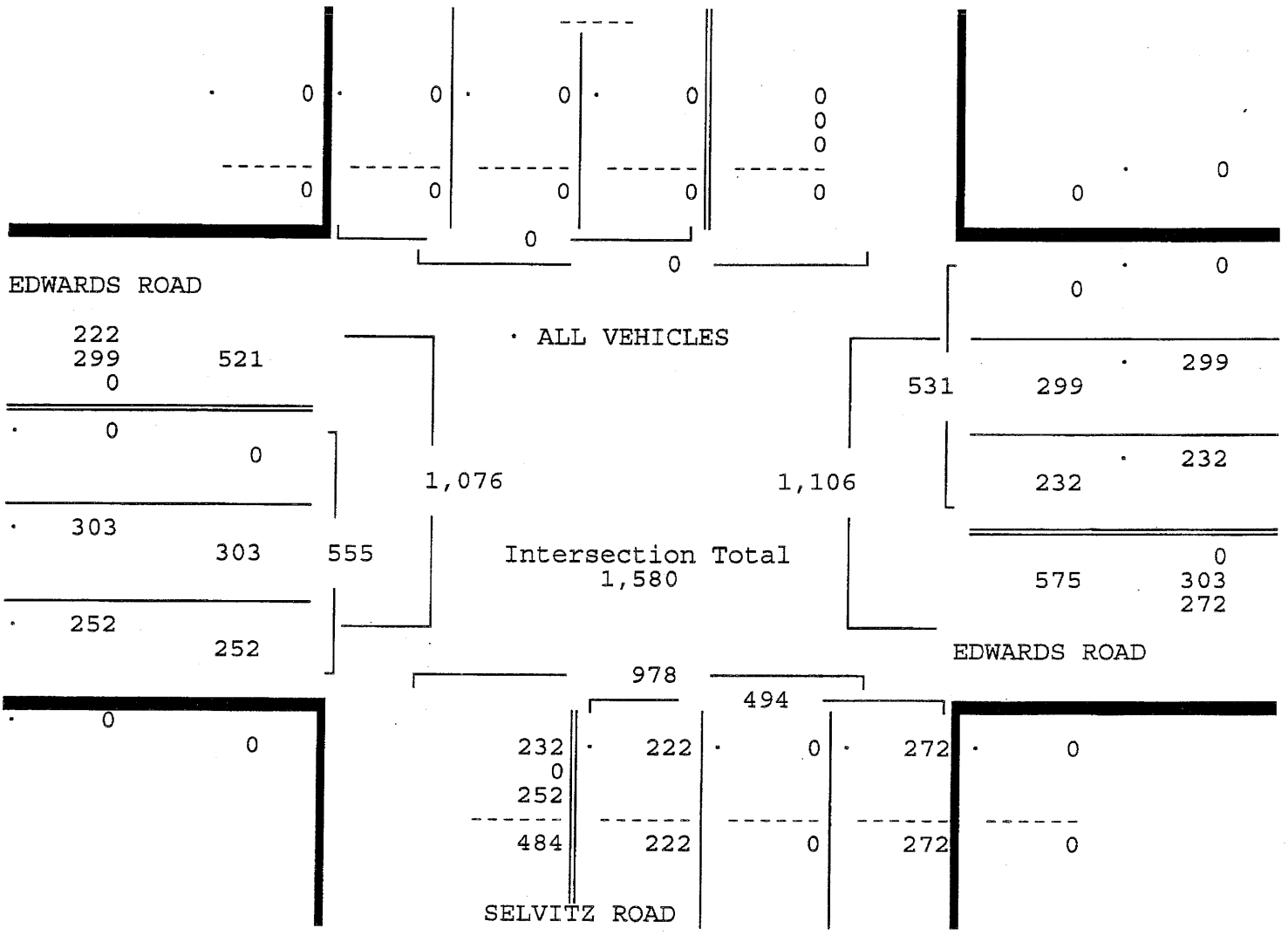
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
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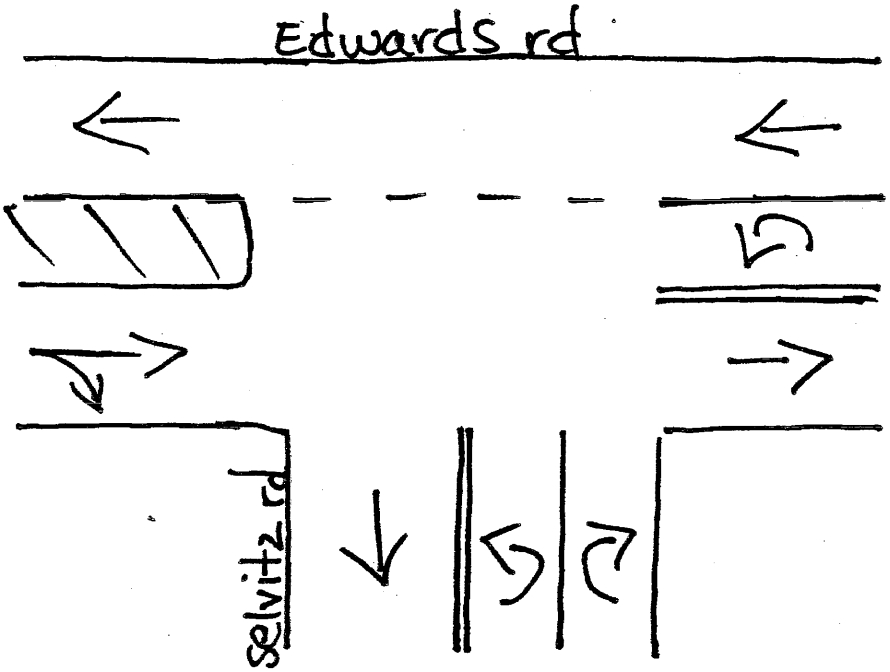
Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

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

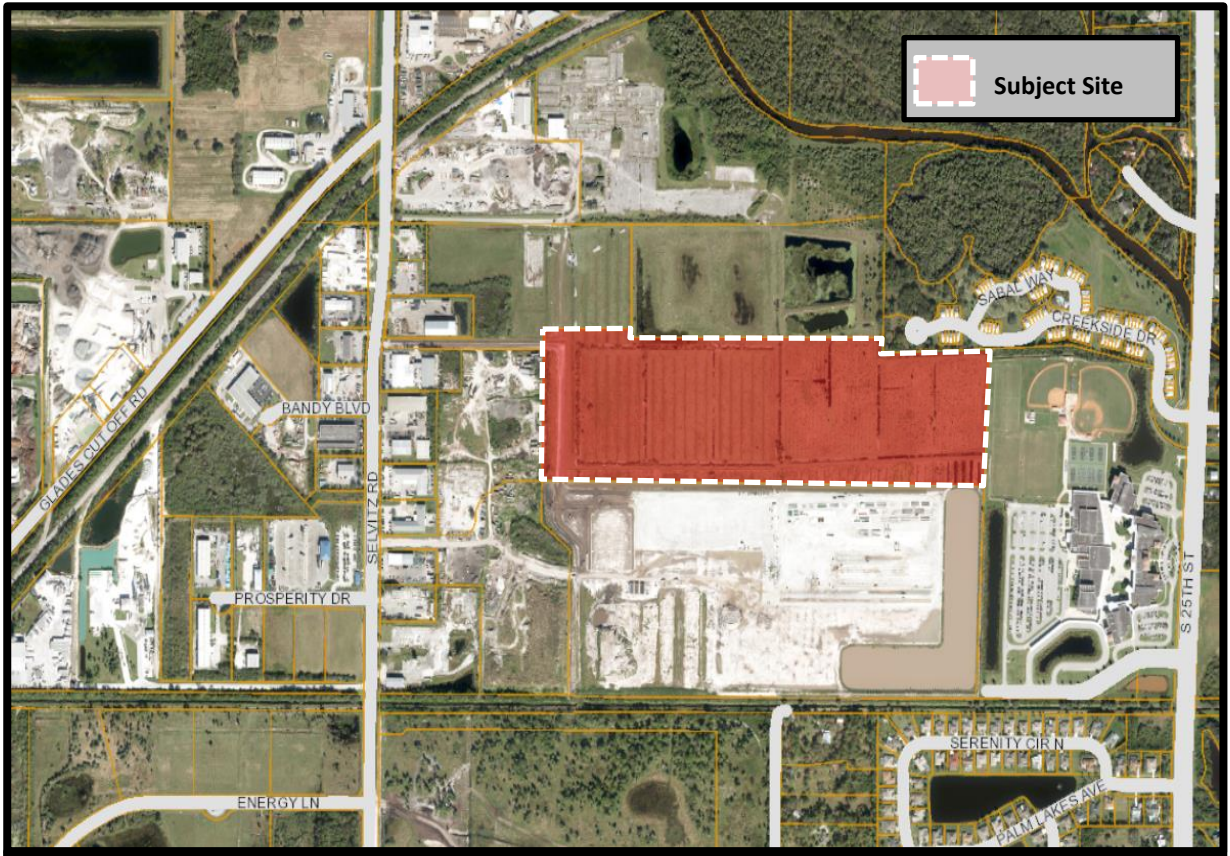
MOCF: 0.95

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

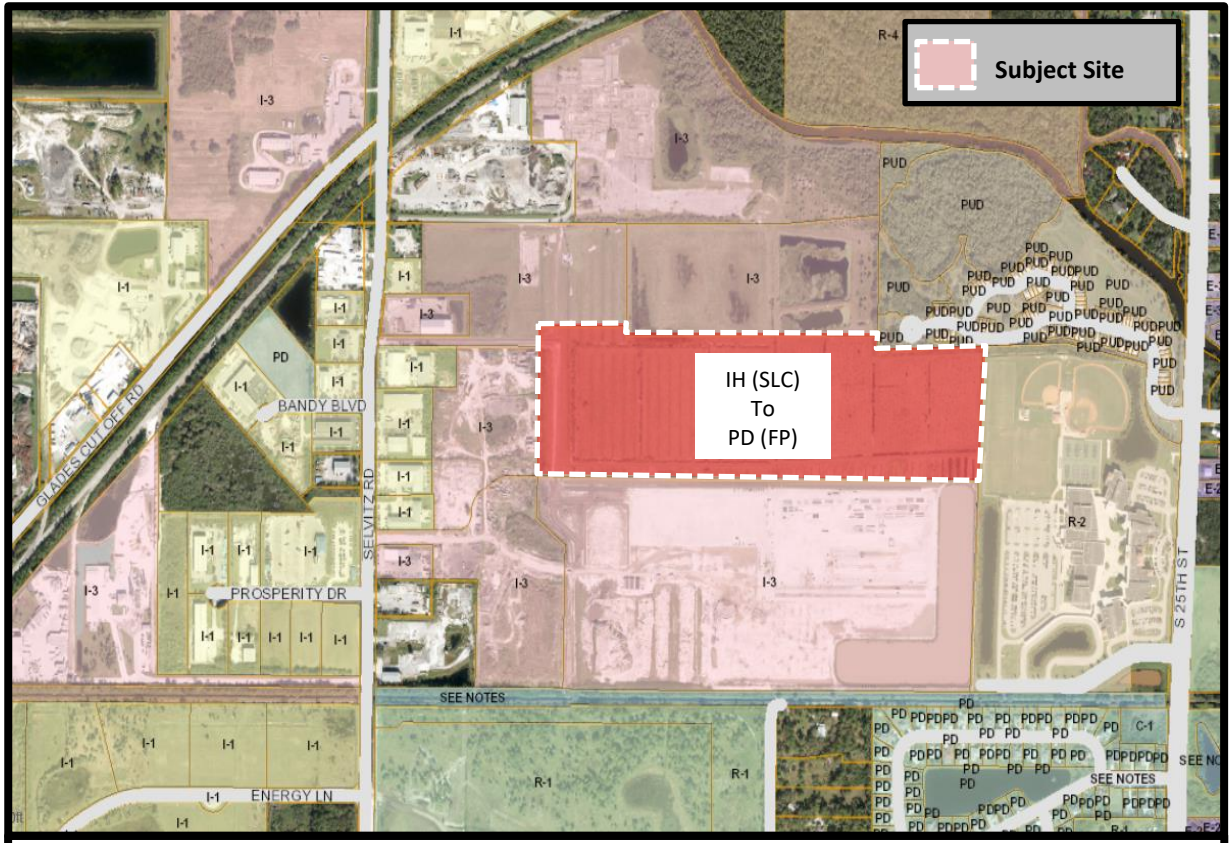
Direction	Phase 1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	7	15	0	7	7	15	0	0	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	0.0	5.0	5.0	5.0	6.0	0.0	5.0	5.0	5.0	5.0
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 Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map

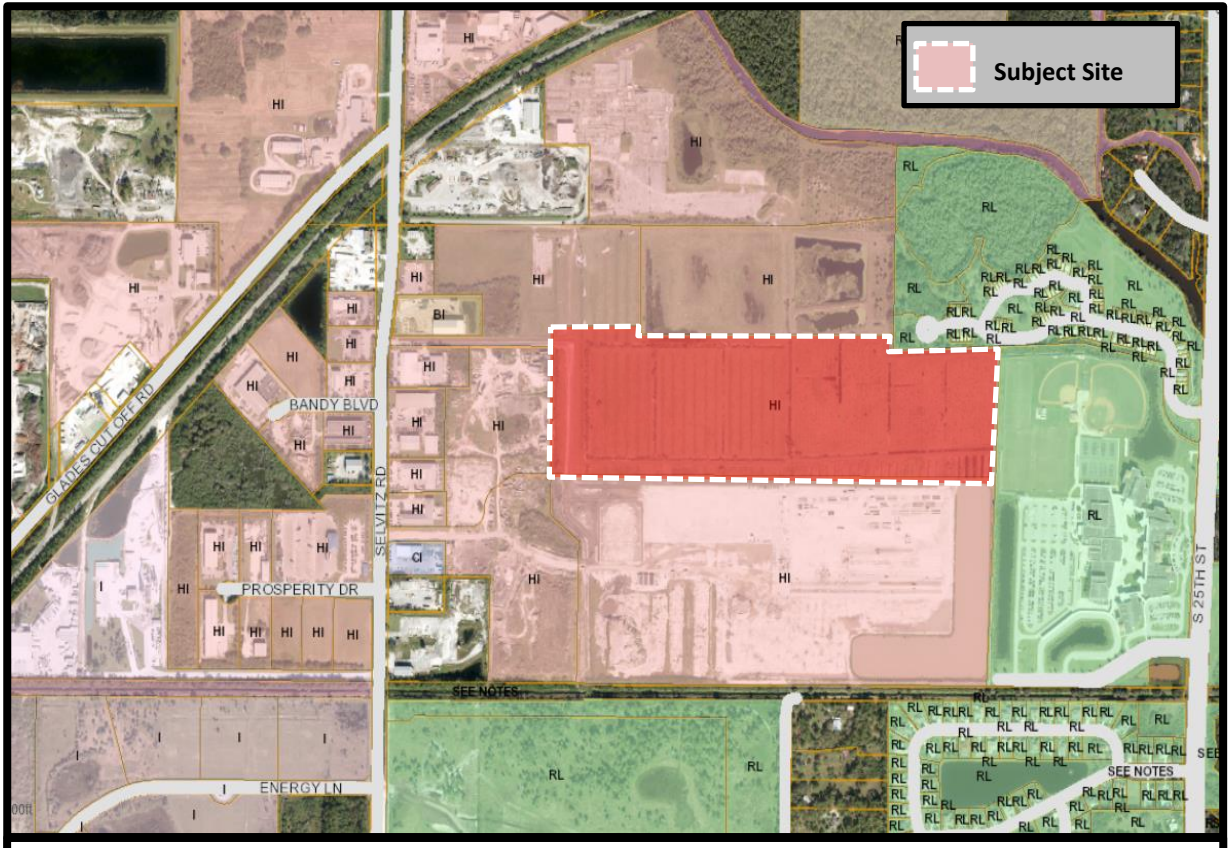
N W E S



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
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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.

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

April 30, 2019

Mr. Brandon Creagan, Planner
City of Fort Pierce Planning and Zoning Division
100 North U.S.1
Fort Pierce, FL 34950

RE: AGGREGATE RECYCLING FACILITY – RESPONSE LETTER TO TRC COMMENTS FOR REZONING AND CONDITIONAL USE – 2432-123-0001-000-8 – TRC PROJECT #18-04000025 – ***APPLICATION HAS BEEN AMENDED TO A PLANNED DEVELOPMENT DISTRICT REQUEST***

Dear Mr. Creagan,

Pursuant to comments received from staff on December 20, 2018 based on the TRC meeting on December 20 for the submittal of November 30, 2018, please accept this letter as a written response. Also, included with this letter are the revised plans, which address the comments where applicable. For your convenience we have prepared our responses in **bold italics.**

Please note the Applicant has met with the City staff and it was determined the application will be modified to request a Planned Development District (PDD) Zoning for the subject site, Ft. Pierce Aggregate Recycling Planned Development (PD). The PD application allows code language to be written specifically for the subject site. Responses to the comments received on November 30th, 2018 have been modified accordingly to reflect the proposed PDD.

PLANNING AND ZONING COMMENTS – BRANDON CREAGAN:

1. The Lighting Plan (Sheet L1) shall be revised consistent with Section 22- 60(j)(1)(a) to reflects a minimum average foot-candle of 2.0 in lieu of the 1.5 foot-candles shown.
   Response: The Lighting Plan has been revised and adjusted to the new PD site plan.

2. Revise the Landscape Plan (Sheet LP-1) to be consistent with Section 22-187, with particular attention to the proposed fencing and buffering landscaping. Clarify what is meant by the "300-foot Buffer Section."
   Response: The landscape plans have been revised to reflect the proposed PDD Code Language for the project. There are three typical sections as follows:
   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.

B. East/Northeast buffers – perimeter fencing and landscape buffers adjacent to residential or institutional land use and zoning as follows:
1. Twenty-four (24) foot wide landscape buffer;
2. Eight (8) foot chain link fence with a 95% opaque screen;
3. Seven (7) foot berm with a 3:1 slope (twenty-one (21) linear 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 hedge;
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.

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;
3. Three (3) foot berm with a 3:1 slope for fifteen (15) feet of screening;
4. Trees thirty (30) feet on center;
5. Continuous hedge.

3. The proposed modular office shall require a Temporary Use Permit which shall be renewed on a yearly basis.
Response: Acknowledged. It will be submitted for building permit as a permanent structure.

4. Provide the anticipated days and hours of operation for the proposed facility by noon on December 31, 2018.
Response: 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.

5. Provide a dust mitigation plan for the proposed facility by noon on December 31, 2018.
Response: Dust mitigation is discussed in the Statement of Use with support documentation.

6. A Re-plat shall be required prior to Planning Board review.
Response: Acknowledged and submitted at the same time as this resubmittal.

7. The following comments need to be addressed with the Planning Department prior to Planning Board review of the proposed development:
   a) The operation shall submit and have approved by the Planning Department truck routes to and from the site.

   Response: The traffic report by Pinder Troutman Consulting shows the projected routing of the project traffic on Exhibit 3A. Additionally, the report analysis shows that the 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.

   b) No melting or burning of materials onsite shall be allowed.
      Response: Acknowledged
   c) No outdoor storage, including recycled materials, shall be allowed onsite.

   Response: As stated above, the application has been amended to a PDD Zoning with code language to specifically allow for Outdoor Storage since that is the nature of an aggregate recycling facility. Please see the revised Justification Statement for further discussion on this topic.

PLANNING COMMENTS BASED ON DISCUSSION WITH STAFF – TRAFFIC COMMENTS:

1. The scale of the property seems wrong on the map exhibits. Is it exaggerated? They thought we had the wrong property but I said that the relationship is about right – coming off a road and being rectangular.
   Response: The maps in the Traffic Study are Not To Scale (NTS). The size of the property is slightly exaggerated for ease of identification.

2. In the tables (1) refers generally to WPB facility on the #2 exhibits. Staff has concerns and question on whether the numbers were run from that facility or modified to the proposed facility. The size of the parcels is different and Staff feels that the numbers should reflect the potential change in intensity.
   Response: The trip generation information was obtained from a traffic count at the Applicant's existing West Palm Beach Recycling facility. The West Palm Beach (WPB) Facility operates at the same intensity and type of traffic as the proposed Ft Pierce facility. The Applicant has provided the data and stated that the Ft Pierce Recycling facility will be able to process recycled materials based on the mechanical equipment onsite and at the same rate as their WPB Facility. The intensity of use, and thus the traffic to the site, is not based on the acreage of the proposed site. Part of the Ft Pierce Recycling project includes 5 acres of outdoor storage yard for contractor storage which has been accounted for with a separate trip generation rate. Therefore the acreage of the WPB site and the Ft Pierce site should not be compared in terms of traffic generated by the site. In

addition, the revised site plan adds other uses thereby decreasing the actual site for recycling activity.

3. On the #3 exhibits, when there is a YES for impacts, staff wanted to know how or what the impacts look like. What is the ramification?
   Response: On Exhibits 3B and 3C, roadway links which have a "YES" for a significant Impact include roads where the project trips on the directly accessed Major Road (Selvitz Road) have a 1% or more impact (% of peak hour directional service volume). Also any other Major Road within the Radius of Development Influence which has a 5% or more peak hour directional impact of project trips based on the Level of Service volume will be considered to have a significant impact. This only means that these roads with a Significant Impact must be analyzed in the Link Analysis provided on Exhibit 6. The future peak hour traffic projections for the significantly impacted links are shown on Exhibit 6. All roadway links with a significant impact meet the Level of Service standards. There are no expected Level of Service failures to the area roadways based on the proposed construction of the facility.

