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

CITY COMMISSION AGENDA

Regular Meeting - Monday, January 6, 2020 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Apostle Vonnie Austin-James, Family Faith Worship Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from December 16, 2019 Regular Meeting

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

   a. Email from Walt and Janet Buda thanking Joe Sweat, Marketing Specialist and Shyanne Helms, Communications + Economic Development with their contribution to the immense enjoyment of the Holiday Lights Trolley Tour.

   b. Email from Michael Broderick, Director of Property Management, Trident Properties Management thanking Mike Reals, Public Works Director and his team for their prompt repair of a streetlight adjacent to Anytime Fitness on 7th Street.

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of travel in the total amount of $1,070.15 for Mayor Hudson to attend the 2020 Florida League of Cities Legislative Action Days, February 10-12, 2020 in Tallahassee, Florida.

b. Approval of amended Employment Agreement for City Clerk to clarify leave allocation and recognition of organizational structure for Charter Officers and their offices as directed at the December 9 Conference Agenda.

c. Approval of amended Employment Agreement for City Attorney to clarify leave allocation and recognition of organizational structure for Charter Officers and their offices as directed at the December 9 Conference Agenda.

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with new construction submitted by property owners, Stonebridge Senior Living LLC and Applicants Mark Nicholas and Tiffany Rink, to establish an Assisted Living Facility with 42 living units at 4201 S. 25th Street, Fort Pierce, FL.The property is zoned Office Commercial (C-1), Parcel ID: 2432-411-0001-000-2.

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

13. **CITY COMMISSION**

a. Selection of Mayor Pro Tem pursuant to Section 23 of the City Charter which requires the City Commissioners to select one (1) of their number as Mayor Pro Tem at the first regular meeting following January 1.

b. Resolution No. 20-R01 Reappointing JoAnn Parrish to the Fort Pierce Housing Authority Board.

c. Resolution No. 20-R02 determining that the structure located at 913 Avenue B is unsafe and should be condemned and demolished and setting a hearing to determine this matter before the City Commission on February 3, 2020.

d. Resolution No. 20-R03 appointing members to the Parking Committee.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

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

Meeting Date: 01/06/2020

Re: Minutes of December 16, 2019

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from December 16, 2019 Regular Meeting

Attachments

Minutes 12.16.2019

Form Review

Form Started By: Maura Stokes Started On: 12/20/2019 10:29 AM

Final Approval Date: 12/20/2019

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **DECEMBER 16, 2019.**

1. CALL TO ORDER

Mayor Linda Hudson called the December 16, 2019 regular meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Father Bernard Sheffield, St. Julian of Norwich Old Catholic Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

a. Approval of Minutes from December 02, 2019 Regular Meeting.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve the Minutes from the December 02, 2019 regular meeting.

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

Passed

6. **PROCLAMATIONS**

a. Presentation of Years of Service Award plaque to Commissioner Reginald B. Sessions for 20 years of service by Mark Sittig, Manager of Membership Resources, Florida League of Cities.

b. Zeta Phi Beta Proclamation being received by LaShonda H. Henderson

c. Local Foods Local Places Proclamation being received by Caleta Scott, Steering Committee Leader.

7. **LETTERS TO COMMISSION**

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

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

There were no comments from the public.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve and set the agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of the Scooter Share Program by Zagster

Ms. Christy Jensen, a representative of Zagster, gave an update on the Scooter Share Program. In Fort Pierce, there are currently 250 e-scooters and 50 bicycles as part of the Zagster Bike-Share that is contracted with St. Lucie County. The goal is to provide a complete micro-mobility network. In a recent survey that had over 250 responses, 55% of the people polled work in the City of Fort Pierce and 33% of users are replacing automobile trips in Fort Pierce. Since the launch in September, there have been 29,101 e-scooter rides by 14,400 users. The average age range is 19-29 years old. The average ride time is 30 minutes. Feedback from the community shows people want more scooters and a wider ride zone. The ride zones are designated with advice from Staff on locations. They would like to expand the ride zones north, west and south of the current zone. Areas that may be problematic or unsafe for riders will be blocked off. Zagster plans to add up to 200 more upgraded scooters which are more durable. Zagster would like to have the contract with the County assigned to the City as a no-cost contract.

11. CONSENT AGENDA

a. Approval of Swagit originally approved under Bid No. 2017-002 for streaming services in the amount of $68,328.00.

b. Approval and acceptance of the 2019 Keep Fort Pierce Beautiful Program Litter Control and Prevention Grant Agreement in the amount of $16,000.00.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve items 11a and 11b.

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

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 19-072 - Text amendment to Chapter 21, Designating a No Wake Zone at Jaycee Park. SECOND READING

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

ORDINANCE NO. 19-072
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 21, ARTICLE V OF THE CODE OF ORDINANCES ENTITLED "NO WAKE AND MINIMUM WAKE ZONES"; AMENDING SECTION 21-79 – AREAS DEFINED, TO MODIFY LANGUAGE TO ALLOW FOR IDLE SPEED NO WAKE ZONE WITHIN 500’ OF THE JAYCEE PARK BOAT RAMPS AS PROVIDED BY THIS CHAPTER OR ADMINISTRATIVE RULE. PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Staff was available to answer questions.

Mayor Hudson opened the Public Hearing.

Jose A. Ruiz – Opposed to Ordinance 19-072.
Bruce Murray – Supports Ordinance 19-072.
Michelle Longarzo – Opposed to Ordinance 19-072.
Christy Jensen – No bicycle or scooter injuries have been reported.
Tommy Nieman – Opposed to Ordinance 19-072.
Britt Reynolds – Opposed to Ordinance 19-072.
Nick Danaluk – Opposed to Ordinance 19-072.