4. There was a question from Staff as to why the Becker Parcel was used as it is residential.
   Response: The Becker Parcel is an approved residential project in the City of Ft Pierce which is considered "Committed Development." Since the project is approved, yet unbuilt, the proposed trips from the project were added to the roadway links analysis as background growth. These approved, yet unbuilt, projects are required to be added to the traffic study per the St. Lucie County TPO TIS Methodology and Procedures and the County's Land Development Code.

ADVISORY COMMENTS

1. The Planning Department recommends that the applicant hold a community meeting with the school and adjacent residences prior to Planning Board review.
   Response: A neighborhood meeting with held on January 22, 2019, please see the justification statement for an outline of the discussion.

2. The Planning Department recommends that the existing and proposed chain link fence be replaced with a minimum 8-foot masonry wall, particularly adjacent to the school and residences.
   Response: The site plan has changed, moving the recycling activity further west with a greater distance between the residential and institutional uses on the east. As distance is a better buffer to visual and audible impacts, the proposed wall has been removed and replaced with 8' tall fencing, a 95% opaque screen and placed on a 7' tall earth mounted berm for a total of 15' in height.

CITY ENGINEERING – JOHN R. ANDREWS:

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.

Response: The applicant acknowledges that they are in consultation with the other Federal, State and local government authorities having jurisdiction on the project and agree that the project will be designed and permitted in accordance with all of the applicable rules and statutes.

BUILDING DEPARTMENT:

No Comments at this time.

FPUA ELECTRIC & GAS ENGINEERING:

FPUA W/WW Engineering: Conditional use and rezoning approved:
Water and sewer are available to proposed site from a 12" water main and a 12" force main along Selvitz Road. The property would be required to install a commercial grinder station for connection to the force main. Final approval for development of site will require full plan submittal to FPUA for review and approval.

Response: The applicant acknowledges that it is proposing a commercial private grinder station and will provide the appropriate construction to connect to the existing water and sewer facilities. Prior to construction, construction plans designed, signed and sealed by a Florida licensed engineer will be submitted for review and approval to the FPUA.

ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES – KORI BENTON:
Review Comments

1. The application doesn't appear to state the days/hours of operation for the proposed facility (Conditional Use). The City is encouraged to consider operation parameters which minimize potential impacts to adjacent residential/institutional uses, where appropriate.
   Response: The hours of operation will be 7am to 7pm Monday through Saturday.

2. The Site Plan denotes a "Proposed Solid Wall/Fence along the north and east property line, however typical sections and/or height wasn't pronounced.
   Response: Typical sections have been added to the landscape sheets for clarity. The proposed PDD code language is as following for the north and northeast buffers adjacent to residential or institutional land use and zoning as follows:
   1. ***Twenty-four (24) foot wide landscape buffer;***

2. ***Eight (8) foot chain link fence with a 95% opaque screen;***
3. ***Seven (7) foot berm with a 3:1 slope (twenty-one (21) linear 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 hedge;***
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.***

3. How tall will aggregates and materials be stored? Is a condition of height restriction considered by Staff?
   Response: The proposed PDD code is allowing a maximum of 30' for aggregate and materials to be stored.

4. What type of equipment (height, noise, positioning) is considered for the operation? Has the applicant provided detail of the process and example equipment?
   Response: The statement of use has been modified to further detail the operations. Photos have been added. In addition, Staff has visited the West Palm operations to observe the dust and noise, or lack thereof, first hand. Email from Marty Sanders summarizing his findings has been attached to the revised Justification Statement.

5. Has the City engaged services from a Traffic Engineer to evaluate the traffic report, and the impacts to intersections of Selvitz & Edwards, or Glades Cut-off and Edwards. The City may consider defining a traffic routing plan for large trucks. Use of Edwards Road may be considered for avoidance.
   Response: The Applicant's traffic report addresses this. See response Planning & Zoning 7.a.

6. Is the proposed "modular office" temporary? And if not, does it comply with the City's Site Plan & Design Review guidelines?
   Response: The small modular office facility associated with the recycling is a permanent structure and will meet all codes.

   With this resubmittal, the Applicant is proposing another permanent facility as a future Phase 2. This will comprise an office warehouse building of 15,491 s.f., 1st floor will be 3,589 s.f. of office and 8,448 s.f. of warehouse space; the 2nd floor will be 3,454 s.f. of warehouse space.

7. A neighborhood meeting is encouraged, if not already held/scheduled.
   Response: A neighborhood meeting with held on January 22, 2019, please see the justification statement for an outline of the discussion.

General Note(s):

- The subject parcel appears to be non-conforming, not featuring any roadway/street frontage.
  Response: Please see the attachment: Signed (Easement & Property) Document notating an access easement to Selvitz Road.

- The plan does not denote any plan(s) for refuse collection.
  Response: A dumpster has been provided.

- Has the City considered how the proposed facility will be classified for Impact Fee assessment, as the "Impact Units" are exclusive from the proposed building square footage? Please coordinate with St. Lucie County to ensure appropriate fees are evaluated and applied at the time of permitting.
  Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS ENGINEERING – ROD REED:
Survey Review Comments

Note: The surveyor has changed with this resubmittal package.

1. Please add to the notes. "The expected use of the survey and map is commercial.
   Response: Acknowledged

2. Please add to the notes. All measurements are in accordance with the United States standard, in feet."
   Response: Acknowledged

3. A reference to all bearings shown on a survey map or report must be **clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat.**" References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. **In all cases, the bearings used shall be referenced to some well-established and monumented line.** Please state if the bearings are assumed, grid etc., describe the monumentation used for the establishment of the bearing base, add the word "Florida" under survey note 2 before the words East Zone and add the verbiage "Bearing Base" above the bearing you are using for the bearing base. I can't identify the line you are using.
   Response: Acknowledged and clarified.

4. Please add the Legal Description contained in the Title Block to the space following the Type of Survey at the top of the Map and move the Property address to the Title Block. This address is not consistent with the Property Description.
   Response: Acknowledged, an application for the permanent address has been submitted the City of Fort Pierce.

SCHOOL DISTRICT – MARTIN SANDERS

1. We recommend a wall as the appropriate buffer between the school and the project. Please provide a cross section along the property line to scale showing the buffer and the activity yard in relation to the school.
   Response: With the reconfiguration of the Site Plan, moving all recycling activity westward, distance has become the effective buffer. An 8' fence is proposed with required landscape screening. There is a 500' setback with an enhanced 24' wide buffer comprising 15' non-vegetation screening and 2 times the number of trees.

2. The plans show the project discharging into an area on the School District's property. We have the following questions:
   a. The topographic survey does not show a ditch at that location of the northeast corner of the site. Please provide topographic information showing the ditch.
   Response: The survey has been updated to provide the topographic information for the ditch.

   b. Please provide the legal documentation of the outfall through the school site.
   Response: The applicant's discharge is a historic route that has been in existence for at least 40 years and it existence and function has been recognized in all of the current permits for the adjacent properties.

3. What permits are required for the recycling facility from state or other federal agencies?
   Response: A Florida Department of Environmental Protection Air General Permit to operate a nonmetallic mineral processing plant under the authority of Rule 62-210.310 of the Florida Administrative Code will be required for the equipment operating on this site. The equipment to be used on this site already has a permit in effect.

4. What methods will be used to prevent dust or other airborne material from impacting students on the athletic fields at Fort Pierce Central High School?
   Response: The applicant will have watering truck stationed at the job site and the truck will place water on all of the travel lanes of the plant to minimize the potential of dust generation. Additionally, the processing areas will have additional dust control methods such as watering and wind curtains.

5. Has the applicant done any sediment transport study to determine the impact on the site?
   Response: The applicant will utilize the Florida Department of Environmental Protections study "Evaluation of Current Design Stormwater criteria within the State of Florida" by Dr. Harvey Harper, PhD, PE and David Baker, PE. This study suggest that the standard treatments utilized will remove in excess of 90% of any potential sediment generated onsite. Additionally, the site will employ 150% of the standard treatments providing a percentage removal efficiency in the high 90s.

6. With the construction equipment working the recycling facility what is the anticipated noise levels at the property line?

Response: The noise levels occurring at the property line will be within the levels prescribed by Fort Pierce Ordinance 11-52.18 and the Florida State Statutes Chapter 403

Should you have any questions or concerns, please feel free to contact us at 561-575-9557 or emails at Emily@2gho.com or pat@2gho.com.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.

Emily M. O'Mahoney, PLA, FASLA,
Partner

Planning Board **7.b.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

Conditional Use - Spin Win 2 Arcade Amusement Center - 3220 S. US Highway 1

LOCATION

3220 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use with No New Construction to the City Commission, subject to one (1) condition:

- Provide a Unity of Title and 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).

Attachments

Staff Report
Application
Narrative
Property Record Card
Surveys
Site Plan
As-Built Floor Plan
Floor Plan
Photometrics Plan
TRC Comments
City Code Section 22-71

Form Review

Form Started By: Vennis Gilmore Started On: 08/06/2019 03:05 PM

Final Approval Date: 08/07/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Conditional Use with No New Construction** **Spin Win 2 Arcade Amusement Center** **3330 S. US Highway 1**
BOARD DATE:	August 13, 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 Property Owner Commonwealth Multi- Properties USA Inc, 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 2 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 C-3, General Commercial with a Future Land-Use of GC, General Commercial.

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. Suite 2 of Unit 5 will be where the arcade amusement center will be located. Suite 2 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 to have 65 machines at 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. Currently, Commonwealth Multi- Properties USA Inc owns both parcels containing Building Units 4 and 5. 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.

Staff Recommendation:
Staff recommends that the Planning Board forward a recommendation of **Approval** for the Conditional Use with No New Construction to the City Commission with the following condition:

1. Provide a Unity of Title and 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

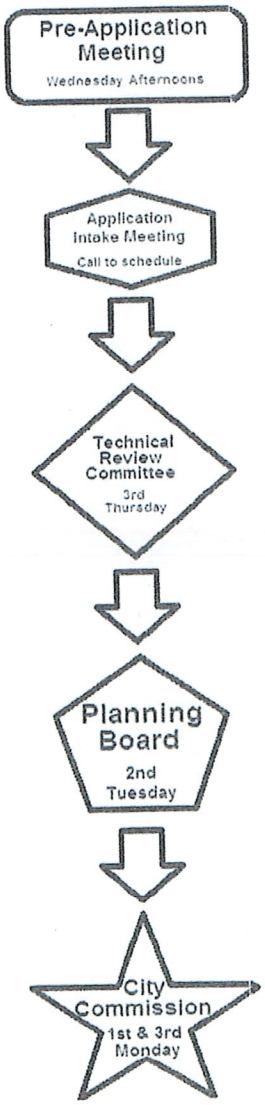
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(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

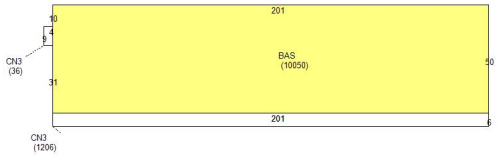
Exterior Data

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

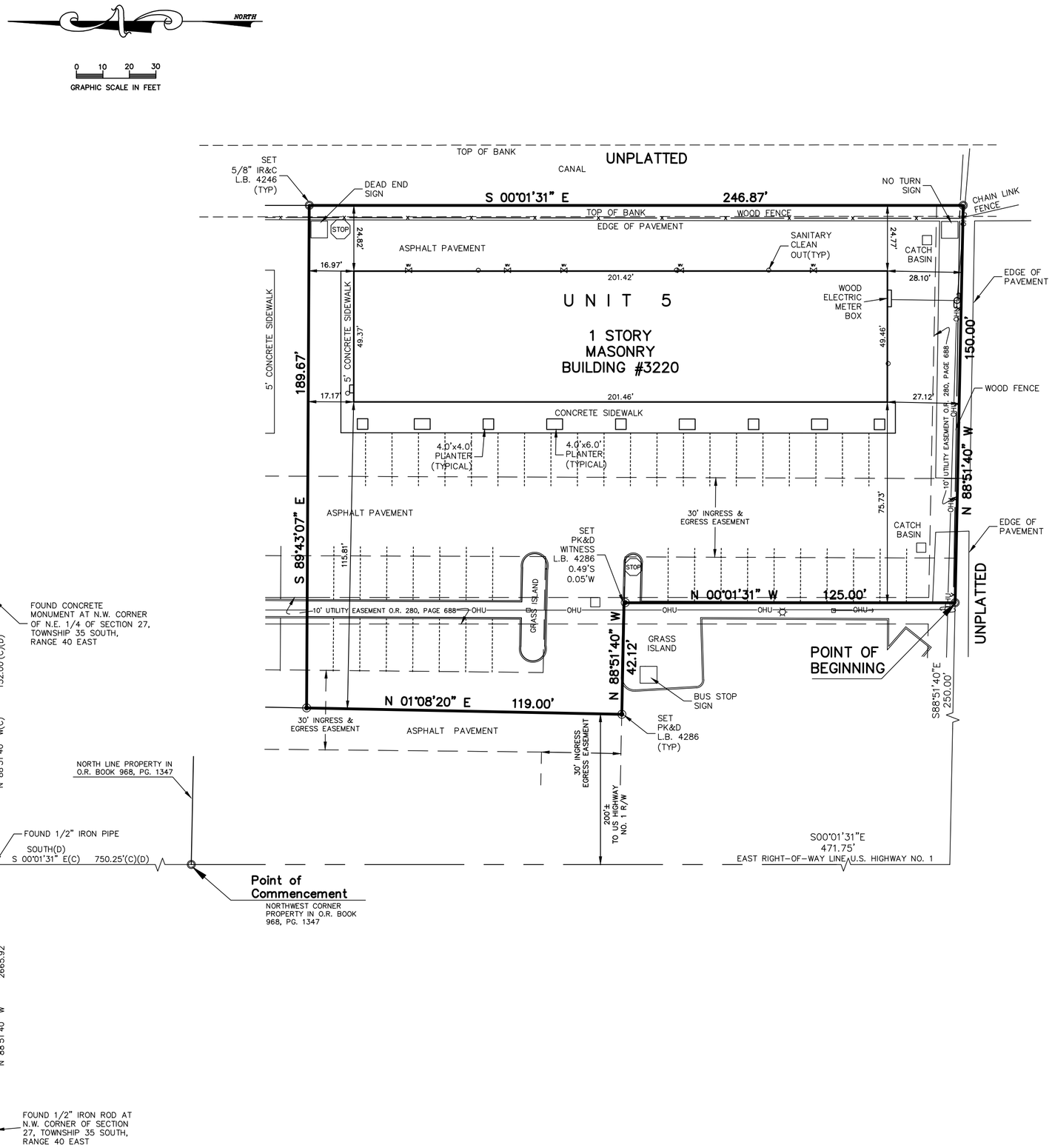
This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

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

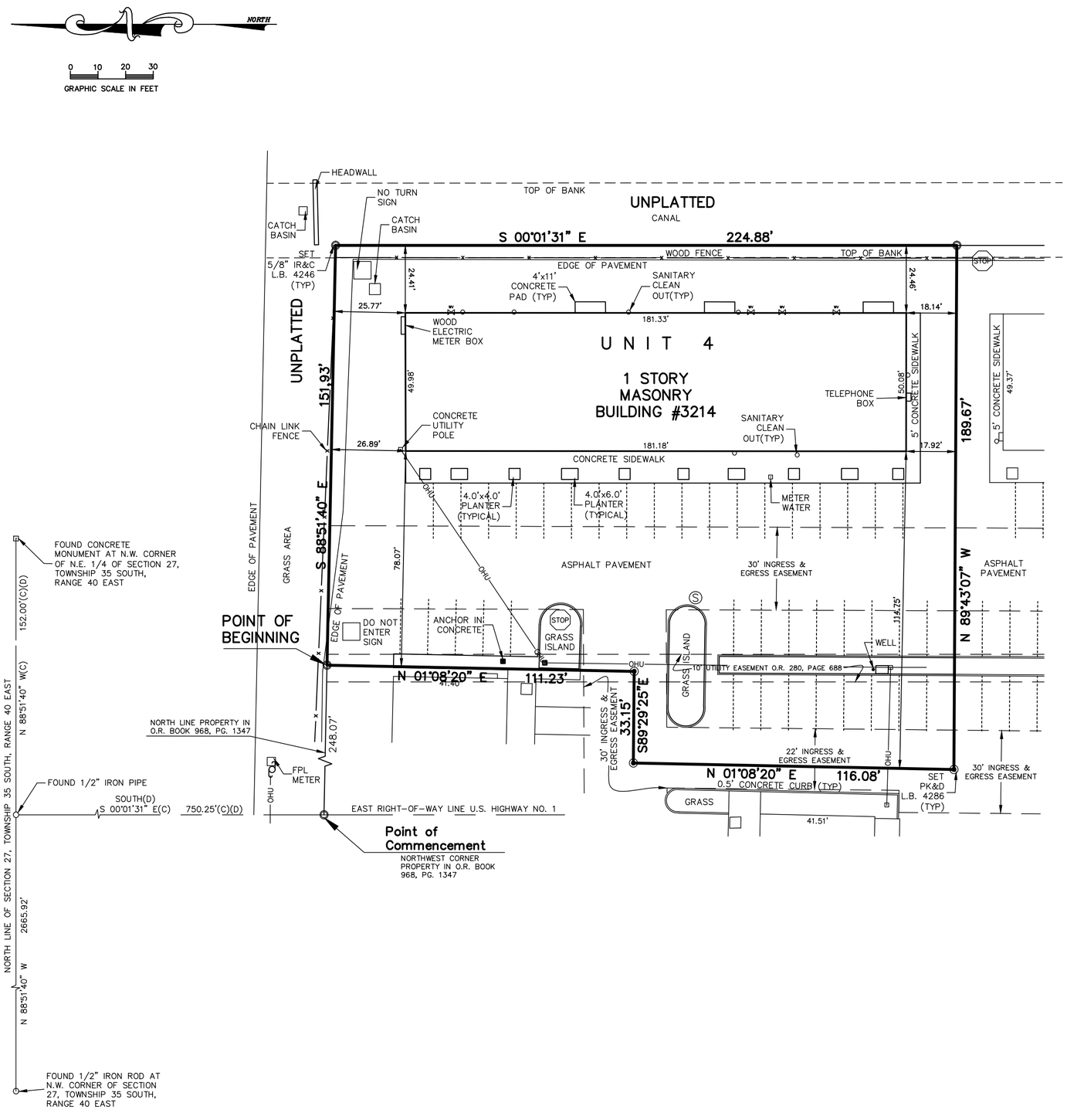
SIGNATURE DATE

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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IP = Iron Pipe
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= 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

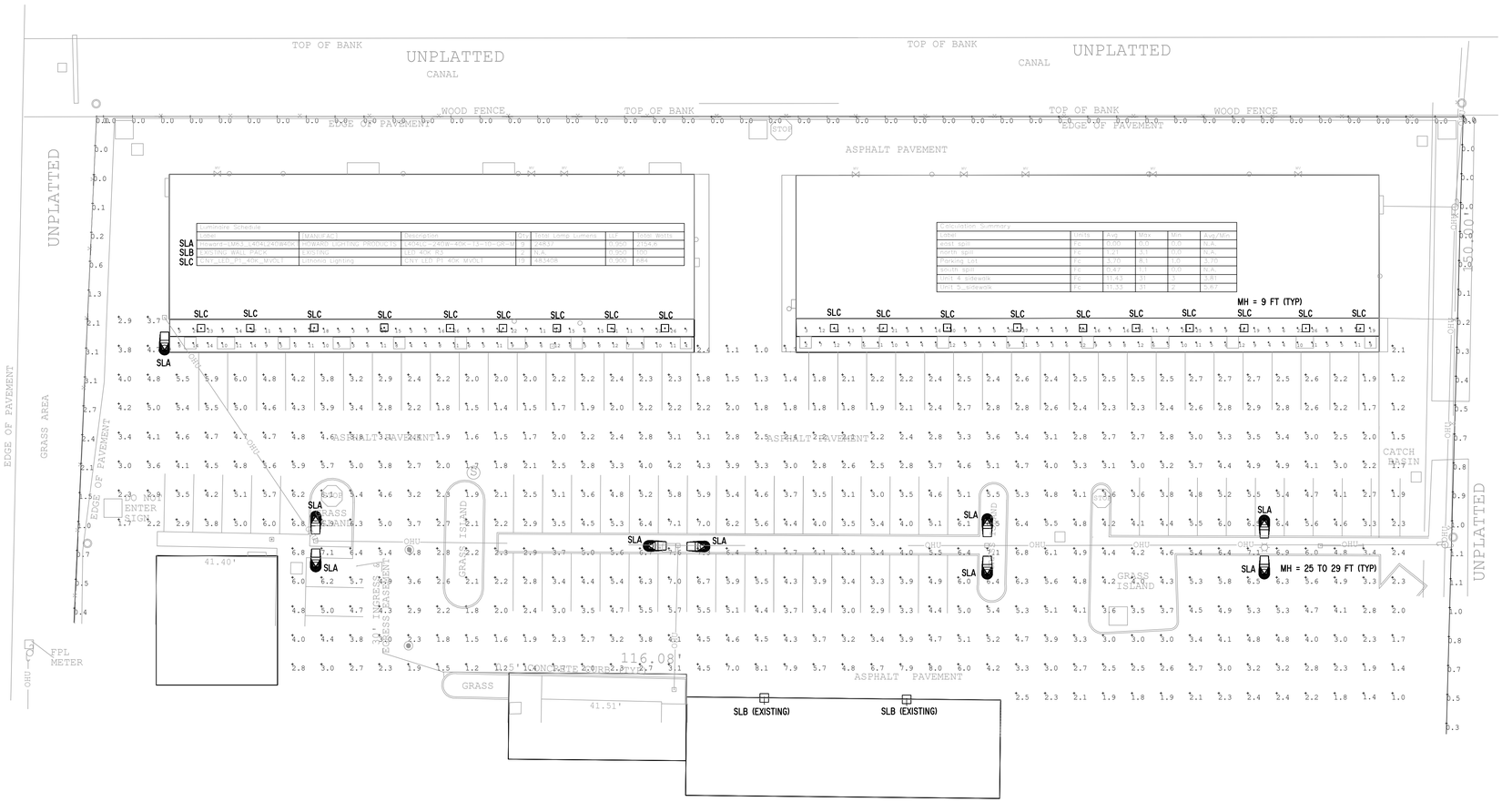
PREPARED FOR:
JANC, INC.