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

The Commission discussed the proposed Ordinance at length expressing concerns about the need to pass the ordinance at all, the size of the existing swim area, enforcement, and if the 500 feet was needed to be that large.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance No. 19-072.

AYE: Mayor Linda Hudson, Commissioner Thomas Perona, Commissioner Reginald Sessions

NAY: Commissioner Rufus Alexander, Commissioner Jeremiah Johnson

Passed

b. Legislative Hearing - Ordinance 19-073: Transmittal Hearing for an application submitted by the property owner Cone & Graham, Inc, and Applicant/representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for twelve (12) parcels of land, 10.31 acres in total, to change the Future Land Use designation for parcel IDs 2417-342-0006-000-9, 2417-343-0001-100-8, 2417-343-0001-000-7, 2417-343-0001-150-3, 2417-343-0003-000-1, 2417-343-0002-000-4, 2417-343-0004-000-8, 2417-342-0007-000-6, 2417-343-0003-010-4,2417-342-0008-000-3, 2417-342-0008-010-6, 2417-343-0006-000-2, from General Commercial (GC) to Medium Density Residential (RM). FIRST READING

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

ORDINANCE NO. 19-073
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWELVE (12) PARCELS GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Brandon Creagan, Planner, provided an overview of the proposed ordinance. Mr. Creagan presented an aerial map of the location for the proposed future land use change which will allow for a proposed development of a multi-family apartment complex. This proposal is consistent with Section 22-131 of the City Code and the Comprehensive Plan; and, it does not adversely affect the health safety, convenience and general welfare of the public. Staff recommends approval.

Mayor Hudson opened the Public Hearing.

Attorney Lee Dobbins, of the Dean Mead Law Firm, representing the applicant was present and available to answer any questions.

There were no questions for Staff or the Applicant.

Seeing no one else, Mayor Hudson closed the Public Hearing

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance No. 19-073.

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

Passed

13. CITY COMMISSION

a. Resolution 19-R49 Appointing members to the Historic Preservation Board

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

RESOLUTION NO. 19-R49
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE HISTORIC PRESERVATION BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Linda Cox, City Clerk distributed weighted ballots to the Commission. After the tally of votes, with all votes being cast for Ms. Holly Theuns and Mr. Charlie Hayek, they were re-appointed to the Historic Preservation Board.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Resolution No. 19-R49.

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

Passed

b. Resolution 19-R50 Removing existing members pursuant to Ordinance 19-044 and appointing new members to the Board of Adjustment.

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

RESOLUTION NO. 19-R50
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REMOVING EXISTING BOARD MEMBERS AND CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT, PROVIDING FOR AN EFFECTIVE DATE.

Appointment by Commission Members to the Board of Adjustment are as follows:

Commissioner Perona – Appoints Bill Nunn
Commissioner Johnson – Appoints James Crist
Commissioner Alexander – Appoints Stanley Hula

Commissioner Sessions and Mayor Hudson will seek candidates for appointment.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 19-R50 and appoint Mr. Bill Nunn, Mr. James Crist and Mr. Stanley Hula to the Board of Adjustments.

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

Passed

c. Submittal of applications for appointment to the Parking Committee.

The applications for appointment to the Parking Committee will come back to the City Commission in the form of a resolution at the January 06, 2020 regular meeting.

14. COMMENTS FROM THE PUBLIC

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

Tiffany Ofeimu
Michelle Longarzo

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms would like to acknowledge and thank the Commission for working so well on the many accomplishments of the City of Fort Pierce in 2019 and in the past decade. Mr. Mimms looks forward to continued progress and success for the City of Fort Pierce in 2020.

City Attorney Peter Sweeney agreed with Mr. Mimms' sentiments.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona is concerned that the City of Fort Pierce's own policy and code may prevent someone's progress in developing a business that was previously approved with Conditional Use by the Commission. Commissioner would like to know what is preventing the forward momentum of an item that was approved by the City Commission. It is his understanding that a State of Florida regulation has to be accomplished before the plan can become a reality. Mr. Mimms clarified that Ms. Longarzo applied for a conditional use of her property for a vacation rental for less than 30 days. The Building Official and the City Clerk must follow State of Florida rules, regulations and statutes. All rules, regulations and guidelines are available online at the City's website. Specifically, Ms. Longarzo has a differing opinion of the Building Official decision. There is a specific process to properly

appeal the decision of the Building Official which is through the Florida Building Commission. Mr. Mimms's stated that the City of Fort Pierce welcomes development and no new rules or regulations have prevented this process. Commissioner Perona would like to know more about the process that is unfolding. Ms. Longarzo is the first applicant, and there are applications being presented behind her. Perhaps the Building Official can come before the Commission to clarify the process so that each Commissioner has a better understanding. Mr. Mimms suggested that the City Commission review the process at a future Conference Agenda meeting. Commissioner Perona would like to have a review of the State Laws, City Ordinance, Building Codes, and applicable regulations as it pertains to Vacation Rentals. Commissioner Johnson reminded the Commission that policy makers cannot regulate the Building Official who carries a license independent to the City of Fort Pierce's City Commission, which authorizes and requires him to administer the State of Florida Building Code.

Commissioner Perona would like to share that the City of Fort Pierce is the place where serious athletes come. This past weekend was the Skeeter Skoot which is a 50k and 100k race in Bear Point. The Game On Treasure Coast Triathlon with over 300 participants also came through Fort Pierce. TDC and the TC Sports Commission did a fantastic job this weekend.

Commissioner Sessions would like to acknowledge and commend the great strides which have been made in our City this past year. Commissioner Sessions would like to see more done to protect and prevent our young citizens from crime and harm. Prevention must be a priority. He is concerned that youth are in possession of firearms which they should never have access to. There needs to be a zero tolerance for this behavior. These crimes can be prevented if you see something say something.