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

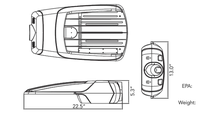
L400 Series
L403/L404 Models
LED Street and Area Light



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

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC. FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT © 2019, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

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)

Planning Board **7.c.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

Development & Design Review - Home 2 Suites - 6505 Metal Drive

LOCATION

6505 Metal Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application Supporting Documents
Aerial Map
Zoning & Future Land Use Map
TRC Comments
TRC Responce from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 08/06/2019 01:27 PM

Final Approval Date: 08/07/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

SUBJECT: **Application for Development & Design Review**
Home 2 Suites
6505 Metal Drive

BOARD DATE: August 13, 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

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

Utilities: FPUA

Staff Analysis:
Request

In accordance with Section 22-22, 22-31, 22-58, 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review & Design Review for the construction and operation of a 4-story, 95 room hotel to be known as "Home 2 Suites by Hilton."

Site & Landscaping Plan

The proposed building is to be 4 stories and will be a combined 58,083 square feet in size. The hotel itself will contain 95 rooms. The first floor will be 14,238 square feet and will contain 14 rooms. Floors 2 through 4 will total 14,615 square feet and contain 27 rooms each. The rear of the building will also contain a pool that will be approximately 612 square feet in size with a seating area next to the pool. The building will be under the maximum allowable height of 65 feet in the C-3, General Commercial Zoning District. Specifically, the top of roof will be 44 feet, the height with the parapet will be 50 feet, and the total 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 parking spaces that need to be provided. 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, of which 12 are being proposed. Lastly, the applicant is providing 5 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 consistent with City Code 22-60(J)(1)(d), and the proposed plan shows that the 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 be no significant impacts to the adjacent roadway network. The conclusion 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 & 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.

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

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

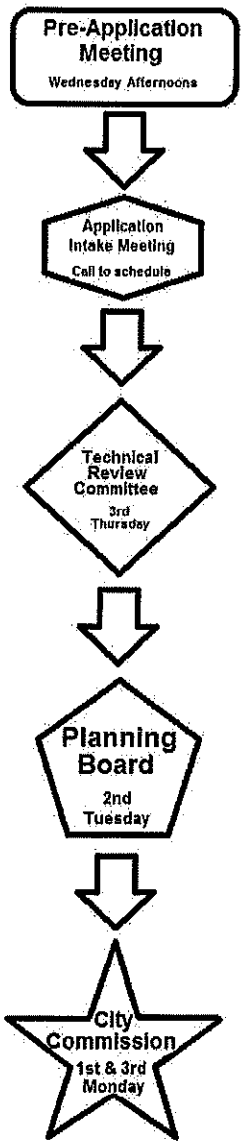
Site Information:

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

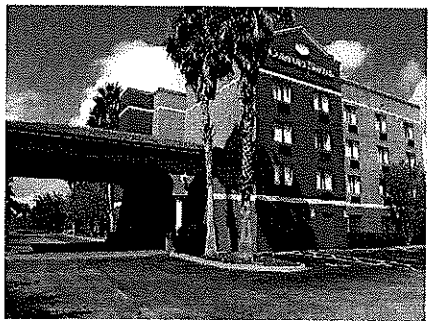
Proposed construction of a 4-Story, 95 Room Hotel with all pertinent improvements.

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

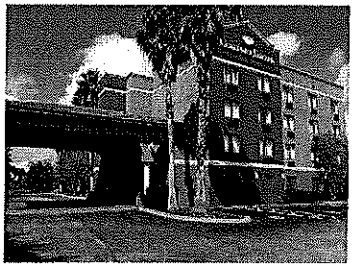
Gross Sketched Area: 44,538 SF

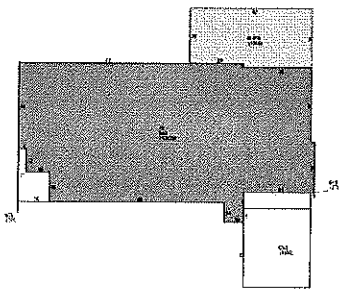
Exterior Data

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

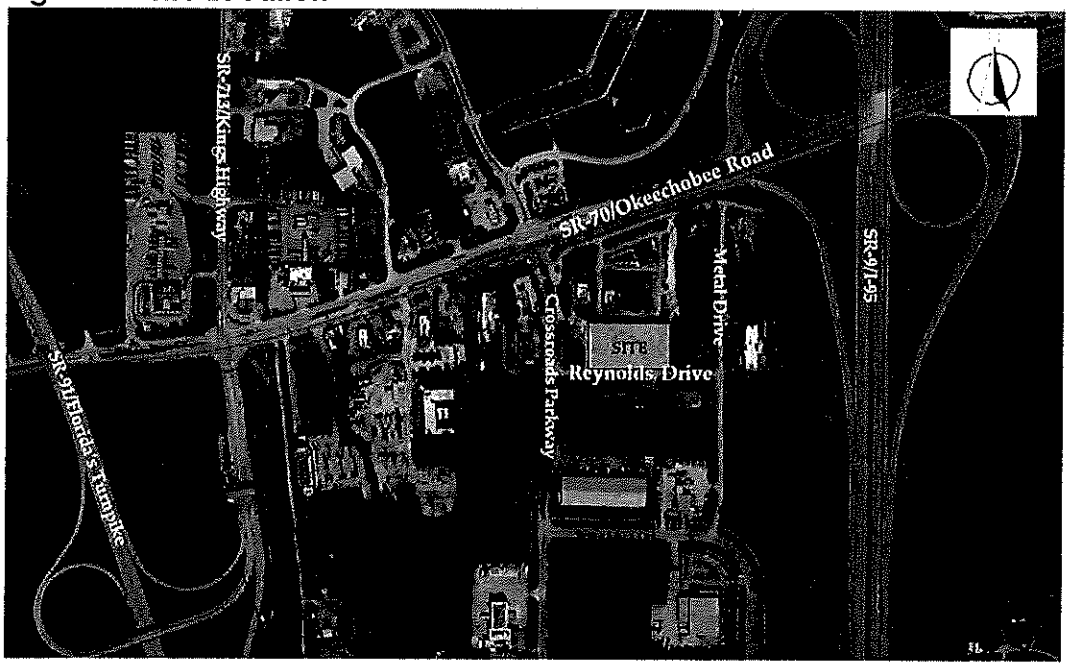
Dan Patel
DP Hotels, LLC
1500 SE 5th Ave
Dania Beach, Fl 33312

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

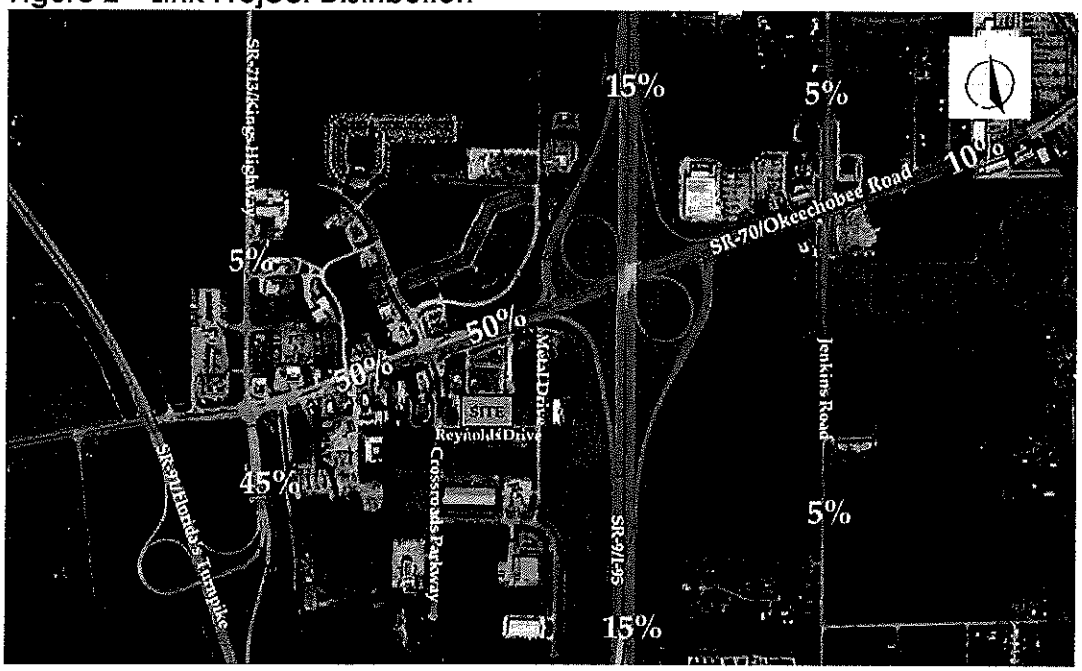
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE (1)	IN	OUT	TOTAL TRIPS IN	TOTAL TRIPS OUT	TOTAL TRIPS TOTAL
Daily								
Hotel	310	95 ROOMS	T= 11.29 (X)- 426.97	50%	50%	323	323	646
AM Peak Hour								
Hotel	310	95 ROOMS	T= 0.50 (X)- 5.34	59%	41%	25	17	42
PM Peak Hour								
Hotel	310	95 ROOMS	T= 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

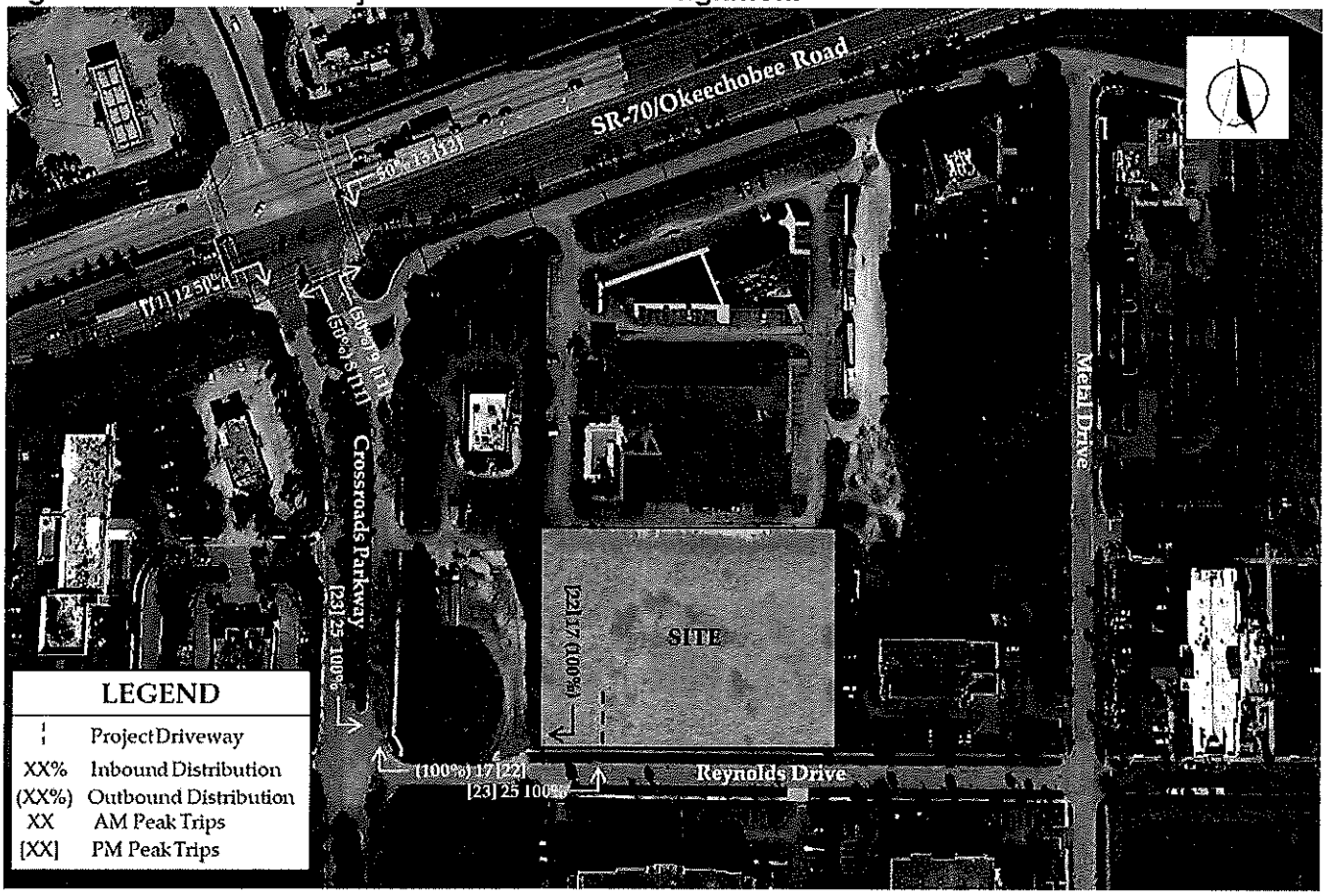
The assignment of trips onto the surrounding roadway network was based on a review of travel volumes and characteristics for the roadways located near the project site. SR-9/I-95 is located just east of the project site, and SR-91/Florida's Turnpike is located just west of the project site. Per the City 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

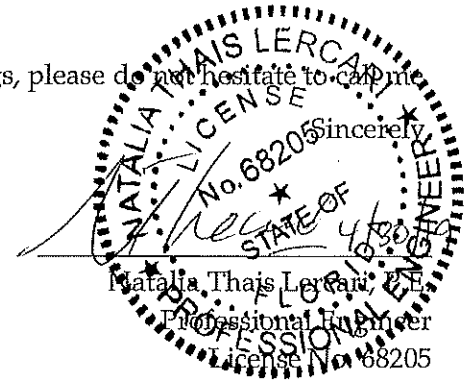
ROADWAY	LOCATION	STATION ID	PEAK HOUR, PEAK DIR SERVICE CAPACITY	2017 PEAK HOUR, PEAK DIR VOLUME	BACKGROUND (2024) CONDITIONS		TOTAL (2024) CONDITIONS				
					CGR%	BACK. VOLUME	DIST %	PEAK DIR PROJECT TRIPS	TOTAL VOLUME	V/C	ACCEPTABLE LOS?
Okeechobee Road	Kings Highway to Crossroads Parkway	940748	4,170	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'

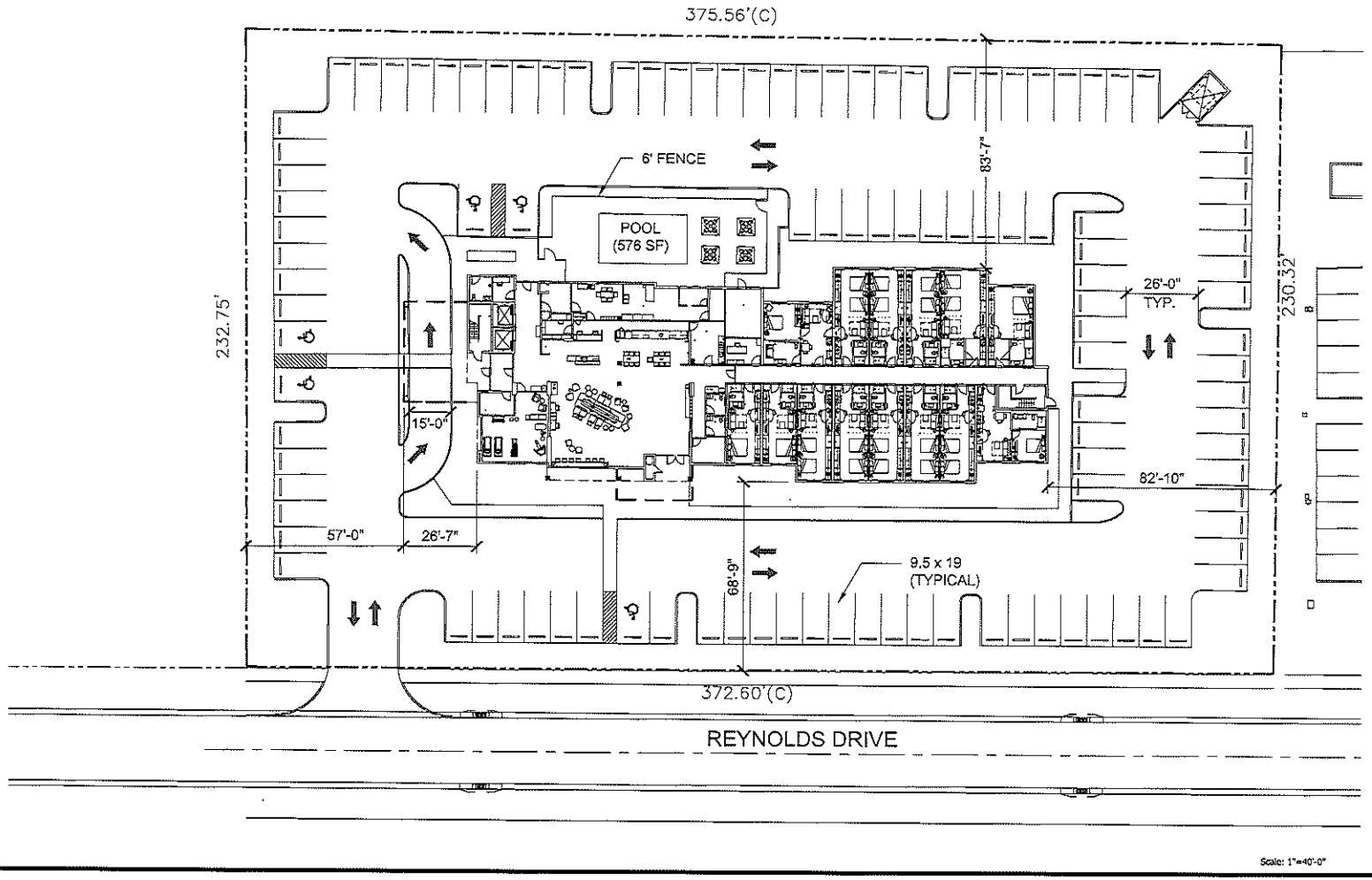
Site: 86,395 SF

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)

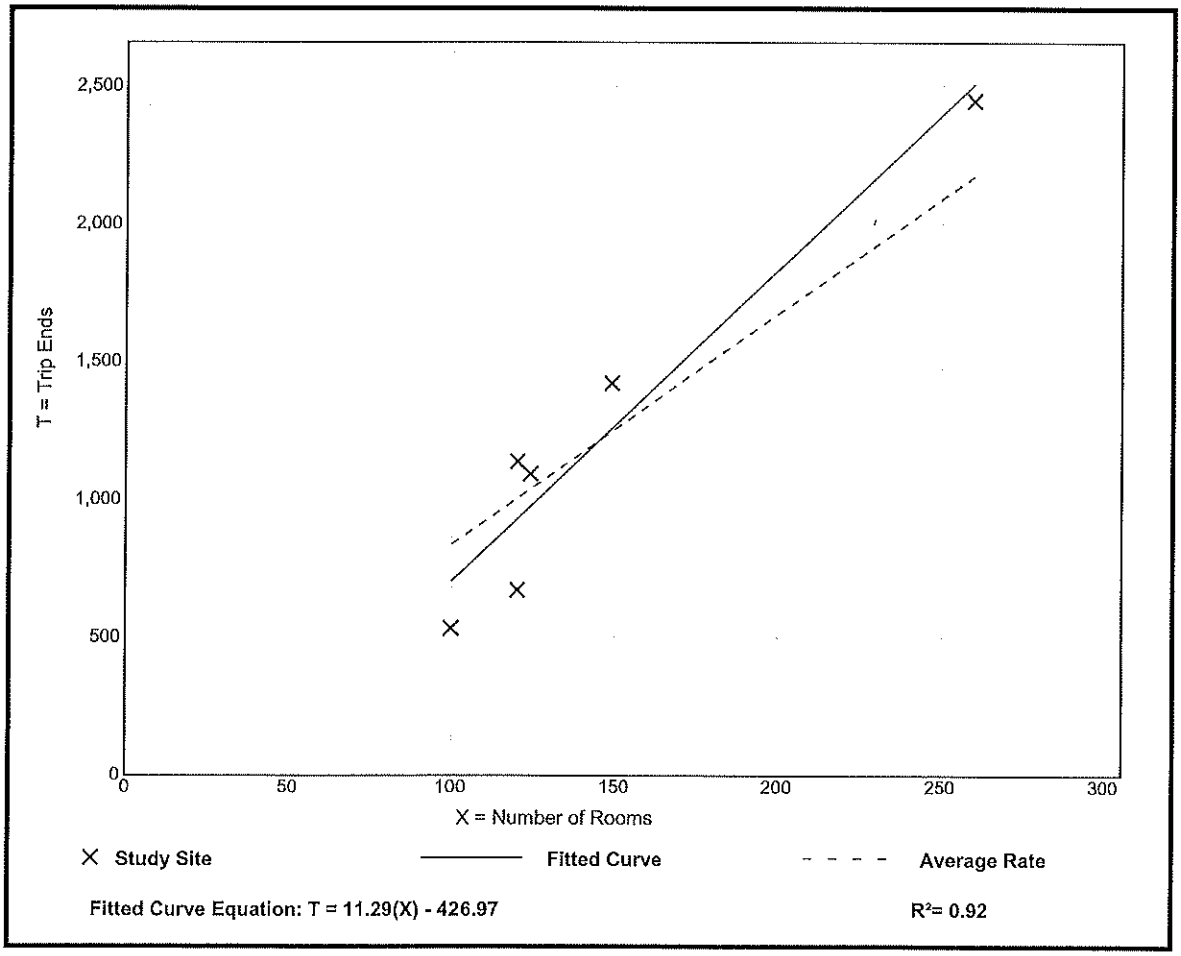
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

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



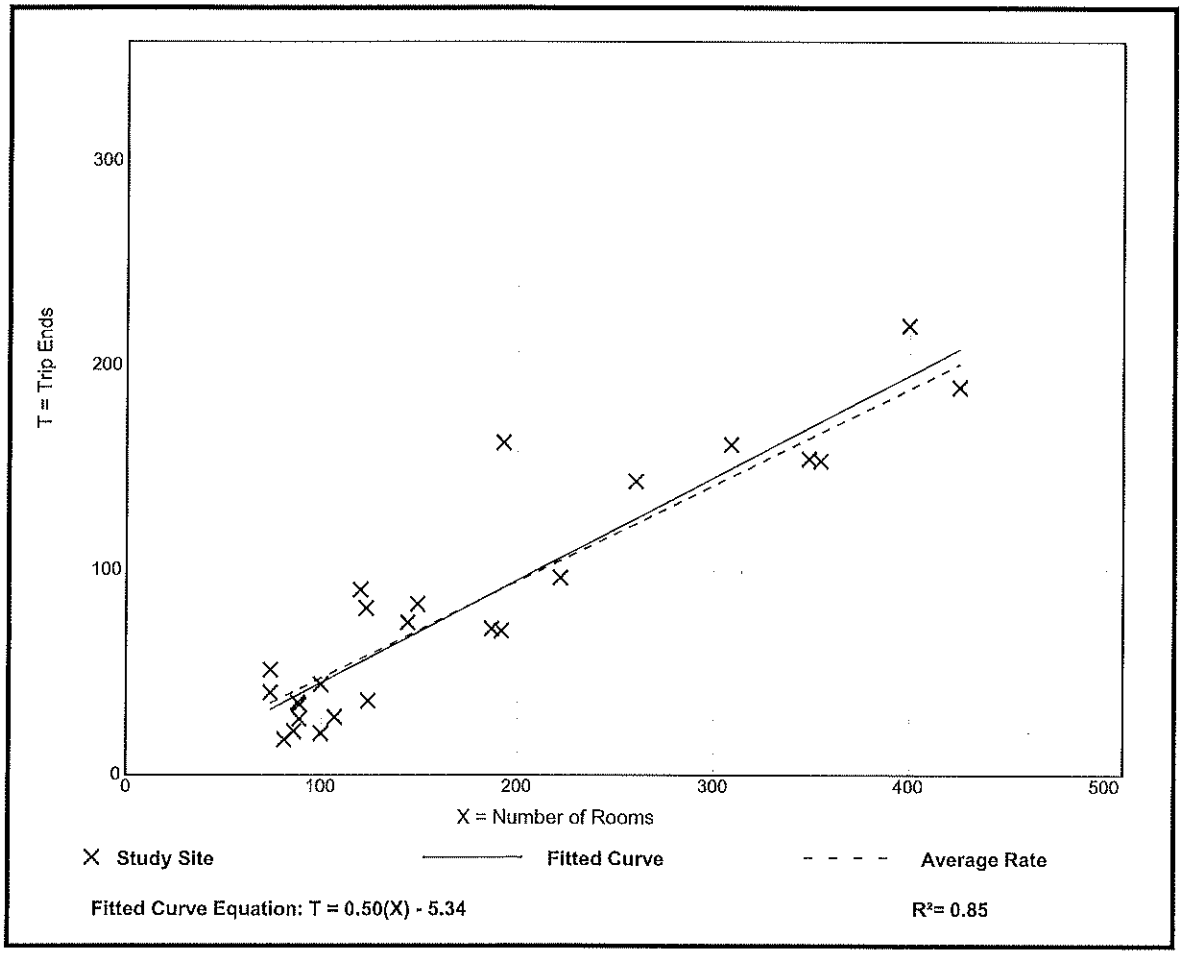
Hotel
(310)

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



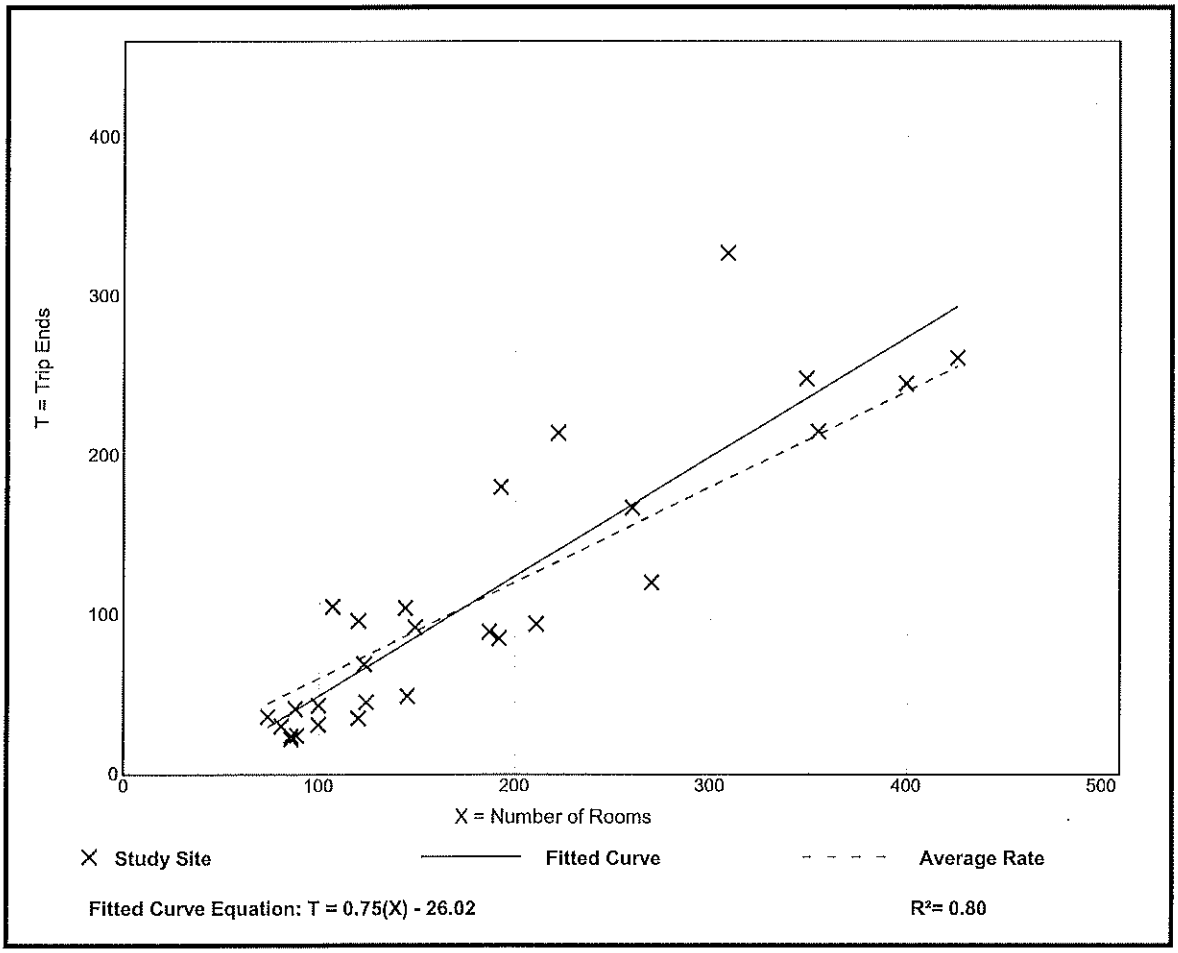
Hotel
(310)

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

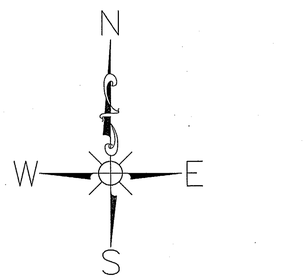
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

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	

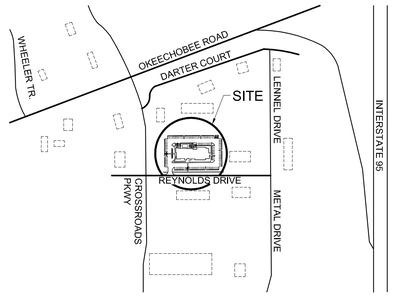
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 Phone (772) 398-6426 Fax
LB 7056

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)

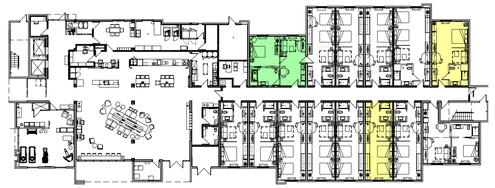
ADA MOBILITY & COMMUNICATION ROOM
WITH ROLL-IN SHOWER .....(1 GUESTROOM)

COMMUNICATION ROOM .....(8 GUESTROOMS)

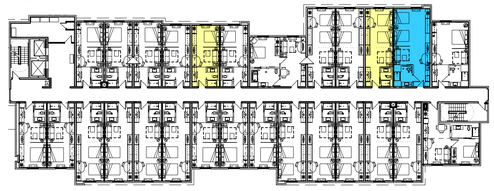
ROOM TYPE DISTRIBUTION

	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:



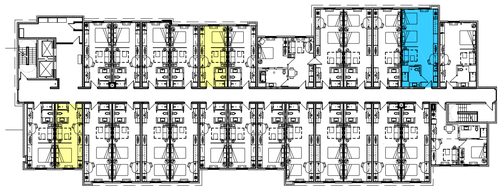
FIRST FLOOR PLAN
1/32"=1'-0"



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

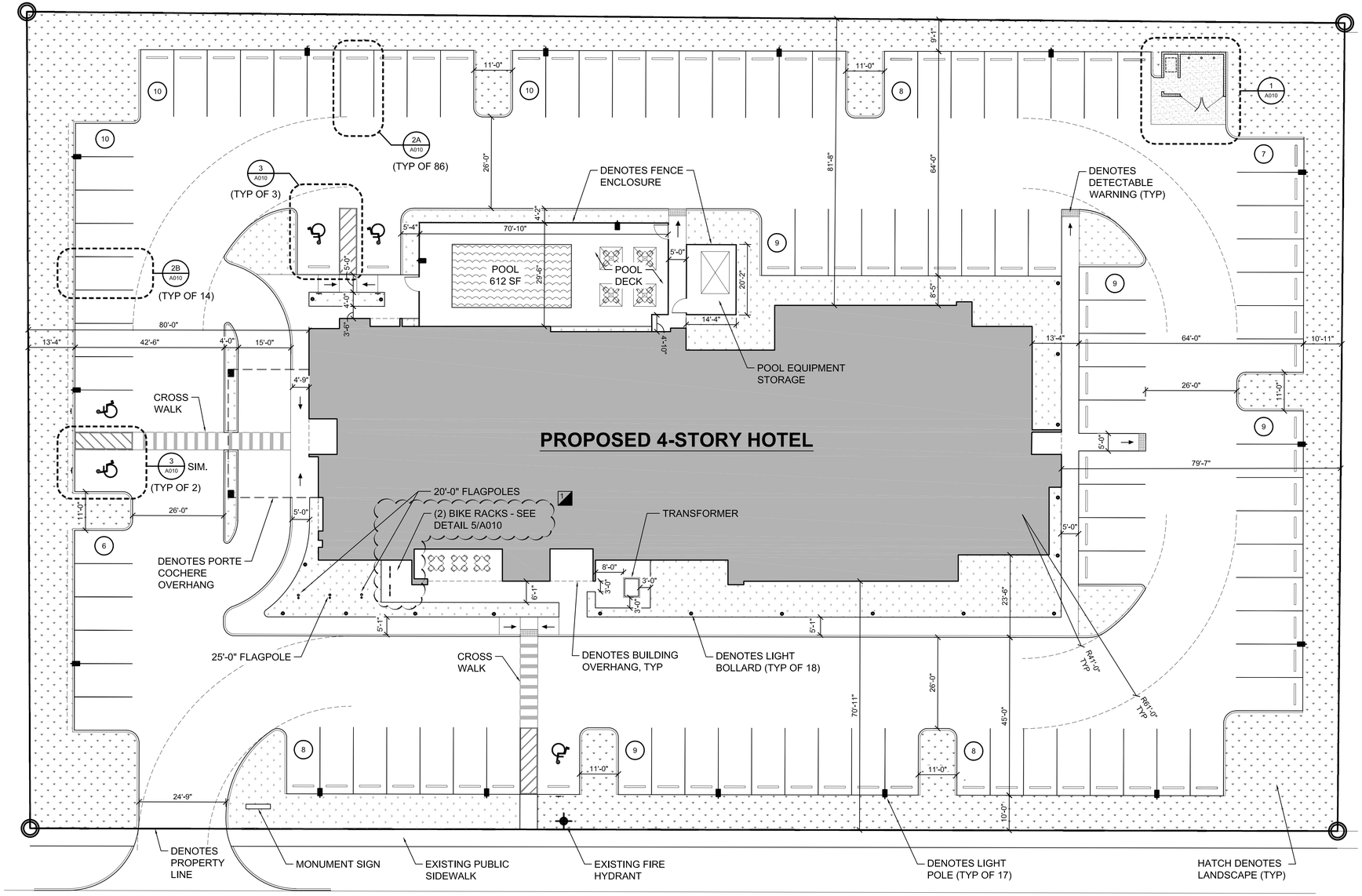
revision:
date:

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%)

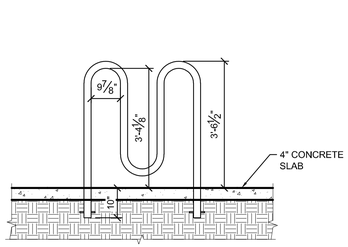
RATIO:	ROOMS:	NO. OF SPACES:
1.1 SPACES / RENTABLE ROOM	95	105 SPACES
TOTAL REQUIRED:		105 SPACES

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).

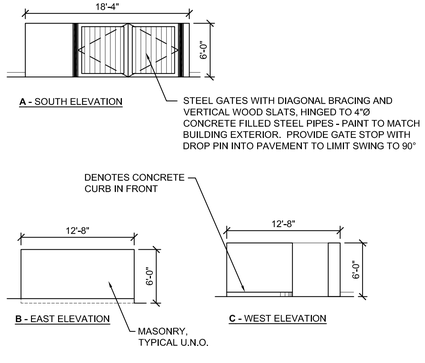
THE PARKING RACK SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. RACK SHALL BE HAND FILED TO REMOVE GALVANIZING FLASH.

TYPICAL BIKE RACK FOR 6

1/2" = 1'-0"

02870-03

5 A-010

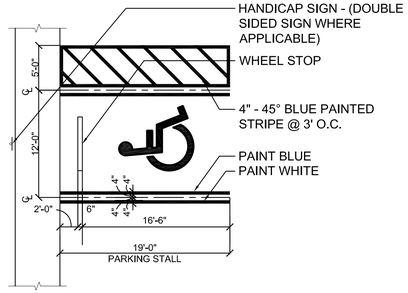


DUMPSTER ELEVATIONS

1/8" = 1'-0"

02732-01

4 A-010

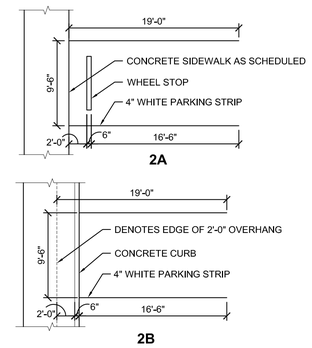


TYPICAL HANDICAP PARKING

1/8" = 1'-0"

34 74 00-001

3 A-010

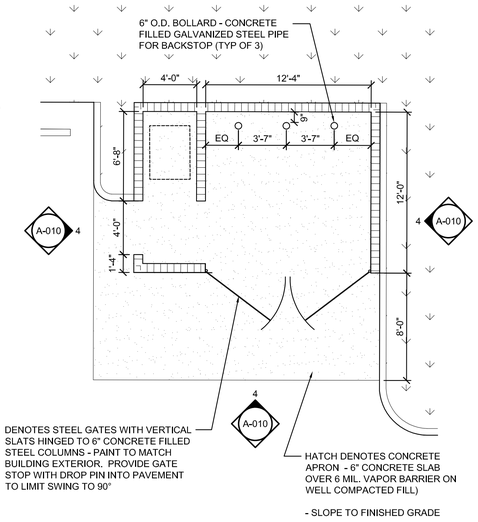


TYPICAL PARKING

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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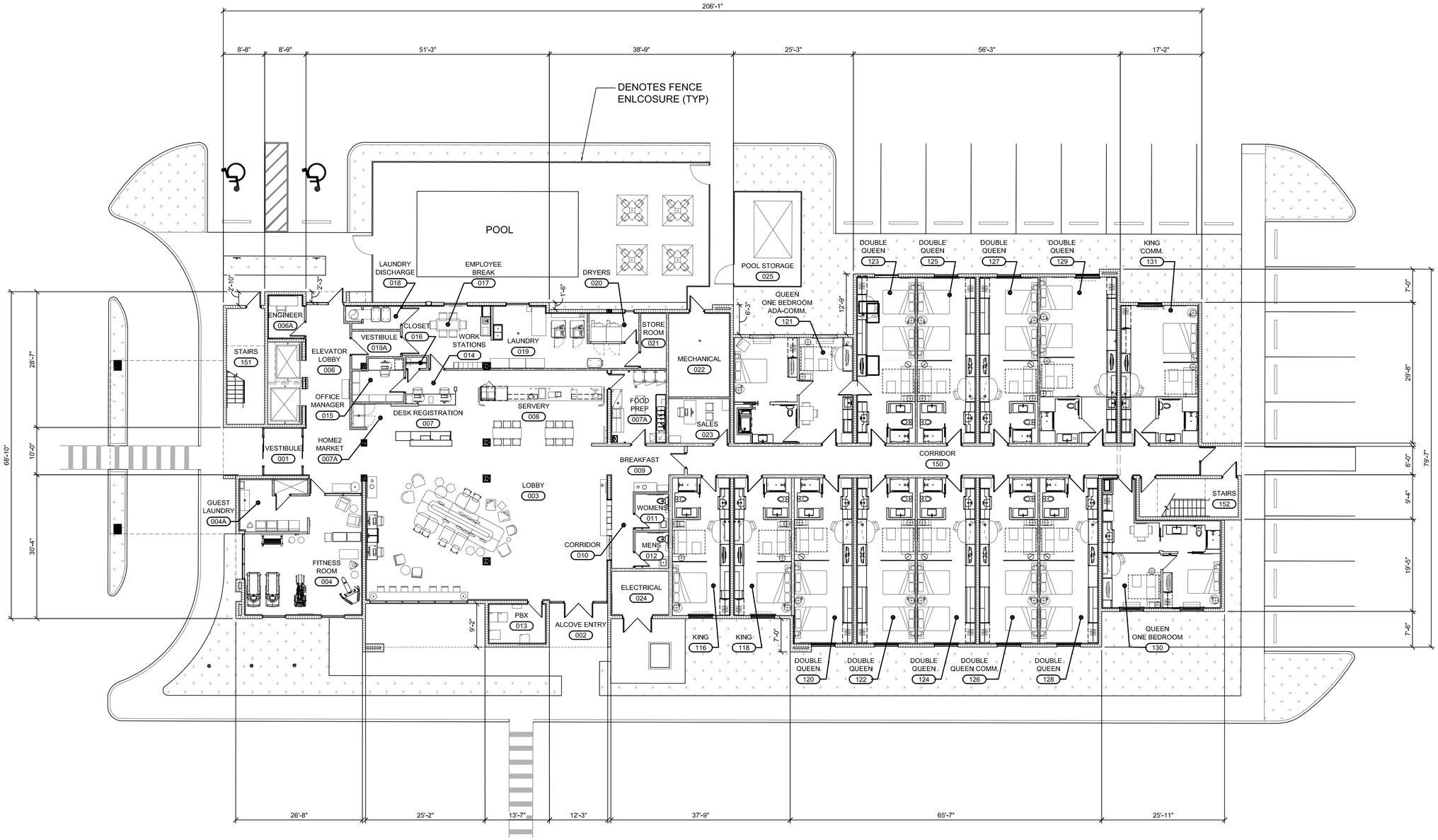
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commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8079-A-010-SPD
date: 06-26-19
title: SITE PLAN AND DETAILS

010

of: 9 A

AA C001997



FIRST FLOOR PLAN

3/32" = 1'-0"