Commissioner Alexander would like to always be able to speak to citizens when they are at the podium. Commissioner Alexander would like to wish everyone a Merry Christmas.

Commissioner Johnson would like to thank the City of Fort Pierce employees for all their efforts to make the recent holiday celebrations a success. Commissioner Johnson would like to share that the Sunrise Theatre has a great line-up for 2020. Happy Holidays and Merry Christmas to all.

Mayor Hudson shared that there is a new Cyber Security Bill being proposed in Tallahassee and supported by the Florida League of Cities. There is also a Bill being proposed to ban all smoking in all public parks also supported by the Florida League of Cities. Mayor Hudson would like to remind everyone that Sounds of the Season is being presented at the Sunrise Theater this Friday evening. This is a free event but you must obtain a ticket in advance to attend. Coffee with Mayor is this Friday, December 20, 2019 and is sponsored by Centerstate Bank and Fort Pierce Jazz and Blues Society. Mayor Hudson wishes everyone a Merry Christmas and Happy, Safe New Years.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at 9:10 PM

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 01/06/2020

Re: Email from Walter Buda

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Walt and Janet Buda thanking Joe Sweat, Marketing Specialist and Shyanne Helms, Communications + Economic Development with their contribution to the immense enjoyment of the Holiday Lights Trolley Tour.

Attachments

Email from Walter Buda

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/26/2019 10:54 AM
City Manager	Nick Mimms	12/26/2019 10:55 AM

Form Started By: Jennifer Robinson Started On: 12/20/2019 02:48 PM

Final Approval Date: 12/26/2019

From: Walter Buda <walterbuda@gmail.com>
Sent: Friday, December 20, 2019 11:26:39 AM
To: Joe Sweat <jsweat@cityoffortpierce.com>
Cc: Shyanne Helms <shelms@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Trolley Tour

Dear Joe and Shyanne,

We just want to tell you both how much we enjoyed the Trolley Tour we took with you on Weds. night. It was great and we were very proud to be Fort Pierce residents that night! Joe, the arrangements and handling of the reservations by your office made it easy to find the tour. The cookies, hot chocolate and pictures with Santa were all wonderful welcoming touches! Once on board the mood was already very festive but Shyanne you made it even more fun with your commentary, jokes, and especially with the singing of Christmas carols. Providing the booklets and flashlights made it easy for everyone to participate and so everyone really joined in! So thanks to both of you again and we plan to come back again for next year's Trolley Tour.
But you may need more trolleys after we get done telling everyone about the fun time we had!

Sincerely,
Walt and Janet Buda
14914 Aguila Ave.
Fort Pierce Fl.

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

Meeting Date: 01/06/2020

Re: Email from Michael Broderick

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Michael Broderick, Director of Property Management, Trident Properties Management thanking Mike Reals, Public Works Director and his team for their prompt repair of a streetlight adjacent to Anytime Fitness on 7th Street.

Attachments

Email from Michael Broderick

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/26/2019 10:54 AM
City Manager	Nick Mimms	12/26/2019 10:55 AM

Form Started By: Jennifer Robinson Started On: 12/20/2019 02:53 PM

Final Approval Date: 12/26/2019

From: Michael <tridentproperty@bellsouth.net>
Sent: Friday, December 20, 2019 10:10 AM
To: 'Mike Reals' <mreals@fppwd.com>
Cc: Nick Mimms <nmimms@cityoffortpierce.com>
Subject: 701 Orange Ave.

Good morning Mike, I wanted to send an email to thank you and your team for the prompt attention to fix the streetlight on 7th St. adjacent to the Anytime Fitness facility. As you know our facility is a 24 hour per day operation and proper area lighting is of upmost importance. I think your repair personnel had it repaired within 48 hours of our reporting it. All the service your department has provided in that general area including repairs to street lighting, sidewalks, access walkways to the city parking lot have been a substantial enhancement to the area and helped to create a pedestrian friendly environment.

Thank you.

Regards,

Michael Broderick RPA, FMA, CAM
Director of Property Management
Trident Properties Management
561-994-5850 (office)
561-719-3356 (cell)

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

Meeting Date: 01/06/2020

Re: Travel - Hudson FLC

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel in the total amount of $1,070.15 for Mayor Hudson to attend the 2020 Florida League of Cities Legislative Action Days, February 10-12, 2020 in Tallahassee, Florida.

SUMMARY:

Approval of travel in the total amount of $1,070.15 for Mayor Hudson to attend the 2020 Florida League of Cities Legislative Action Days, February 10-12, 2020 in Tallahassee, Florida.

RECOMMENDATION:

Approve Request.

ALTERNATIVES:

Do not approve request.

RESPONSIBLE STAFF:

City Clerk's Office

COORDINATED WITH:

City Clerk's Office

Attachments

Hudson Travel - FLC

Form Review

Form Started By: Maura Stokes Started On: 12/20/2019 04:13 PM

Final Approval Date: 12/20/2019

REGISTRATION INFORMATION
Florida League of Cities
Legislative Action Conference
Capitol Building
Tallahassee, FL

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Doubletree by Hilton
101 S. Adams Street
Tallahassee, FL
877-800-2652

DATE:

1. TRAVELER'S NAME: Linda Hudson
2. DEPARTURE DATE: 2/10/2020
3. RETURN DATE: 2/12/2020
4. DESTINATION: Tallahassee, FL
5. CODE CHARGE: **001-1600-512-40-20**
6. AMT BUDGETED: 20,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 12:00 PM
RETURN TIME: 7:00 PM
PURPOSE: FLC 2020 Legislative Action Days Conf.

7. BALANCE AVAILABLE: **$19,012.48**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	50.00			
* HOTEL BILL: Confirmation # Waiting on FLC	478.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
732.6 * MILEAGE @ 0.58			424.91	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
2 BREAKFAST @ $8.00			16.00	
2 LUNCH @ $8.00			16.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			6.44	
15% GRATUITIES			13.80	
TOTALS	528.00	0.00	542.15	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: _____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/19 DLN

FLC Legislative Action Days

FLORIDA LEAGUE OF CITIES

Tallahassee, Florida
February 11-12, 2020

Hotel Reservation Deadline: January 10, 2020
Registration Deadline: January 27, 2020

LEGISLATIVE ACTION DAYS TENTATIVE SCHEDULE *

This registration is separate from the Florida League of Mayors registration. If attending both programs, please register for both programs.

MONDAY, FEBRUARY 10, 2020

Continuing Education in Ethics Workshop
1:00 p.m. - 5:00 p.m.
Sittig Hall at Kleman Plaza/FLC office
301 S. Bronough Street

TUESDAY, FEBRUARY 11, 2020

Registration Desk Open
9:00 a.m. - 10:30 a.m.
City Hall Chambers, 300 S. Adams Street

Legislative Briefing: Hear From Key Legislators and the League's Legislative Team
10:00 a.m. - 12:00 p.m.
City Hall Chambers, 300 S. Adams Street

Box Lunches
12:00 p.m. - 1:00 p.m.
City Hall Board Room/Tallahassee Room
300 S. Adams Street

Capitol Visits
1:00 p.m. - 5:00 p.m.
Scheduled appointments by region will be provided

FLC Legislative Action Days Reception
5:30 p.m. - 6:30 p.m.
Doubletree Hotel, 101 S. Adams Street

WEDNESDAY, FEBRUARY 12, 2020

Capitol Visits
(on your own)

FLC Board of Directors Meeting
9:00 a.m. - 11:00 a.m.
Sittig Hall at Kleman Plaza/FLC office
301 S. Bronough Street
*Subject to change

FLORIDA LEAGUE OF MAYORS TENTATIVE SCHEDULE *

This registration is separate from the Legislative Action Days registration. Please contact Rachel Embleton at (850) 701-3654 or *rembleton@flcities.com* to register.

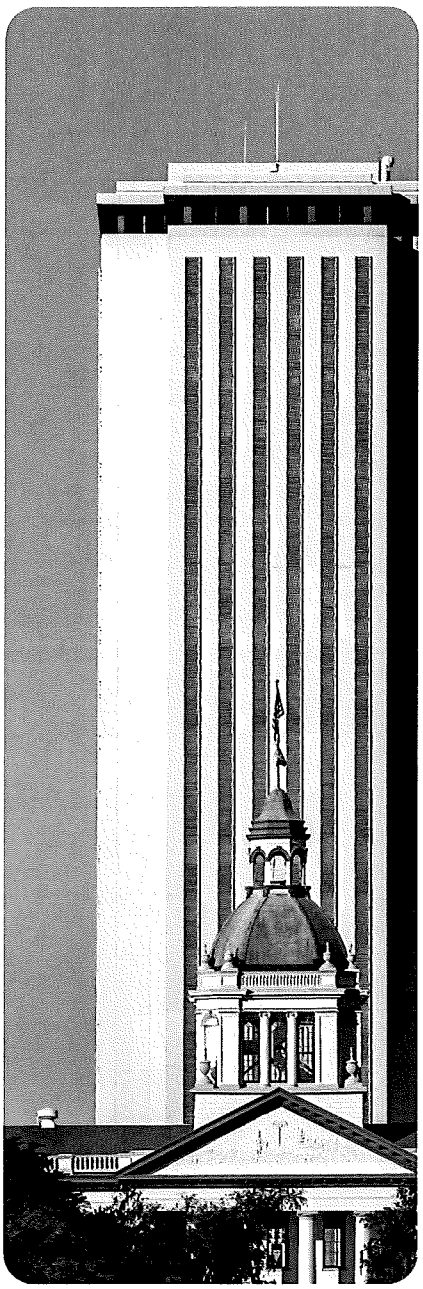
WEDNESDAY, FEBRUARY 12, 2020

Florida League of Mayors' Press Conference
8:15 a.m.
Florida Capitol

Florida League of Mayors' Board of Directors Luncheon/Meeting
12:00 p.m. - 3:00 p.m.
Sittig Hall at Kleman Plaza/FLC office
301 S. Bronough Street
*Subject to change

#LocalVoices

2020 FLC Legislative Action Days



The Florida League of Cities Legislative Action Days are **Tuesday and Wednesday, February 11-12, 2020**, in Tallahassee. Join President Isaac Salver and the League's legislative team to influence proposed legislation impacting local decision-making. You will meet with state lawmakers on an array of important issues. Hotel space is limited in Tallahassee during legislative session, so make your travel plans now!

The event begins on **Tuesday, February 11** with a legislative briefing at 10:00 a.m. in Tallahassee's City Hall Chambers, located at 300 S. Adams Street. Following the briefing, pick up your box lunch from 12:00 p.m.- 1:00 p.m. and meet up with your regional group. After lunch, plan to visit the Capitol for scheduled meetings with your legislators. League staff will work with local/regional leagues to coordinate and schedule appointments. **Please indicate your local/ regional league on the registration form on page 3.**

All registrants are invited to the FLC Legislative Action Days Reception on **Tuesday, February 11**, at the Doubletree Hotel, located at 101 S. Adams Street, from 5:30 p.m.- 6:30 p.m. Share ideas with your city colleagues and legislators in a relaxed setting.

The registration fee for the event is $50.00. Visit *flcities.com* to register for Legislative Action Days. Cancellations must be received in writing by **January 27** and are subject to a $25.00 cancellation fee. There is no charge for the Continuing Education in Ethics Workshop.