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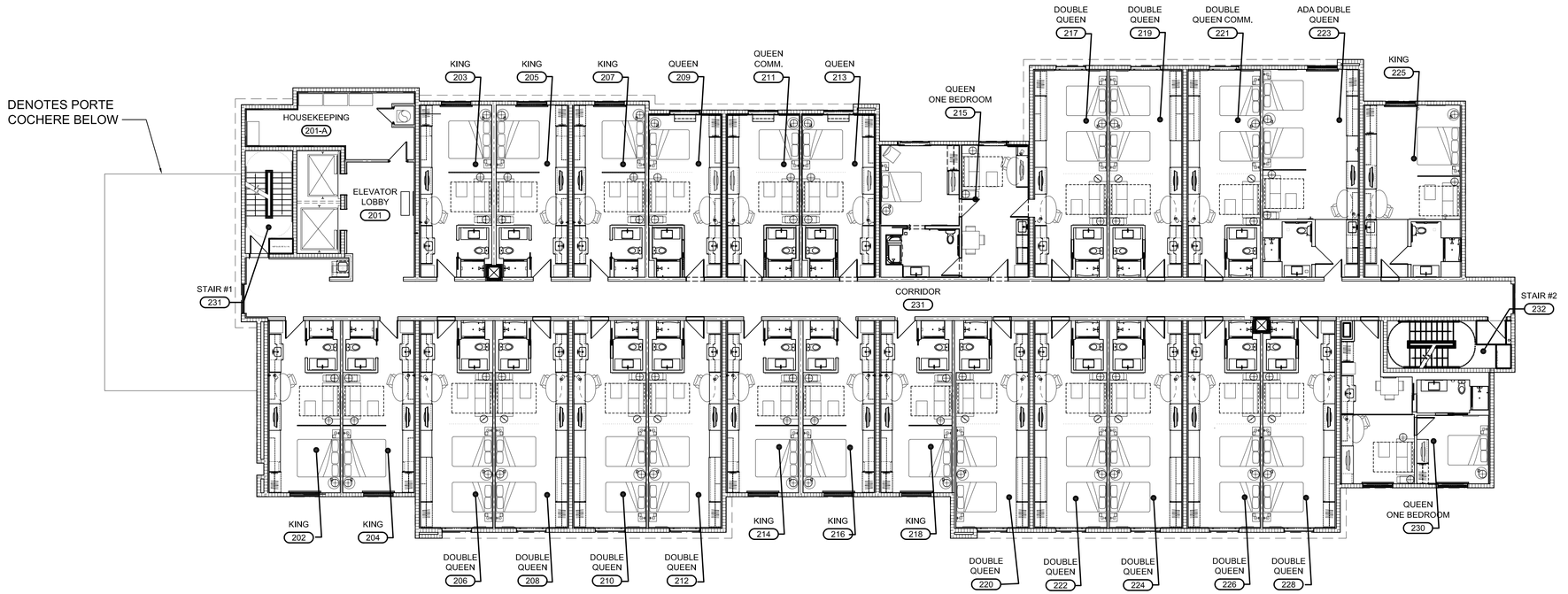
date:

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"

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revision:

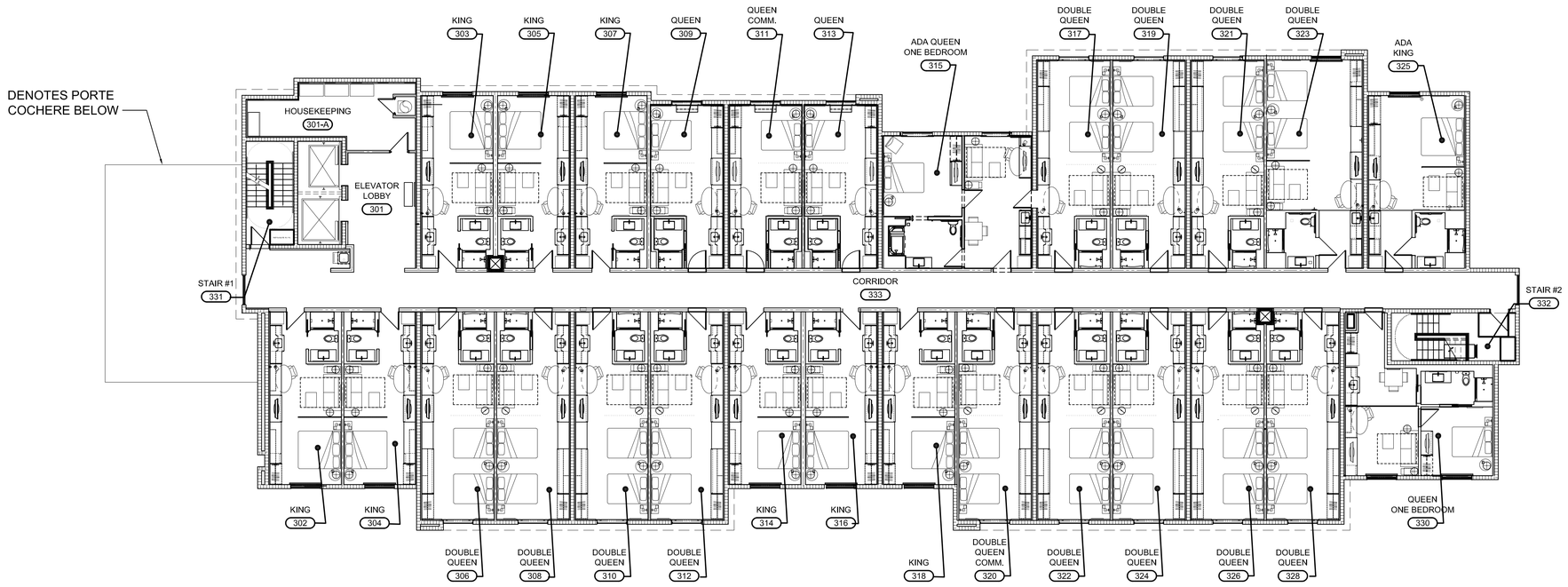
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commission: 18-109
principal: ERIC ANDERSON
project manager: SS
file name: 8109-A-122-FP2
date: 06-26-19
title: SECOND FLOOR PLAN

122

of: 9 A

AA C001997



THIRD FLOOR PLAN

3/32" = 1'-0"

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revision:

date:

commission: 18-109
principal: ERIC ANDERSON
project manager: SS

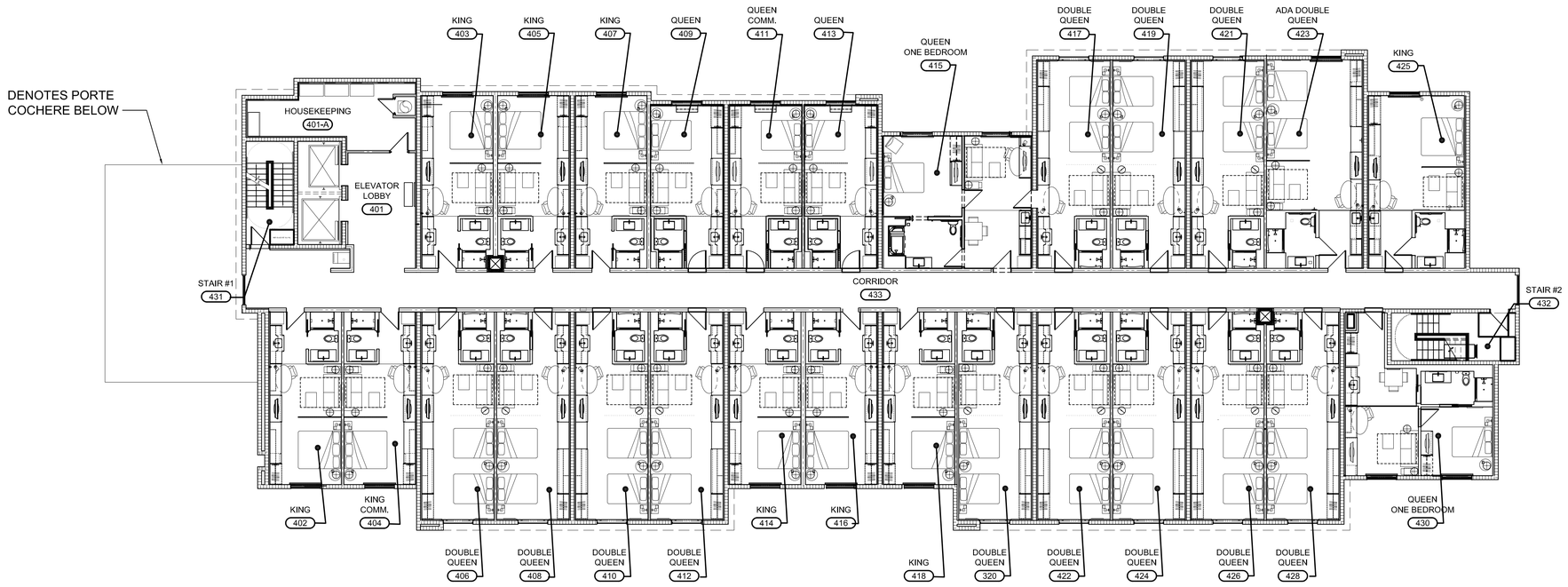
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date: 06-26-19

title: THIRD FLOOR PLAN

123

of: 9 A

AA C001997



FOURTH FLOOR PLAN

3/32" = 1'-0"

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project manager: SS

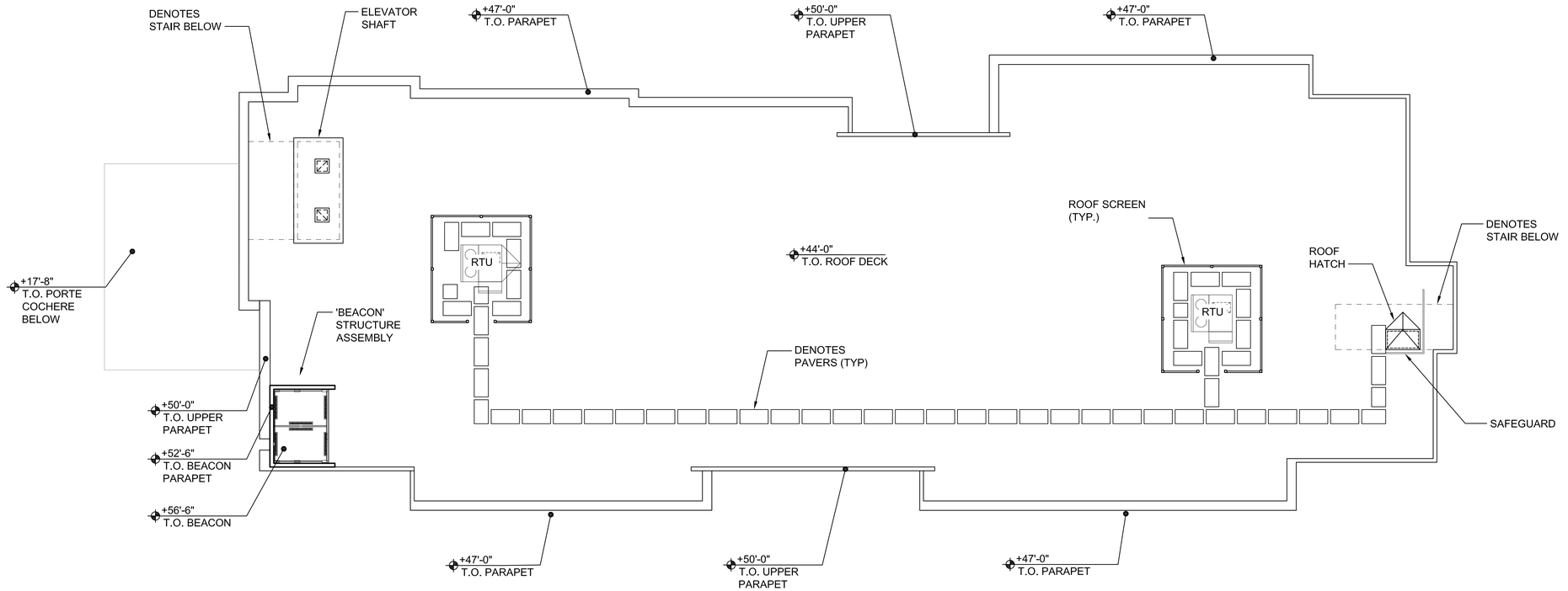
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date: 06-26-19

title:
FOURTH FLOOR PLAN

124

of: 9 A

AA C001997



ROOF PLAN

3/32" = 1'-0"

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Fort Pierce, FL

revision:

date:

commission: 18-109

principal: ERIC ANDERSON

project manager: SS

file name: 8109-A-141-RP1

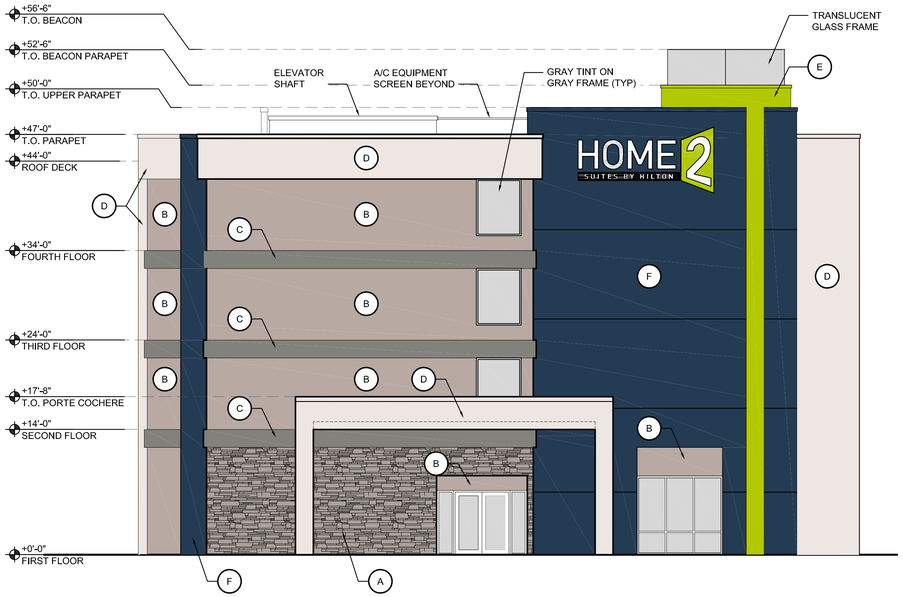
date: 06-26-19

title: ROOF PLAN

141

of: 9 A

AA C001997



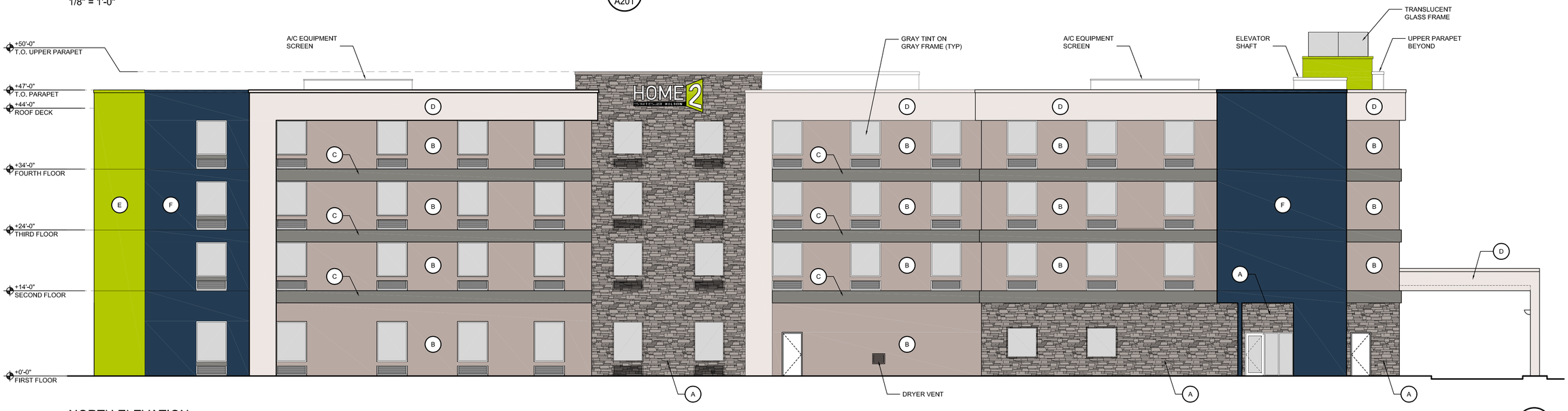
WEST ELEVATION

1/8" = 1'-0"

A201

ELEVATION SYMBOL LEGEND:

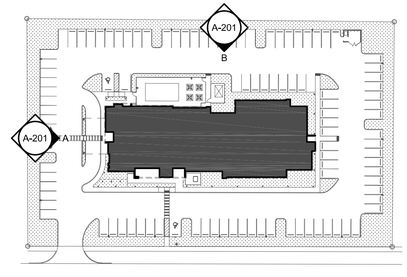
- A — APPLIED STONE, CORONADO - HONEY LEDGE - COLOR: HURON (PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL)
- B — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" SILVER FOX - 2108-50
- C — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" AMHERST GRAY - HC-167
- D — STUCCO, LIGHT SKIP TROWEL FINISH - "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

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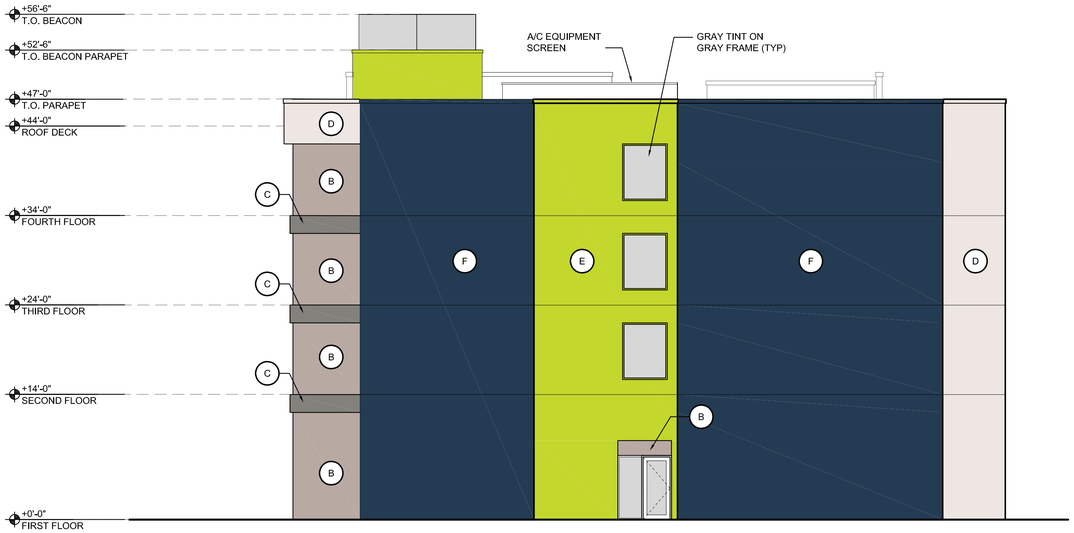
revision:
date:

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

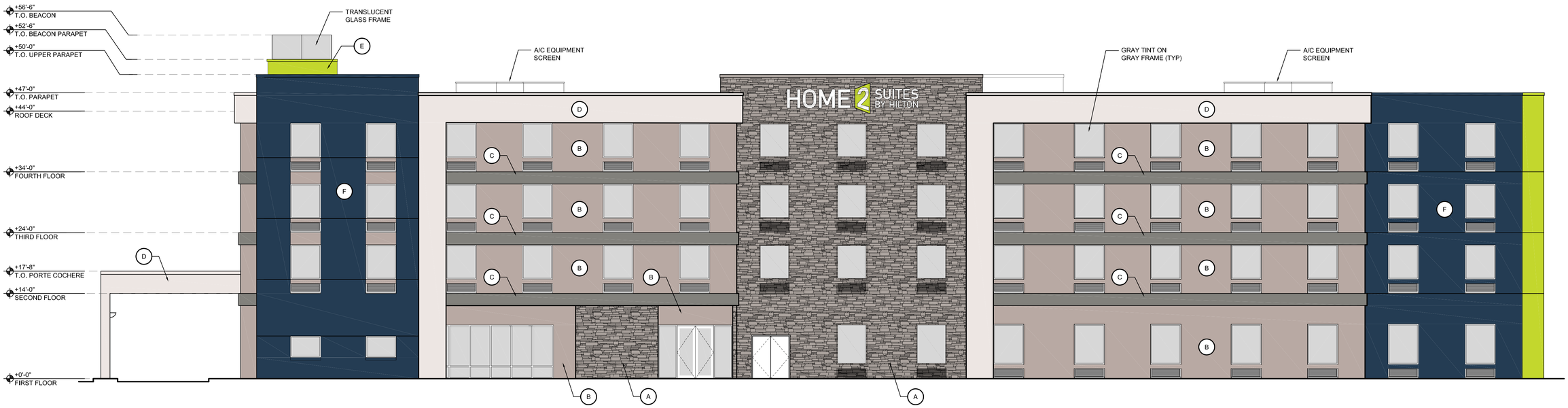
AA C001997



EAST ELEVATION

1/8" = 1'-0"