CONTINUING EDUCATION IN ETHICS WORKSHOP (prior to Legislative Action Days):

On **Monday, February 10**, the League is offering a four-hour ethics workshop that meets the state requirements for continuing education in ethics. It will be held 1:00 p.m.- 5:00 p.m. in Sittig Hall, located at the Florida League of Cities office. There is no charge for League members to attend the ethics workshop, but preregistration is required.

Hotel Information

DOUBLETREE BY HILTON TALLAHASSEE – 101 S. ADAMS STREET

Reservations: Contact the hotel at (877) 800-2652 and refer to the group code **LEA** or mention **Florida League of Cities**.

For online reservations, **CLICK HERE**.

The room block rate is **$239/night**, single or double occupancy. The cutoff date for making reservations is **January 10, 2020**, but please remember that the room block could sell out before this date and FLC cannot guarantee availability at any time. Reservations must be guaranteed by one night's deposit or a major credit card, and cancellations must be made at least 24 hours prior to arrival.

FLC
FLORIDA LEAGUE OF CITIES

Legislative Action Days Registration Form

If paying by check (payable to the Florida League of Cities), please return the completed form with payment by **January 27, 2020**, to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757; email to *hhogarth@flcities.com*. If paying via credit card, **CLICK HERE** to register online. Complete one registration form per registrant. There is a $50.00 registration fee for the February 11-12 program. The ethics workshop is complimentary. Onsite registrants cannot be guaranteed for the meal function. The deadline for cancellations is **January 27, 2020** and is subject to a $25.00 cancellation fee.

Note: A separate registration is required for those attending the Florida League of Mayors program. Contact Rachel Embleton at *rembleton@flcities.com* for FLM registration information.

Registration (check one only):

- ☐ Continuing Education in Ethics Workshop ONLY **$0.00**
- ☐ Ethics Workshop and Legislative Action Days **$50.00**
- ☐ Legislative Action Days ONLY **$50.00**

Name: _____
First *Middle Initial* *Last*

First Name or Nickname: _____
(as you wish it to appear on your badge)

Title: _____

Email: _____

Local/Regional League Affiliation (or County): _____

Will you be making your own legislative appointments? ☐ Yes ☐ No
If yes, contact Mary Edenfield (medenfield@flcities.com) to let her know who you are meeting with and when.

Join your city colleagues from across Florida in the fight for Home Rule! CLICK HERE to view the League's 2020 Legislative Action Agenda.

Maura Stokes

From: Member Services <MemberServices@flcities.com>
Sent: Friday, December 20, 2019 1:44 PM
To: Maura Stokes
Subject: Order Confirmation

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Order Confirmation

Here are the details of your order. Please retain this email for your records.

Order Number: 79804
Order Date: Dec 20, 2019 1:37 PM
Bill To: Linda W. Cox, CMC
Order Total: 50.00
Payment Method: You will be billed for the balance due - Purchase Order Number 20FLC-0210-0212-LH.

Item	Price	Qty	Total
FLC 2020 Legislative Action Days - Linda Hudson *When:* Feb 11, 2020 - Feb 12, 2020 *Where:* Tallahassee, FL *Registration option:* Feb 11, 2020 - Legislative Action Days ONLY	50.00	1	50.00

Item Total	50.00
Shipping	0.00
Handling	0.00
Item Grand Total	50.00
Transaction Grand Total	50.00

You are receiving this communication from the Florida League of Cities or on behalf of one of its affiliated organizations, including: Florida Association of City Clerks, Florida City and County Management Association, Florida Government Finance Officers Association, Florida Local Government Information Systems Association, Florida League of Mayors, Florida Municipal Attorneys Association, Florida Municipal Communicators Association, Florida Municipal Insurance Trust, and Florida Redevelopment Association.

Maura Stokes

From: Member Services <MemberServices@flcities.com>
Sent: Friday, December 20, 2019 1:43 PM
To: Linda Hudson
Cc: Heidi Hogarth; Linda Cox
Subject: FLC 2020 Legislative Action Days Registration Confirmation for Linda Hudson (24592)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

FLC 2020 Legislative Action Days

Tallahassee, FL
February 11-12, 2020

Thank you for registering for FLC 2020 Legislative Action Days. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Heidi Hogarth
(850) 701-3605
hhogarth@flcities.com

Notes:

The Florida League of Cities 2020 Legislative Action Days will be held February 11-12, 2020.

HOUSING INFORMATION: To make your hotel reservations at the **Doubletree by Hilton Tallahassee**, contact the hotel at (877) 800-2652 and mention the Florida League of Cities and group code LEA to receive the group rate. On-line reservations: http://doubletree.hilton.com/en/dt/groups/personalized/T/THLAPDT-LEA-20200209/index.jhtml?WT.mc_id=POG. The group rate is **$239.00/night**. Please note that the reservation cut-off date is **January 10,2020**, but the hotel could sell out before that time. **If the hotel is sold out, please contact Heidi Hogarth for a list of alternative hotel suggestions.**

Please contact Mary Edenfield if you plan on making your own legislative appointments .

Registrant Information:

Registration Date	12/20/2019
Name	Linda Hudson
Nickname	Linda
Title	Mayor

Affiliation	Fort Pierce
E-mail	lhudson@cityoffortpierce.com

Registration Details

You are registered for the following:

FLC 2020 Legislative Action Days

Tallahassee, FL
February 11-12, 2020

Options:
You are registered for the following:

- Legislative Action Days ONLY ($50.00)

Payment Receipt

Order Number:	79804
Registration Date:	12/20/2019
Payment Method:	Pending
Total charges:	50.00
Total payments:	0.00
Balance due:	50.00

This is an automated e-mail. Please do not reply to this message.