A / A202



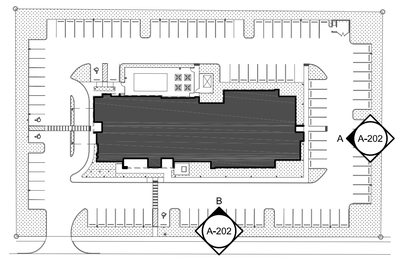
SOUTH ELEVATION

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
- E — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" BRIGHT LIME - 2025-10
- F — STUCCO, LIGHT SKIP TROWEL FINISH - "BENJAMIN MOORE" TWILIGHT 2058-10



KEY PLAN

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revision:

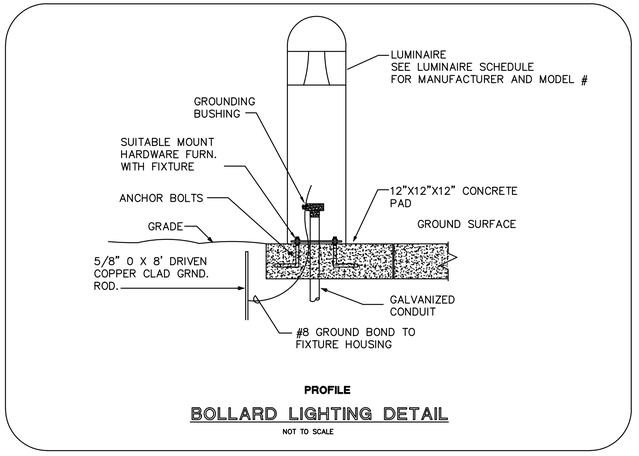
date:

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

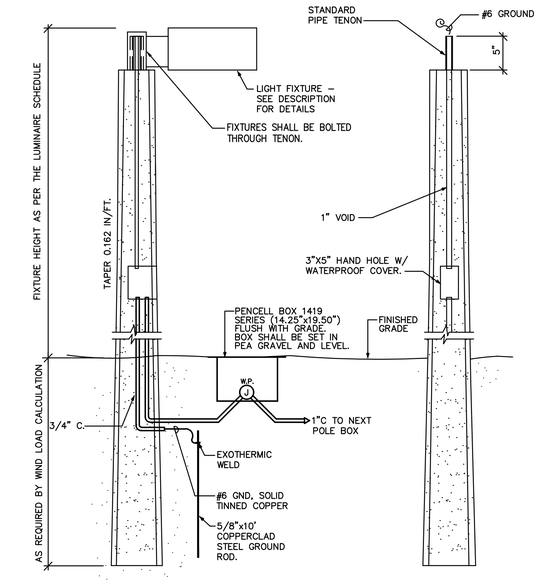
AA C001997



PROFILE

BOLLARD LIGHTING DETAIL

NOT TO SCALE



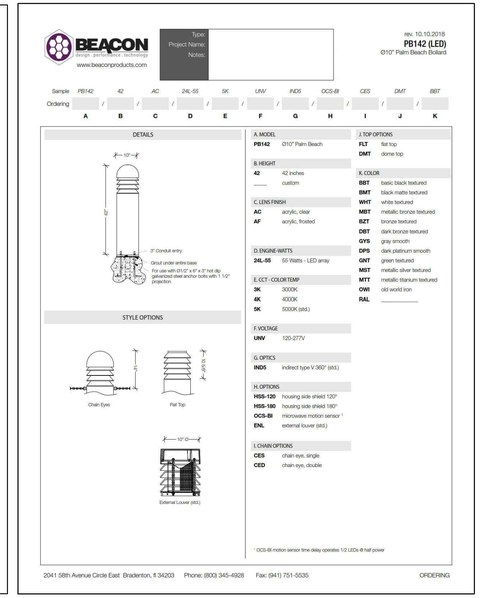
NOTES:

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.
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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. 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

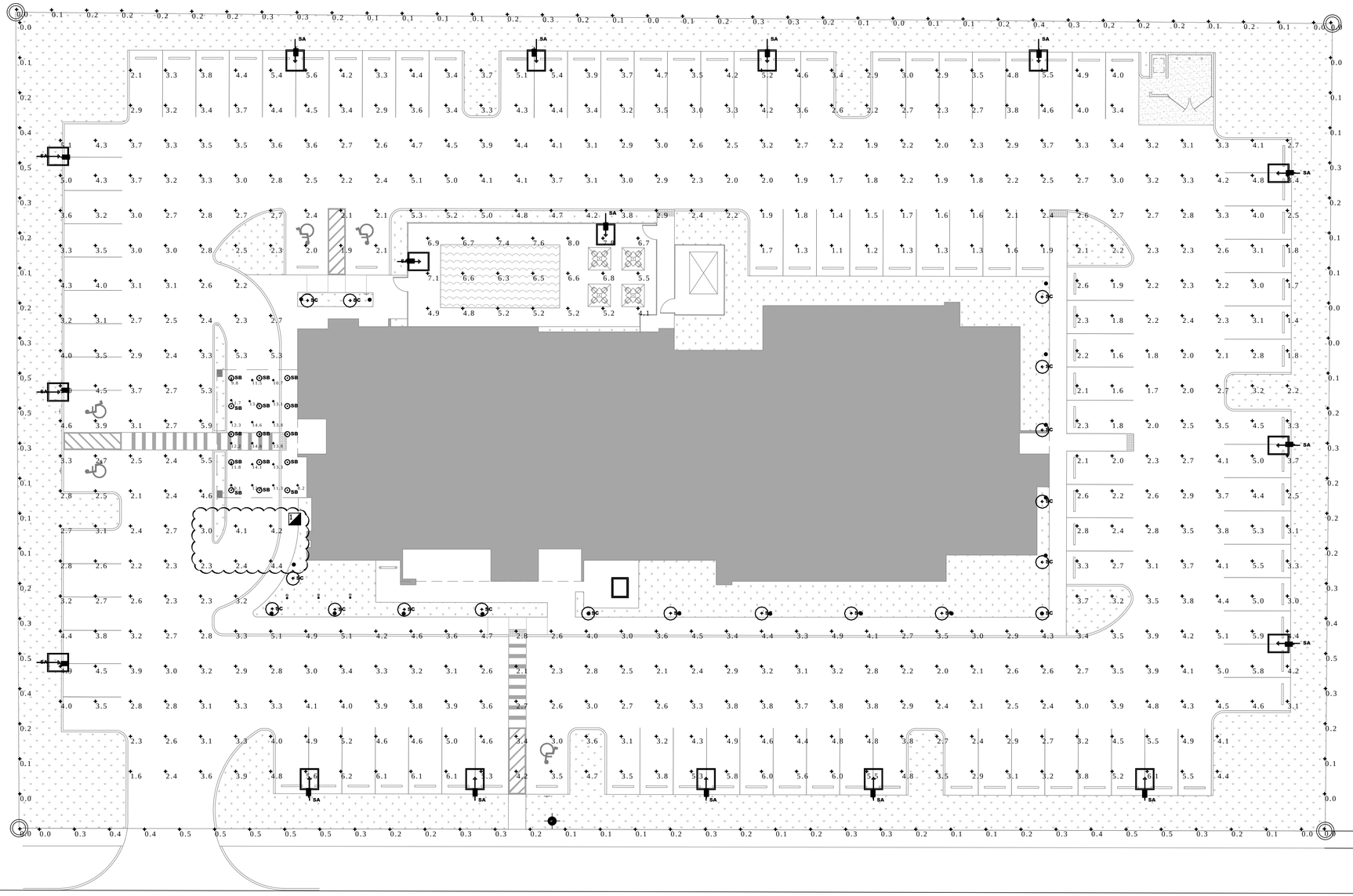
A Site Plan Approval for:
Home2 Suites by Hilton
1990 Reynolds Drive
Fort Pierce, FL

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.

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. 25594

902 CLINT MOORE RD, # 142
BOCA RATON, FL 33487
E-MAIL: TEC@TECFLA.COM
TEL: 561-274-0200
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seal:

ANDREW J. YOUNGROSS LICENSE NO. 51758 STATE OF FLORIDA PROFESSIONAL ENGINEER

A Site Plan Approval for:
Home2 Suites by Hilton

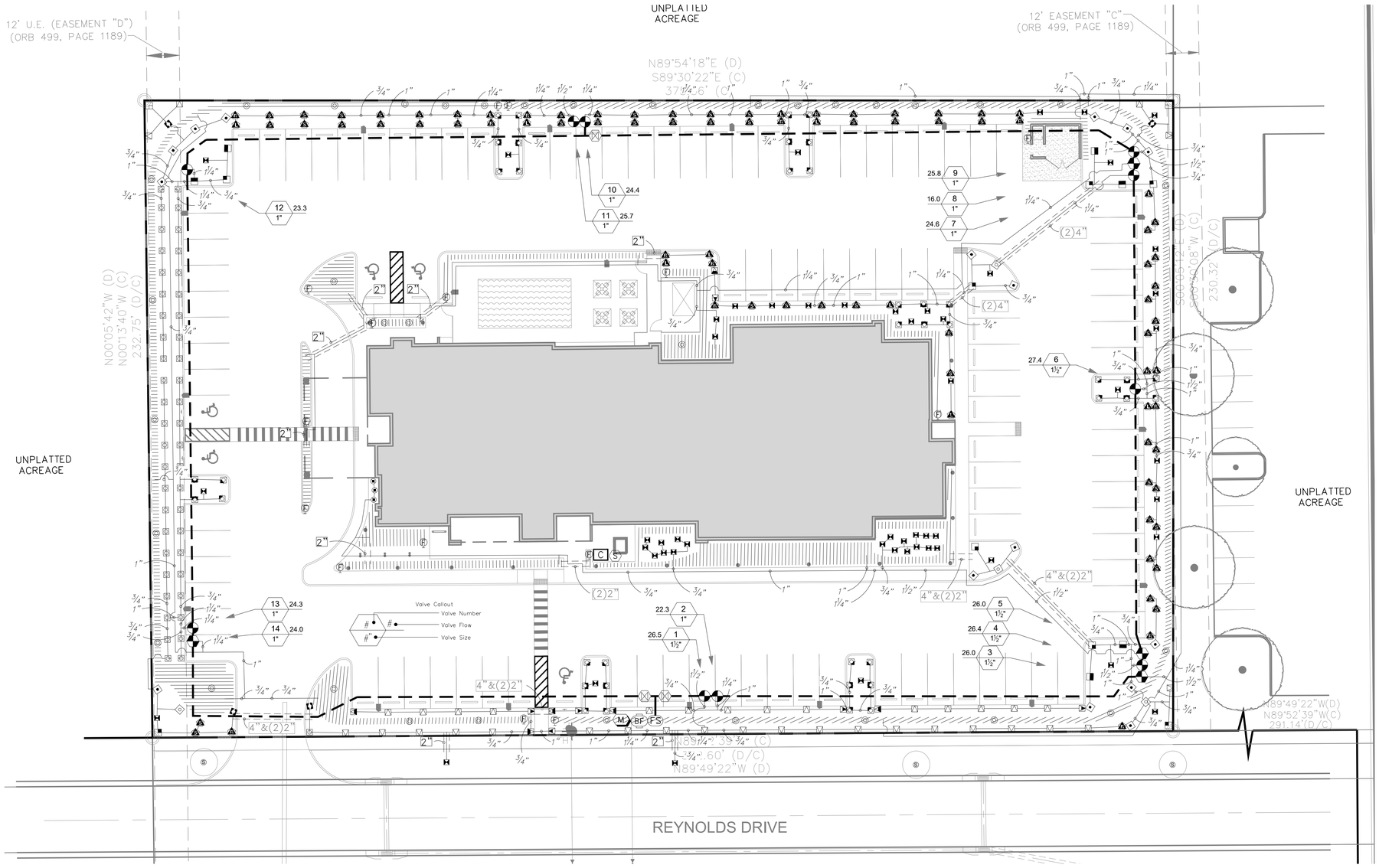
1990 Reynolds Drive
Fort Pierce, FL

date	revision:
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commission: 18-109
principal: AA/AJY
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TYEC JOB #: 19051
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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
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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'
	Rain Bird RD-06-S-P30 with Hunter 5' strip spray	13	LCS	30	0.65	5'x15'
	Rain Bird RD-06-S-P30 with Hunter 5' strip spray	15	RCS	30	0.65	5'x15'
	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

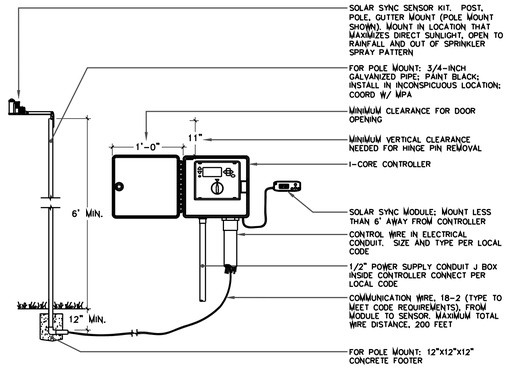
WATERING SCHEDULE

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.

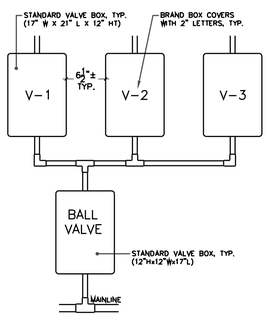
CONTROLLER DETAIL

SCALE: NTS

NOTES:

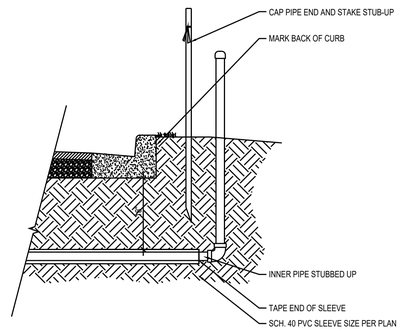
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 GATE VALVE BOX.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



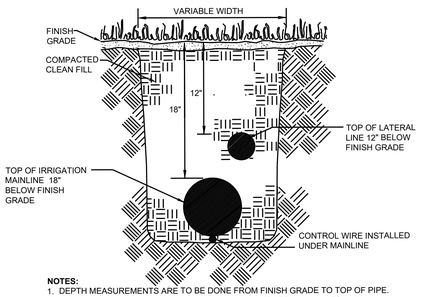
VALVE BOX DETAIL

SCALE: NTS



SLEEVING ROUGH-IN DETAIL

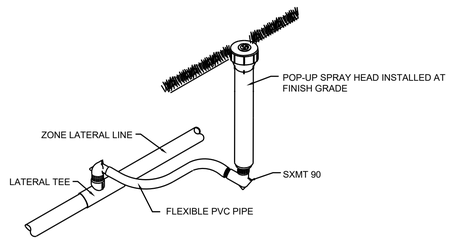
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NOTES:
1. DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
2. PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
3. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS. TRENCHES SHALL BE COMPACTED TO A 90% STANDARD PROCTOR DENSITY, ASTMD698-78.

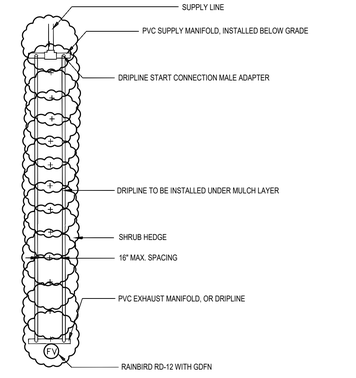
TRENCHING DETAIL

SCALE: NTS



SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS



DRIPLINE LAYOUT

SCALE: NTS

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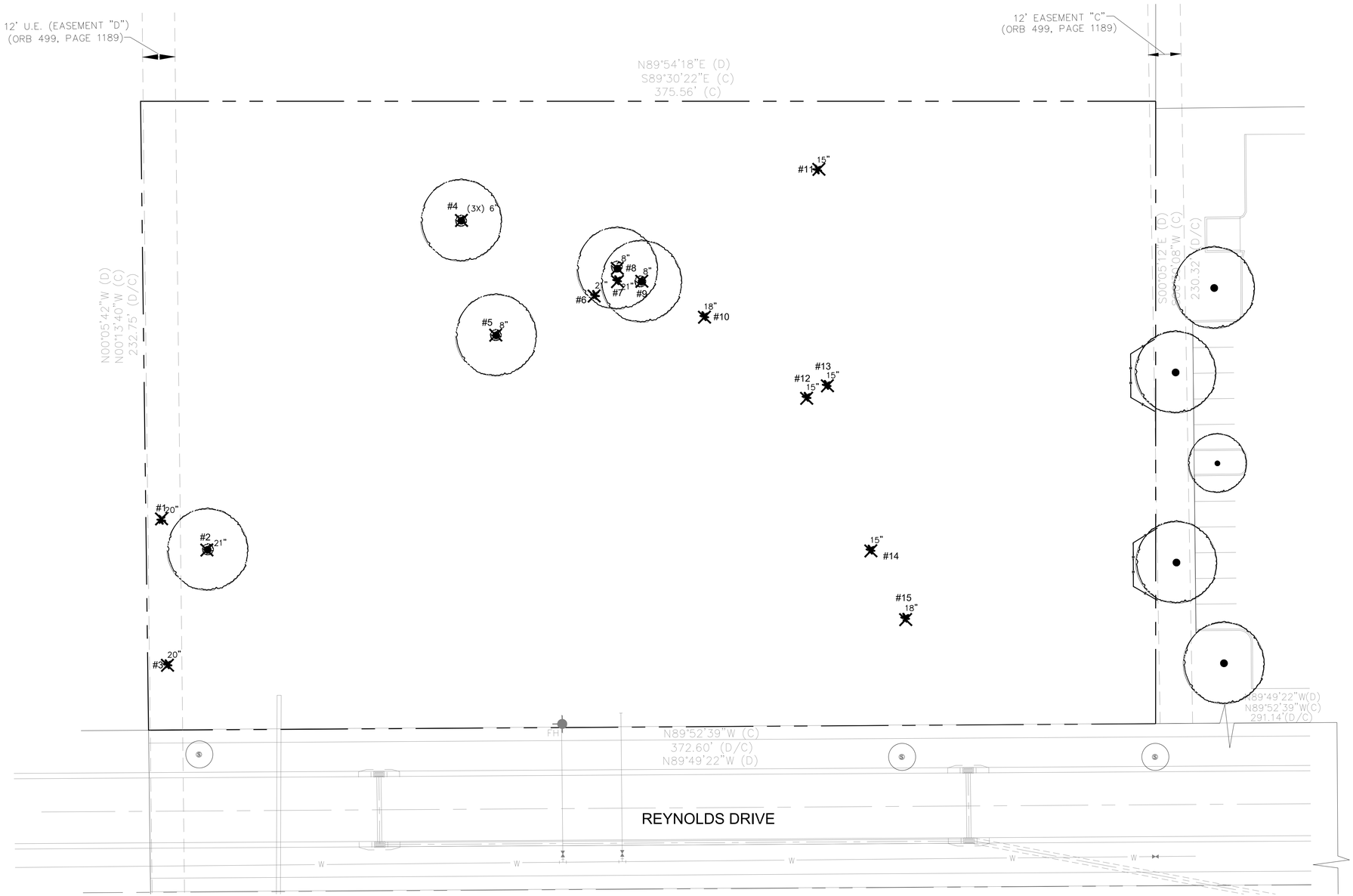
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

SHEET TITLE
IRRIGATION SPECIFICATIONS

DATE 07.26.19
DESIGN S.H.
DRAWN M.M.
SCALE 1" = 20' - 0"
REVISIONS

SEAL
BRISTEGEN HALL LANDSCAPE ARCHITECTS, INC. #853 STATE OF FLORIDA
07.26.19

IR-2 SHEET | 2 OF



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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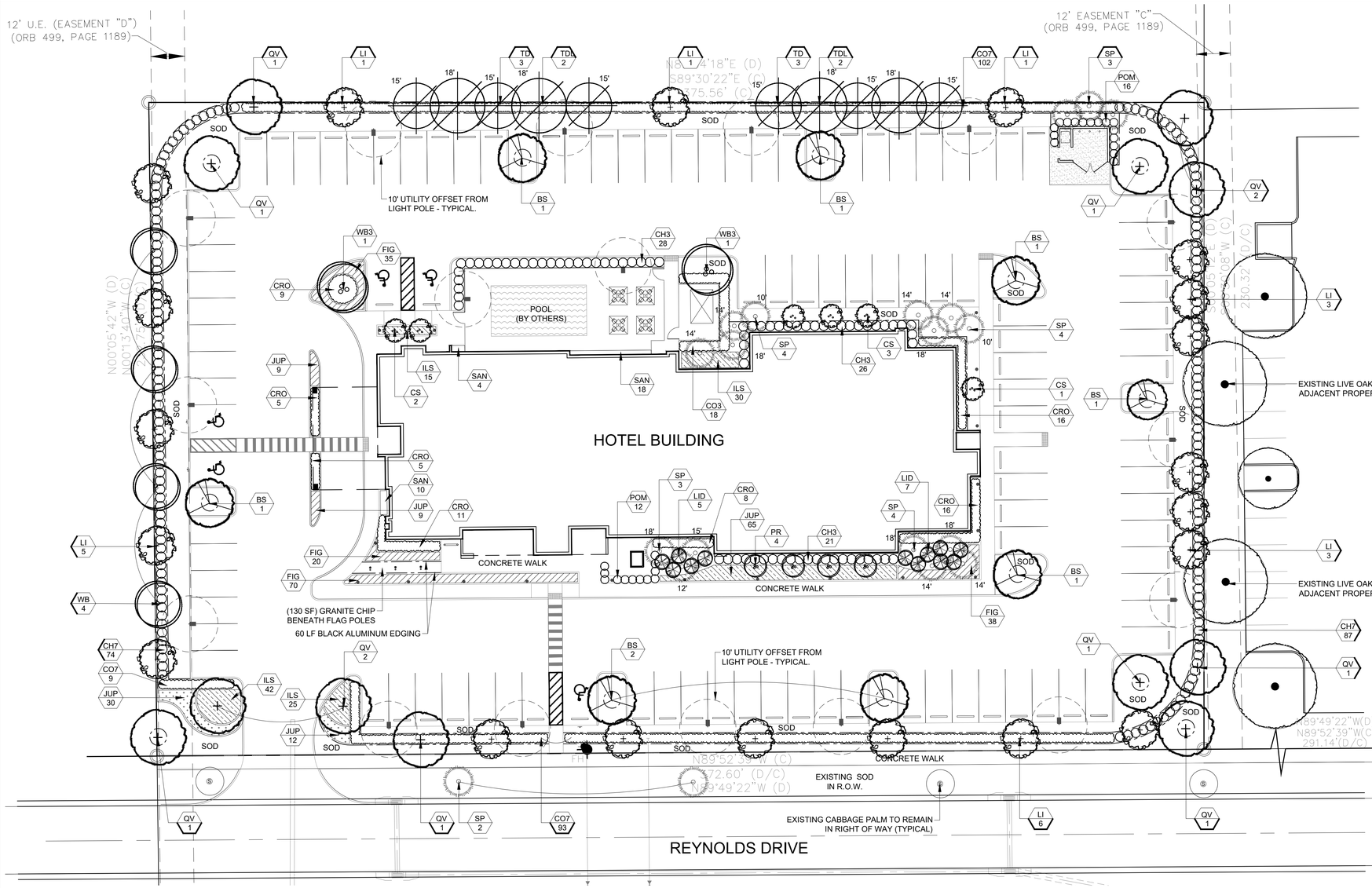
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL

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

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 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

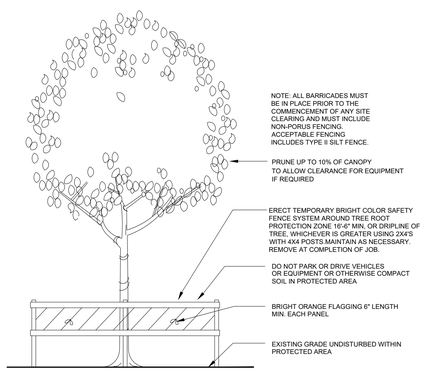
9.02 End

ABBREVIATIONS

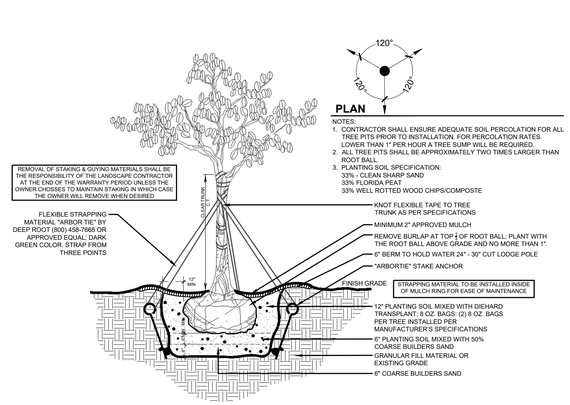
CAL - CALIPER
BR - BARE ROOT
CONC. - CONCRETE
C.T. - CLEAR TRUNK
CY - CUBIC YARD
EA. - EACH
EX. - EXISTING
FFE - FINISHED FLOOR ELEVATION
FG - FIELD GROWN
FM - FORCE MAIN
FTB - FULL TO BASE
G - GALLON
GAL - GALLON
GW - GREY WOOD
HT - HEIGHT
LF - LINEAR FOOT
MT - MULTI TRUNK
OC - ON CENTER
OA - OVERALL HEIGHT
PLTG. - PLANTING
SF - SQUARE FEET
SPD - SPREAD
TOB - TOP OF BANK
TYP. - TYPICAL

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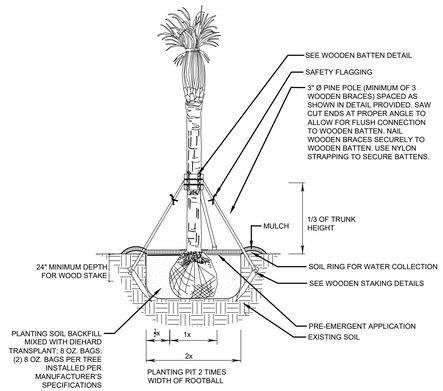
HILTON HOME 2 SUITES
REYNOLDS DRIVE
FORT PIERCE, FL



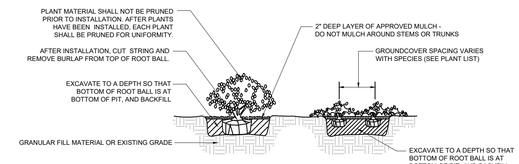
TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



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

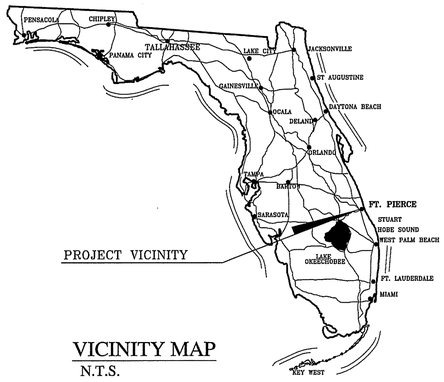
CONSTRUCTION PLANS

PREPARED FOR

FORT PIERCE HOTEL, LLC

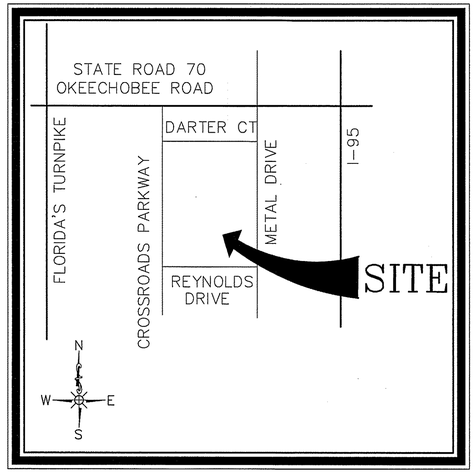
PROPOSED HOME 2 SUITES HOTEL

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

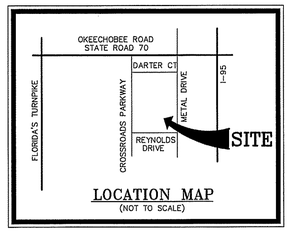
W E

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

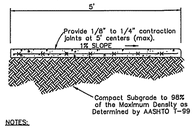
EXISTING 8" WATER MAIN

EXISTING CONC SIDEWALK

SANITARY MANHOLE
RIM=18.35
PROJECT BENCHMARK
MANHOLE RIM
EL=18.35' (NAVD 1988)

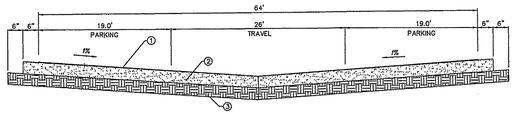
SANITARY MANHOLE
TOP=18.40

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

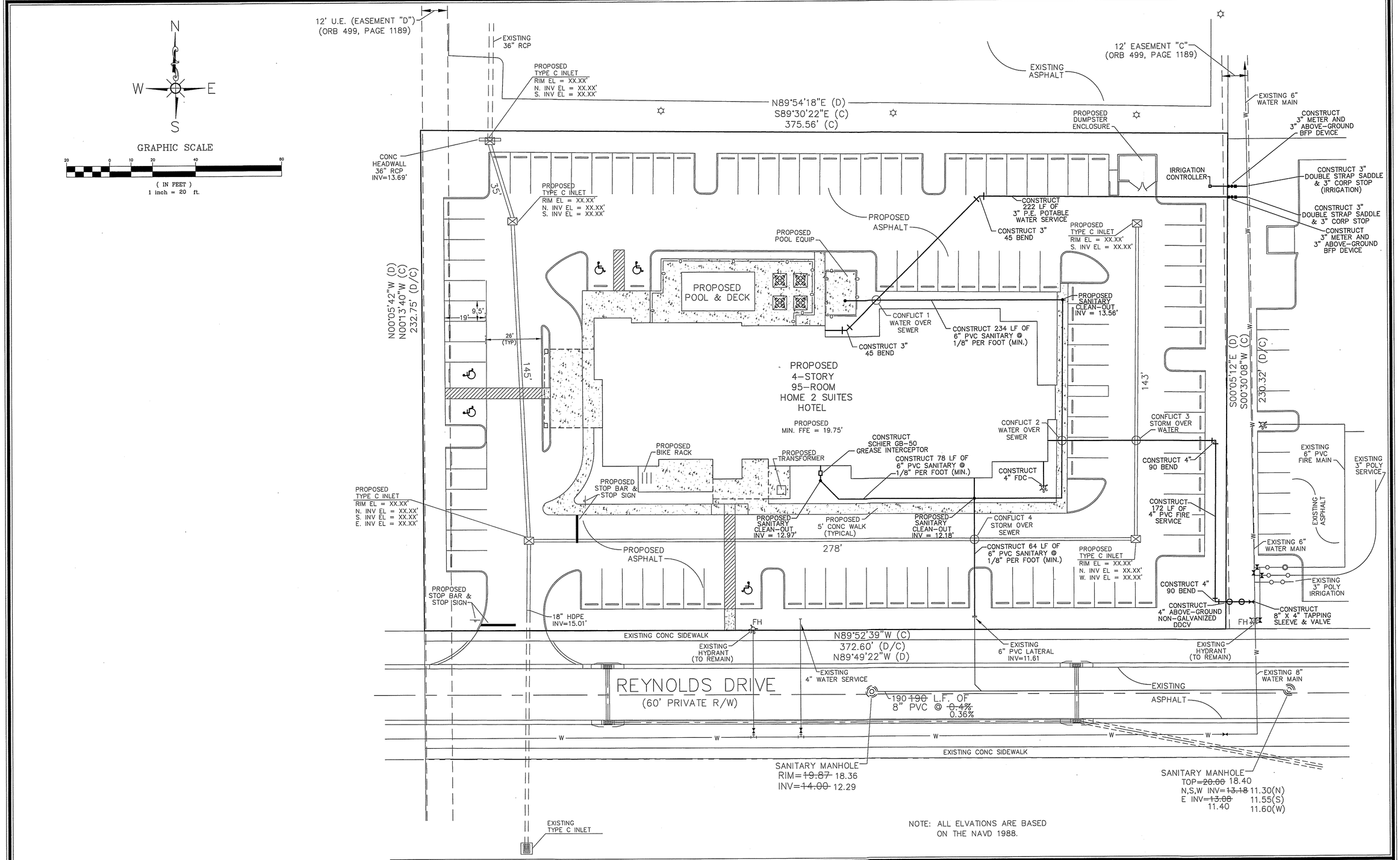
	BY	DATE
DRAWN	JOE M.	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/7/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2017-0109-PGD	

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

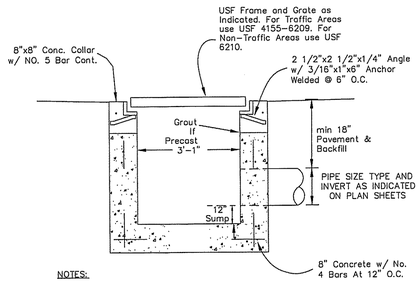
	BY	DATE
DRAWN	JOE M	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/7/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2017-0109-UTILS	

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**

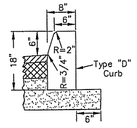
RICHARD M. LADYKO FL P.E. No. 34288 DATE



NOTES:

1. Construct Type "C" inlet per FDOT Index #232.

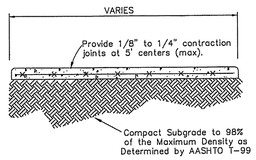
TYPICAL TYPE "C" INLET



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

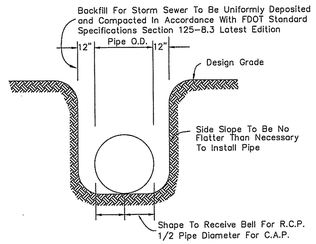


NOTES:

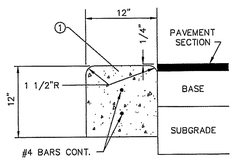
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.

4" THICK SIDEWALK DETAIL

⚠ CONSTRUCT SIDEWALKS PER FDOT INDEX 310 PER LATEST FDOT DESIGN STANDARDS



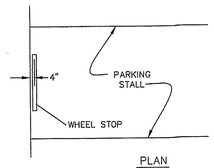
STORM PIPE BEDDING DETAIL



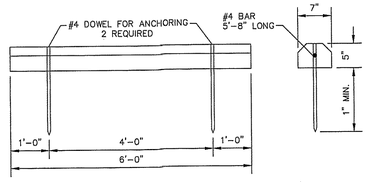
NOTE: ALL CURBS TO BE SAWCUT @ 5' INTERVALS.

12" HEADER CURB

① CONSTRUCT W/ 3,000 PSI (MIN.) CONCRETE AT 28 DAYS

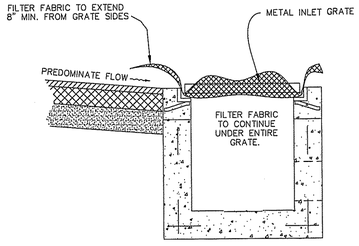


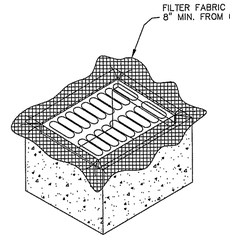
PLAN



FRONT ELEVATION SECTION

PRECAST CONCRETE WHEEL STOP



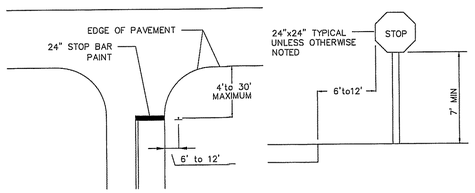


PICTORIAL VIEW

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



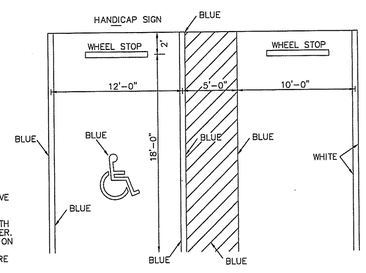
TYPICAL STOP SIGN LOCATION DETAIL



FTP 25

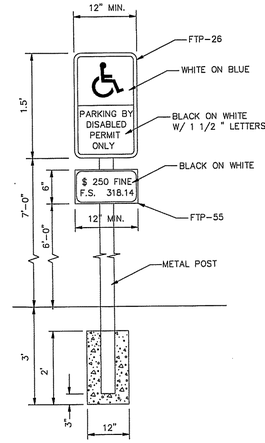
NOTES:

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.

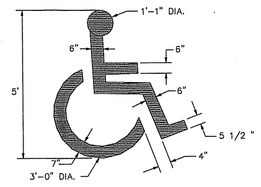


HANDICAP SPACE DETAIL

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	

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 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 THIN 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
02-06 DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: AJC	DATE: 2010	SHEET 1 OF 3		

WATER DISTRIBUTION NOTES (1)

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

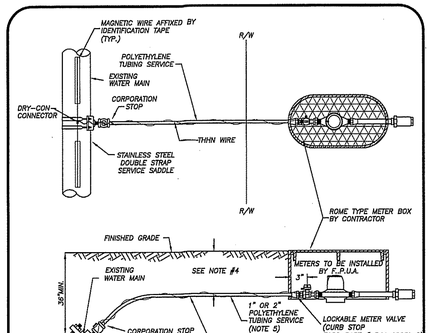
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY 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 IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND 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 OF TEN FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY 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 LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

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

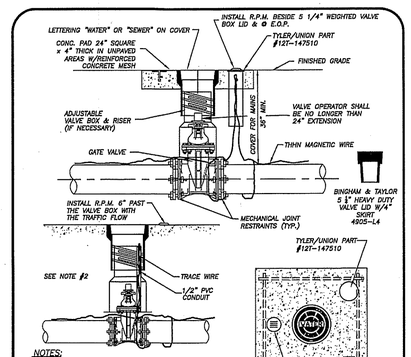


NOTES:

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
02-09 DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: WATER DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: RJL	SCALE: N.T.S.			
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1		



NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL				M-6
2010 DATE:	RPM PLACEMENT REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC	COMPUTER FILE #: WATER DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: RJL	SCALE: N.T.S.			
APPROVED: AJC	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-2034.
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 CONSISTING OF PIPE SIZES, LOCATION OF SERVICES, SIZE AND CHARACTER OF SERVICES, LOCATION OF ANY FITTINGS, TEES, RW 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, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. 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
02-06 DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: AJC	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.

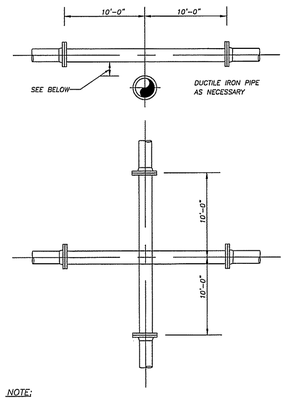
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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
02-06 DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1		



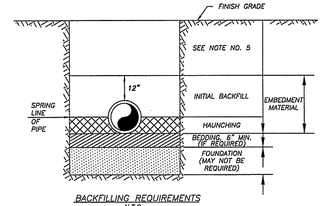
NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES 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			FT. PIERCE UTILITIES AUTHORITY 706 N. THIRD STREET FT. PIERCE, FLORIDA 34950 (772) 466-1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JJC	DATE: 2010	SHEET 1 OF 1		

UTILITY CROSSING DETAIL



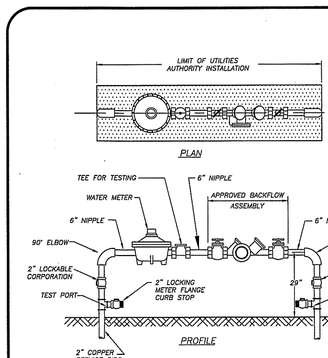
BACKFILLING REQUIREMENTS
N.T.S.

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 REQULATIONS.

BACKFILLING REQUIREMENTS				M-2
03-08 DATE:	NOTES REVISION:	RJL BY:	AJC APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 706 N. THIRD STREET FT. PIERCE, FLORIDA 34950 (772) 466-1600
DRAWN BY: RJL	SCALE: N.T.S.			
APPROVED: AJC	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 SERVICES (METER SIZE 2" OR LESS)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)				W-8
03-08 DATE:	REVISION:	RJL BY:	AJC APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: WATER DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 706 N. THIRD STREET FT. PIERCE, FLORIDA 34950 (772) 466-1600
DRAWN BY: RJL	SCALE: N.T.S.			
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1		

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

WATER AND SEWER DETAILS
HOME 2 SUITES

– REVISIONS –	BY	DATE

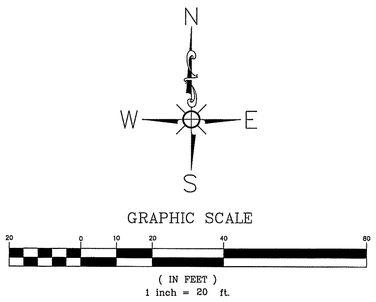
	BY	DATE
DRAWN	JOE M.	5/31/19
DESIGNED	RCL	5/30/19
CHECKED	RCL	6/04/19
QA/QC	RML	6/07/19
SURVEY REF. 19.0530-1-3-2	DRAWING NAME 2019-0117-WS-DETAILS	

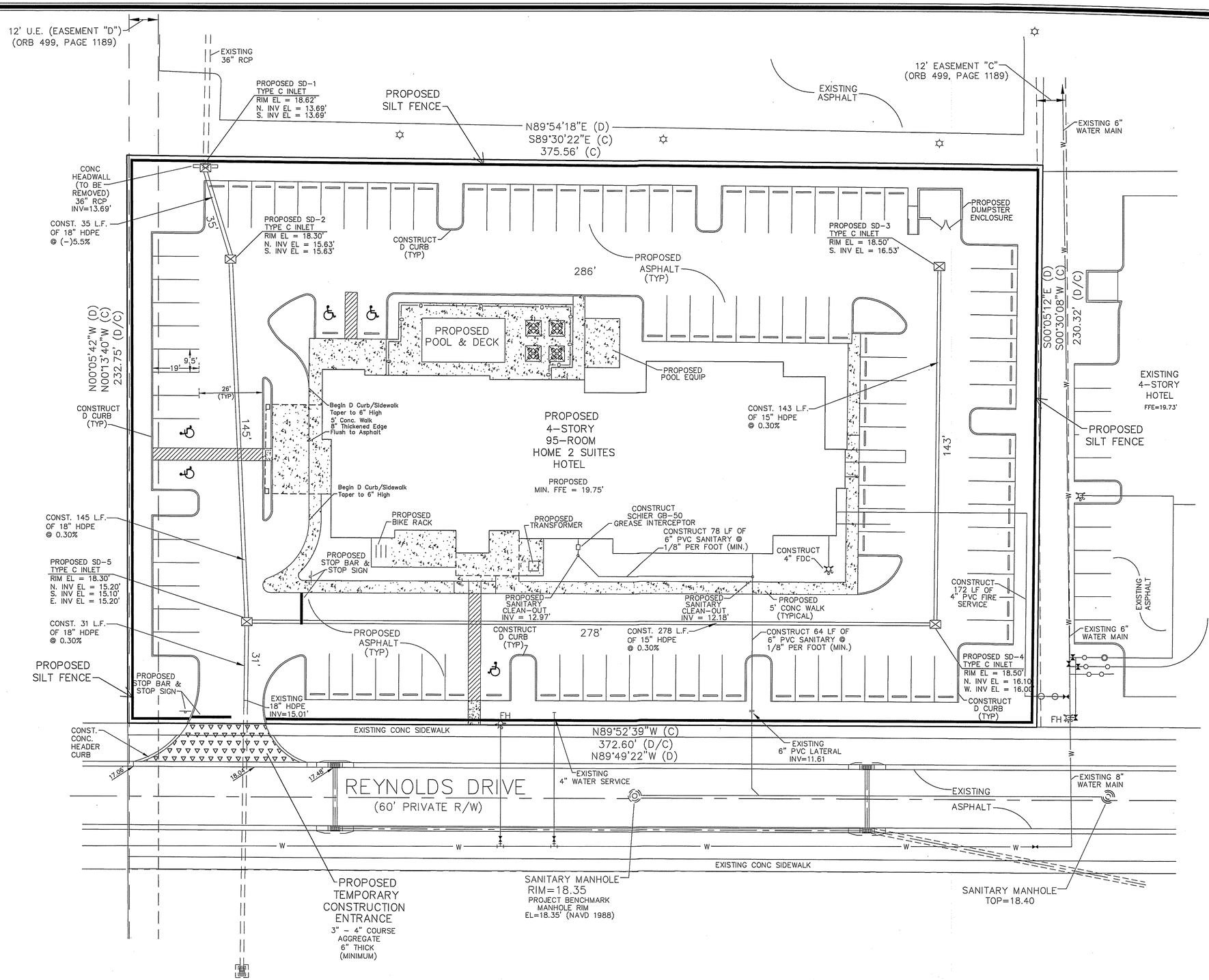
ATLANTIC CIVIL ENGINEERING, INC.
CONSULTING ENGINEERS
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-1520 PHONE (772) 398-1521 FAX
CERTIFICATE OF AUTHORIZATION #32020

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 Florida

Development & Design Review
6505 Metal Drive
Aerial Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
6505 Metal Drive
Zoning & Future Land Use 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

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

DATE:	08.02.19	COMM:	18-109
FROM:	Richard Laventure	REF:	Home 2 Suites 1990 Reynolds Drive
TO:	City of Fort Pierce Plan Review	TRC #	19-07000005

To Whom It May Concern,

Please allow the following narrative to serve as our responses to the TRC Review dated 07/18/2019.