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100 N US Hwy 1, Fort Pierce, FL 34950

101 S Adams St, Tallahassee, FL 32301



5 h 20 min (366.3 mi) via Florida's Turnpike, I-75 N and I-10 W

DIRECTIONS

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

Meeting Date: 01/06/2020

Re: Amended Employment Agreement - City Clerk

Submitted For: Pete Sweeney, City Attorney, City Attorney

SUBJECT:

Approval of amended Employment Agreement for City Clerk to clarify leave allocation and recognition of organizational structure for Charter Officers and their offices as directed at the December 9 Conference Agenda.

SUMMARY:

The proposed Amended Employment Agreement is based on the input and direction from the City Commission Conference Agenda on December 9, 2019.

RECOMMENDATION:

Approve.

ALTERNATIVES:

Do not approve.

RESPONSIBLE STAFF:

Pete Sweeney, City Attorney

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

Not applicable.

Attachments

Amended Employment Contract

Finalized Employment Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/31/2019 12:51 PM

Form Started By: Pete Sweeney Started On: 12/23/2019 02:48 PM

Final Approval Date: 12/31/2019

CITY OF FORT PIERCE, FLORIDA

LINDA W. COX

CITY CLERK

AMENDED EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT made and entered into this 6th day of January, 2020, by and between the **CITY OF FORT PIERCE, FLORIDA**, a municipal corporation, hereafter referred as to "**CITY**" and **LINDA W. COX,** hereafter referred to as "**COX**".

WHEREAS, CITY desires to secure the services of **COX** as City Clerk for an initial period of three (3) years from the Effective Date of this agreement and **COX** desires to accept such position; and

WHEREAS, CITY and **COX** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **COX** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and **COX** agree with each other a follows:

1. Employment.

COX will render full time professional services to **CITY** in the capacity of City Clerk of the **CITY** for the initial term of three (3) years, commencing January 7, 2020 (the "Effective Date"), through January 6, 2023. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis.

The City Clerk is recognized as an independent and co-equal Charter Officer, as specified by the Charter of the City of Fort Pierce (See Article V, Section 44). No other Charter Officer shall have any authority or ability to direct, supervise or interfere with the administration or activity of the Office of the City Clerk, including any and all personnel actions or decisions (See Article IV, Section 42 and Article V, Section 43).

COX shall devote all of her time, attention, knowledge and skill, solely and exclusively to the business and interest of the City of Fort Pierce, and the public which it serves. **COX** will at all times faithfully, industriously, and diligently perform to the best of her ability all duties that may be required of her by virtue of her position as City Clerk, including the performance of all duties set forth in the City Charter, Ordinances, Resolutions and other City policies, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Nothing herein shall prohibit **COX** from maintaining membership in or participating in private social or civic endeavors that do not interfere or detract from her performance of the terms of this Agreement. In the event **COX** makes formal application for full-time employment elsewhere while serving as City Clerk, she shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. Compensation.

In consideration for these services as City Clerk, **CITY** agrees to pay **COX** an annual base salary of NINETY FIVE THOUSAND ONE HUNDRED EIGHTY ONE DOLLARS ($95,181.00) per annum, payable in bi-weekly installments, which is current rate of pay as of January 1, 2020.

The **CITY** agrees that it will not, at any time during the term of this Agreement, reduce **COX's** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY**.

3. Performance Evaluations.

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **COX's** performance as City Clerk. These performance evaluations shall occur during the calendar month of June of each year, and shall be in such form and content and procedure as the City Commission shall in its discretion

determine. These performance reviews shall consider **COX's** overall performance and efficiency in her duties and job description as City Clerk, and shall also be used to monitor **COX's** compliance with attaining her Certified Municipal Clerk (CMC) certification within the time period set forth hereafter.

It is a specific condition of this agreement that **COX** shall have obtained her Certified Municipal Clerk (CMC) certification no later than thirty-six (36) months from the Effective Date of this Agreement. In the event **COX** fails to obtain such CMC certification within the time period specified herein, or if at any time **COX** fails to diligently and continuously pursue such CMC certification process during the term of this Agreement, the City Commission may in its sole discretion terminate this Agreement upon thirty (30) days written notice to **COX** and without liability to **COX** for the payment of any severance pay that may be provided for in Paragraph 6 of this Agreement.

4. Benefits.

In addition to annual compensation specified above, the **CITY** agrees to provide **COX** with the following benefits:

(a) **COX shall be entitled to receive the same vacation, sick leave, and holiday time as the City Manager. Said benefits shall be defined in the City of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.**

(b) Lease or car allowance at $350.00 per month, or such other rate agreed upon by the City Commission.

(c) Membership dues to professional associations and societies directly relating to her position as City Clerk, subject to the approval of the City Commission.

(d) Comprehensive health and major medical insurance equal to that which is provided to other City employees.

(e) Retirement benefits as provided to City Employees, and specifically, such benefits applicable to new hires under current ordinances or rules and regulations or as subsequently amended.

5. Termination.

At all times during the term of this Agreement, **COX** shall be deemed an employee-at-will, and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY**, its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **COX** as City Clerk, **COX** shall have the right to declare that such amendments constitute termination; or

(c) If **COX** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

6. Severance.

Except as provided in this Agreement, severance will be paid to **COX** when employment is terminated as defined in Paragraph 5 above. Upon termination, all rights, duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **COX** her then annual base salary for four (4) consecutive weeks thereafter, and the **CITY** shall also maintain **COX's** life insurance and major medical insurance coverage paid up and in effect during such period. **COX** shall also be compensated for all accrued sick leave and vacation time payable upon termination of employment as provided in the Personnel Rules and Regulations. During any time severance is being paid, **COX** shall not be required to perform any duties for the City or

come to the City.