Planning: Brandon Creagan / 07.18.19.

1. At the time of Building Permit, submit a Landscape Bond pursuant to City Code 22-180 for all landscaping.

   Response: Acknowledged.

2. Put a table on the Photometric Plan confirming that the minimum average foot candle in all parking lot areas are a minimum average of 2-foot candles. Also provide the maximum and minimum lighting numbers as well as the numbers for spillover onto all adjacent properties.

   Response: The average minimum light level is 3.25 fc – See the Calculation Summary on Sheet ES-0.1....no revision required.

3. The Final Plat must be approved by the City Commission before this item is heard by the City Commission.

   Response: Acknowledged.

4. If there will be alcohol sales on site an Alcohol License will need to be obtained and reviewed by the Planning Department.

   Response: Acknowledged.

5. Bike racks.

   Response: The bike capacity has been increased to 12, necessitating a minor expansion of the slab area.

Engineering: John R. Andrews / 07.18.19

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.

   Response: A note has been added to Sheet 1 regarding the required compliance.

2. Provide a copy of South Florida Water Management District Permit Modification.

   Response: Acknowledged. SFWMD permitting is in progress. Applicable copies of our permit information will be forwarded under separate cover.

Professionally,

Richard C. Laventure, E.I.
Atlantic Civil Engineering
2552 Peters Rd., Suite D
Fort Pierce, FL 34945
P: 772-398-1520 F: 772-398-1521
E: GATORRR@MSN.COM

Planning Board **7.d.**

Meeting Date: 08/13/2019

Information

REQUESTED ACTION

Waiver of Distance - Angelina's Brick Oven Pizza - 1126 Colonnades Drive

LOCATION

1126 Colonnades Drive (Parcel ID: 2401-501-0331-220-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of Approval to City Commission, subject to one (1) condition:

- Provide a lighting plan or photometric survey that complies with City Code 22-60(j)(1)(d).

Attachments

Staff Report
Application
Location Map
Zoning Map
Floor Plan
Site Plan
TRC Comments
Property Card

Form Review

Form Started By: Maria Lewicka Started On: 08/06/2019 11:37 AM
Final Approval Date: 08/07/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebeca Guerra, AICP, LEED-AD, CPD, Interim 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 Chi Chiou Liu
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, 1150 feet from On the Edge Bar & Grill, and 1200 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 (3) 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 (3) 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 (2) parking lots and two (2) 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. A copy of those comments is provided.

Staff Recommendation

As the proposed establishment does not present factors that adversely affect community health, safety, or general welfare, meets the above-summarized criteria, and has been reviewed and approved by the Technical Review Committee, Staff recommends that the Planning Board forward a recommendation to the City Commission for **Approval** of the Waiver of Distance for a 2COP Alcoholic Beverage License for the proposed Angelina's Brick Oven Pizza establishment subject to the following one (1) Condition of Approval:

1. Provide a lighting plan or photometric survey which complies with City Code 22-60(j)(1)(d).

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:

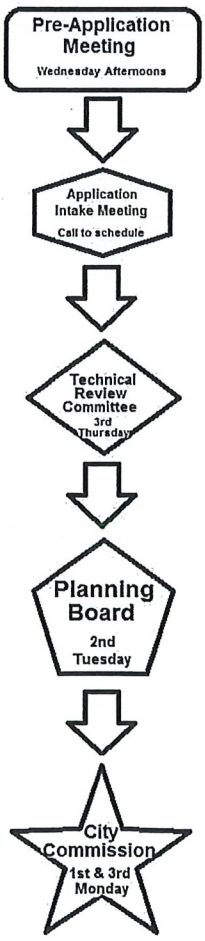
- ☑ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

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:

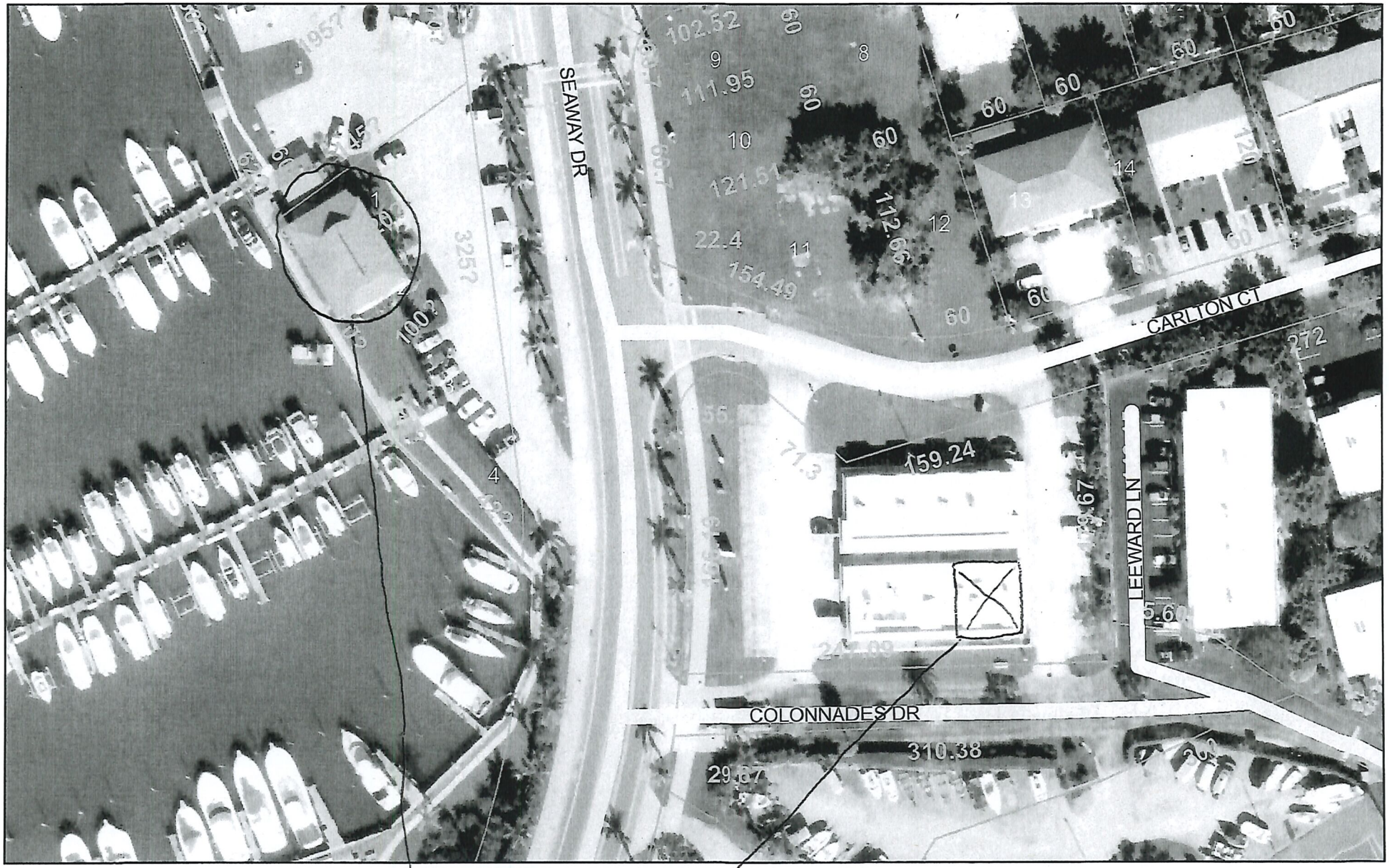
(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(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

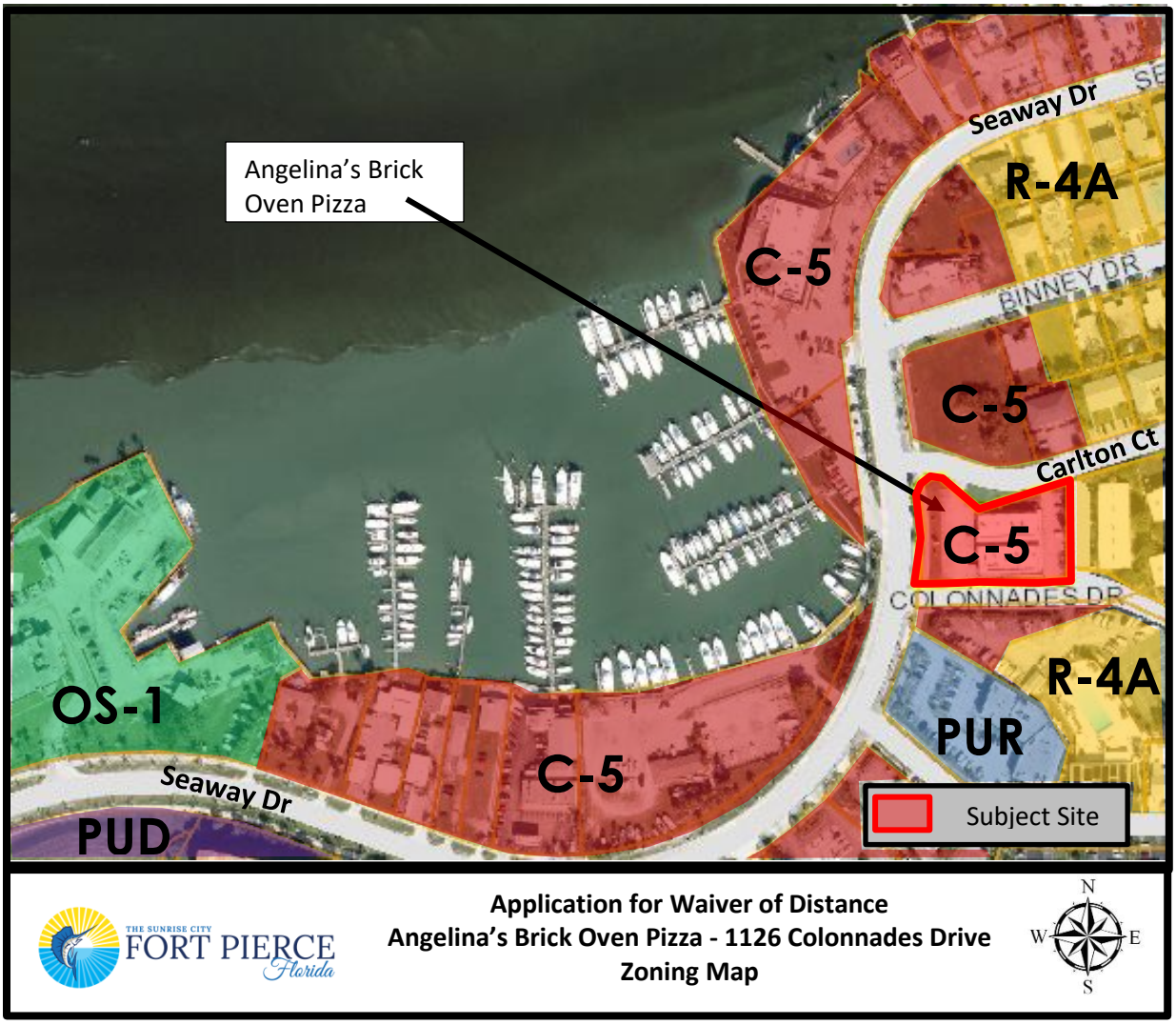
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
Angelina's Brick Oven Pizza - 1126 Colonnades Drive
Location Map

N
W E
S

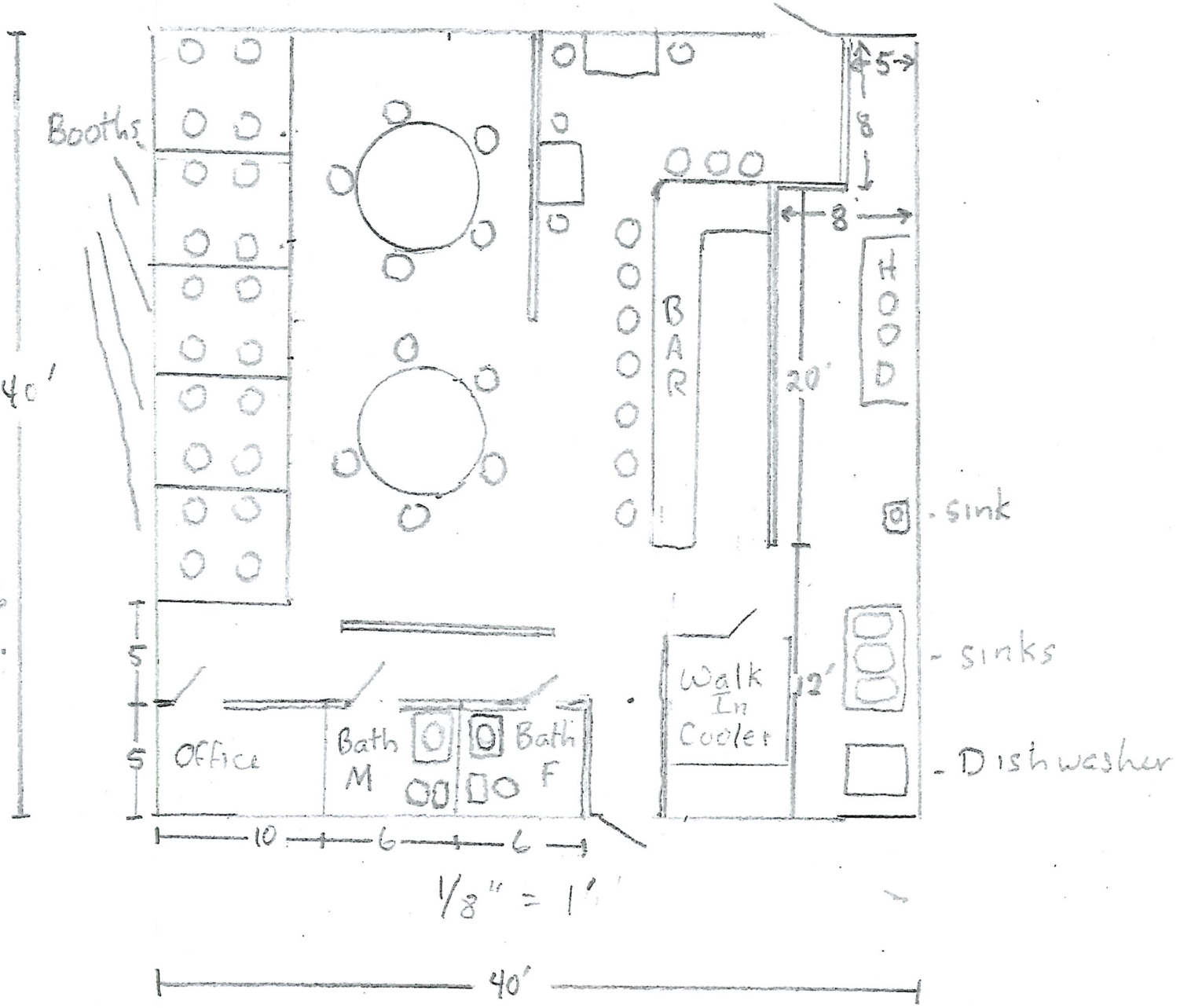


THE SUNRISE CITY FORT PIERCE Florida

Application for Waiver of Distance
Angelina's Brick Oven Pizza - 1126 Colonnades Drive
Zoning Map

N W E S

N 9



○ = seat

~~46~~ seats total

30 dining

14 bar

Kitchen sf=296

Bathrooms = 30 ea.

Dining = 600

Bar = 420

1/8" = 1'

Angelina's Pizzeria



July 30, 2019

Street Names

- handicapped parking - 2 total
- regular parking - 38 total
- pole mounted lighting
- soffit lighting
- podocarpus hedge
- traffic ingress / egress

1:564

0 20 40 80 ft

0 5 10 20 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), PASLC

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

July 10, 2019

TRC Review Comments
Waiver of Distance – Angelina's Brick Oven Pizza
1100 Colonnades Drive

The following are comments from the Planning Department's review of the application:

- Provide As-built site drawing, to scale, including buildings, front door, all parking spaces, traffic ingress and egress, sidewalks and landscaping.
    1. Provided parking shall meet requirements set forth in section 22-60
    2. Landscaping shall meet requirements set forth in section 22-187
- Provide a lighting plan with a minimum average of three (3) footcandles, consistent with Section 22-60. *Off-street parking and loading* (j) *Lighting (1)d.*

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Maria Lewicka, AICP, Historic Preservation Planner

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

RE : Angelina's Brick Oven Pizza Waiver of Distance – 1100 Colonnades Drive TRC No. 19-08000003

DATE : July 16, 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] Waiver of Distance Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Waiver of Distance 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/VB/vb

Q:\ENGINEERING\Site Development Projects\A\Angelina's\Waiver of Distance\Waiver of Distance Approval - 070319.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7.18.19
Property Address: 1100 Colonnades Dr.
Property Name:
Project Name: Angelina's Brick Oven Pizza – Waiver of Distance
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 may be 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 Grease trap, suppression, exhaust hood improvements may be required.

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/16/19

Technical Review Committee meeting

July 18th, 2019

Case # 19-08000003

Waiver of Distance

Angelina's Brick Oven Pizza, 1100 Collonnades Dr., FP

Comments:

No comments

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

June 20, 2019

TECHNICAL REVIEW PROJECT # 19-08000003

Waive of Distance – Angelina's Brick Oven Pizza – 1100 Colonnades Dr.

Comments

FPUA W/WW Engineering: IPP Specialist - 1126 Colonnades Dr., Angelina's Brick Oven Pizza. This location does have a grease interceptor, however, I will need to do an integrity inspection of the grease interceptor which will consist of the grease interceptor being pumped out in the presence of myself so that I make sure that it meets FPUA's standards. I did go out to this location and noticed there is a mop sink outside. FPUA does not allow mop sinks outside, this will either need to be removed or completely covered so that the intrusion of rain water can be avoided. All hand sinks, prep sinks, 3 section sinks and floor drains will need to be plumbed through the grease interceptor. I also noticed on the on the submitted drawing there is a dishwasher. If they intend on installing a dishwasher, they will also need to install a 25 GPM/ 50 LB grease trap plumbed after the dishwasher. This grease trap will need to be constructed of coated fabricated steel and a non-removable effluent baffle.
Please contact Samantha Rowland at 772-466-1600 Ext.5526 with any questions.

FPUA Electric & Gas Engineering: No comment

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

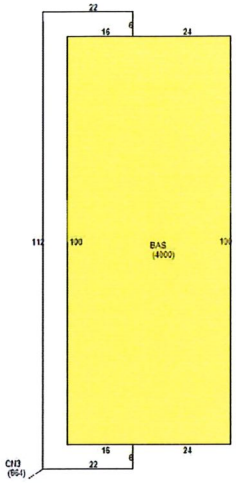
Exterior Data

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

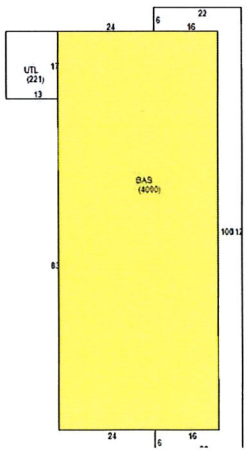
Exterior Data

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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