The severance provisions set forth herein shall not apply and the City shall not be obligated to pay the four (4) weeks severance in the event **COX** is terminated for cause. "Cause" shall be defined as either conviction of any felony or any misdemeanor involving moral turpitude, commission of any act of fraud involving or affecting the City, willful failure to perform the duties of City Clerk, or material breach by **COX** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice, then, in that event, CITY shall have no obligation to pay the aggregate severance sum designated in this paragraph.

7. **Best Efforts of Employee.**

COX agrees that she will at all times faithfully, industriously and to the best of her ability, experience and talents, perform all the duties which may be required of and from her pursuant to the express and implicit terms hereof, to the reasonable satisfaction of **CITY**. **COX** further agrees that she will continue her education and training so that she will keep up with or exceed education requirements of her position, and specifically, to use her best and continuous efforts to obtain her City Clerk certification which shall be a mandatory term and condition of her employment under this Agreement. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

8. **Disability.**

If **COX** is permanently disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working

day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 6. However, **COX** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits.

9. Residency.

Commencing two (2) years from the Effective Date of this Agreement, and at all times thereafter, **COX** shall, maintain permanent residency within the City of Fort Pierce during her term as City Clerk.

10. Employee At-Will.

COX is an employee-at-will and works at the pleasure of the **CITY** who may, at any time and without showing cause, terminate this Employment Agreement.

11. Liability Claims.

The **CITY** shall defend and save harmless **COX**, but only to the limits of sovereign immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **COX**'s duties as City Clerk of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **COX**'s employment or services or for claims for punitive damages. The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **COX**'s employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **COX** shall rely upon the doctrine of sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

12. Voluntary Resignation.

In the event **COX** voluntarily resigns her position with the **CITY, COX** shall provide a

minimum ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified in Paragraph 5(c) above, **COX** shall not be entitled to nor shall the **CITY** be liable to pay severance if **COX** resigns.

13. General Provisions.

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective immediately upon execution, and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to

be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **COX**, her administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor

ATTEST:

_____
Deputy City Clerk

EMPLOYEE:

By: _____
Linda W. Cox

CITY OF FORT PIERCE, FLORIDA

LINDA W. COX
CITY CLERK

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT made and entered into this 4th day of September 2013, by and between the **CITY OF FORT PIERCE, FLORIDA**, a municipal corporation, hereafter referred as to "**CITY**" and **LINDA W. COX,** hereafter referred to as "**COX**".

WHEREAS, CITY desires to secure the services of **COX** as City Clerk for an initial period of three (3) years from the Effective Date of this agreement and **COX** desires to accept such position; and

WHEREAS, CITY and **COX** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **COX** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and **COX** agree with each other as follows:

1. **Employment.**

COX will render full time professional services to **CITY** in the capacity of City Clerk of the **CITY** for the initial term of three (3) years, commencing October 1, 2013 (the "Effective Date"), through September 30 2016. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis. **COX** agrees to sever ties with her existing employer, and report for work, and the duties and employment of **COX** as City Clerk shall commence the Effective Date.

COX shall devote all of her time, attention, knowledge and skill, solely and exclusively to the business and interest of the City of Fort Pierce, and the public which it serves. **COX** will at all times faithfully, industriously, and diligently perform to the best of her ability all duties that may be required of her by virtue of her position as City Clerk, including the performance of all duties set forth in the City Charter, Ordinances, Resolutions and other City policies, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Nothing herein shall prohibit **COX** from maintaining membership in or participating in private social or civic endeavors that do not interfere or detract from her performance of the terms of this Agreement. In the event **COX** makes formal application for full-time employment elsewhere while serving as City Clerk, she shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. Compensation.

In consideration for these services as City Clerk, **CITY** agrees to pay **COX** an annual base salary of **SEVENTY FIVE THOUSAND DOLLARS ($75,000.00)** per annum, payable in bi-weekly installments.

The **CITY** agrees that it will not, at any time during the term of this Agreement, reduce **COX's** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY**.

3. Performance Evaluations.

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **COX's** performance as City Clerk. These performance evaluations shall occur during the calendar month of April of each year, and shall be in such form and content and procedure as the City Commission shall in its discretion

determine. These performance reviews shall consider **COX's** overall performance and efficiency in her duties and job description as City Clerk, and shall also be used to monitor **COX's** compliance with attaining her Certified Municipal Clerk (CMC) certification within the time period set forth hereafter.

It is a specific condition of this agreement that **COX** shall have obtained her Certified Municipal Clerk (CMC) certification no later than thirty-six (36) months from the Effective Date of this Agreement. In the event **COX** fails to obtain such CMC certification within the time period specified herein, or if at any time **COX** fails to diligently and continuously pursue such CMC certification process during the term of this Agreement, the City Commission may in its sole discretion terminate this Agreement upon thirty (30) days written notice to **COX** and without liability to **COX** for the payment of any severance pay that may be provided for in Paragraph 6 of this Agreement.

4. Benefits.

In addition to annual compensation specified above, the **CITY** agrees to provide **COX** with the following benefits:

(a) **COX** shall be entitled to receive the same vacation, sick leave, and holiday time as defined in the City of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.

(b) Lease or car allowance at $350.00 per month, or such other rate agreed upon by the City Commission.

(c) Membership dues to professional associations and societies directly relating to her position as City Clerk, subject to the approval of the City Commission.

(d) Comprehensive health and major medical insurance equal to that which is provided to other City employees.

(e) Retirement benefits as provided to City Employees, and specifically, such benefits applicable to new hires under current ordinances or rules and regulations or as subsequently amended.

5. Termination.

At all times during the term of this Agreement, **COX** shall be deemed an employee-at-will, and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY**, its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **COX** as City Clerk, **COX** shall have the right to declare that such amendments constitute termination; or

(c) If **COX** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

6. Severance.

Except as provided in this Agreement, severance will be paid to **COX** when employment is terminated as defined in Paragraph 5 above. Upon termination, all rights, duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **COX** her then annual base salary for four (4) consecutive weeks thereafter, and the **CITY** shall also maintain **COX's** life insurance and major medical insurance coverage paid up and in effect during such period. **COX** shall also be compensated for all accrued sick leave and vacation time payable upon termination of employment as provided in the Personnel Rules and Regulations. During any time severance is being paid, **COX** shall not be required to perform any duties for the City or

come to the City.

The severance provisions set forth herein shall not apply and the City shall not be obligated to pay the four (4) weeks severance in the event **COX** is terminated for cause. "Cause" shall be defined as either conviction of any felony or any misdemeanor involving moral turpitude, commission of any act of fraud involving or affecting the City, willful failure to perform the duties of City Clerk, or material breach by **COX** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice, then, in that event, CITY shall have no obligation to pay the aggregate severance sum designated in this paragraph.

7. **Best Efforts of Employee.**

COX agrees that she will at all times faithfully, industriously and to the best of her ability, experience and talents, perform all the duties which may be required of and from her pursuant to the express and implicit terms hereof, to the reasonable satisfaction of **CITY**. **COX** further agrees that she will continue her education and training so that she will keep up with or exceed education requirements of her position, and specifically, to use her best and continuous efforts to obtain her City Clerk certification which shall be a mandatory term and condition of her employment under this Agreement. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

8. **Disability.**

If **COX** is permanently disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working

day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 6. However, **COX** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits.

9. Residency.

Commencing two (2) years from the Effective Date of this Agreement, and at all times thereafter, **COX** shall, maintain permanent residency within the City of Fort Pierce during her term as City Clerk.

10. Employee At-Will.

COX is an employee-at-will and works at the pleasure of the **CITY** who may, at any time and without showing cause, terminate this Employment Agreement.

11. Liability Claims.

The **CITY** shall defend and save harmless **COX**, but only to the limits of sovereign immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **COX**'s duties as City Clerk of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **COX**'s employment or services or for claims for punitive damages. The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **COX**'s employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **COX** shall rely upon the doctrine of sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

12. Voluntary Resignation.

In the event **COX** voluntarily resigns her position with the **CITY, COX** shall provide a

minimum ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified in Paragraph 5(c) above, **COX** shall not be entitled to nor shall the **CITY** be liable to pay severance if **COX** resigns.

13. General Provisions.

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective immediately upon execution, and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to

be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **COX**, her administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor

ATTEST:

_____
Anne Satterlee, Interim City Clerk

EMPLOYEE:

By: _____
Linda W. Cox

APPROVED AS TO FORM AND CORRECTNESS FOR USE BY THE CITY OF FORT PIERCE:

_____
Robert V. Schwerer, Esq.
City Attorney

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

Meeting Date: 01/06/2020

Re: Amended Employment Agreement - City Attorney

Submitted For: Pete Sweeney, City Attorney, City Attorney

SUBJECT:

Approval of amended Employment Agreement for City Attorney to clarify leave allocation and recognition of organizational structure for Charter Officers and their offices as directed at the December 9 Conference Agenda.

SUMMARY:

The proposed Amended Employment Agreement is based on the input and direction from the City Commission Conference Agenda on December 9, 2019.

RECOMMENDATION:

Approve.

ALTERNATIVES:

Do not approve.

RESPONSIBLE STAFF:

Pete Sweeney, City Attorney

COORDINATED WITH:

Not Applicable

Fiscal Impact

OTHER INFORMATION:

Not applicable.

Attachments

Amended Employment Contract

Finalized Employment Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/31/2019 12:51 PM

Form Started By: Pete Sweeney Started On: 12/23/2019 02:43 PM

Final Approval Date: 12/31/2019

CITY OF FORT PIERCE, FLORIDA

PETER J. SWEENEY

CITY ATTORNEY

AMENDED EMPLOYMENT AGREEMENT

THIS AMENDED EMPLOYMENT AGREEMENT is made and entered into this___ day of January, 2020 with an effective date of January 7, 2020, by and between the **CITY OF FORT PIERCE, FLORIDA,** a municipal corporation, hereafter referred as to as **"CITY"** and **PETER J. SWEENEY,** hereafter referred to as **"SWEENEY".**

WHEREAS, CITY desires to secure the legal representation of **SWEENEY** as City Attorney for a minimum of three (3) years from the Effective Date of this agreement and **SWEENEY** desires to accept such position; and

WHEREAS, CITY and **SWEENEY** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **SWEENEY** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and **SWEENEY** agree with each other as follows:

1. <u>Employment.</u>

CITY employs **SWEENEY** to perform the duties of City Attorney as specified

in the City Charter. **SWEENEY** will render full time legal services to **ClTY** in the capacity of City Attorney of the **CITY** for the amended initial term of three (3) years, commencing January 7, 2020 (the "Effective Date"), through January 6, 2023. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis. **SWEENEY** agrees to report for work, and the duties and employment of **SWEENEY** as City Attorney shall commence the Effective Date. In the event the Agreement is not renewed all compensation, benefits, and requirements of this Agreement shall remain in effect until the expiration of the term unless sooner terminated or **SWEENEY** resigns.

The City Attorney is recognized as an independent and co-equal Charter Officer, as specified by the Charter of the City of Fort Pierce (See Article V, Section 45). No other Charter Officer shall have any authority or ability to direct, supervise or interfere with the administration or activity of the Office of the City Attorney, including any and all personnel actions or decisions (See Article IV, Section 42 and Article V, Section 43).

SWEENEY shall devote all of his time, attention, knowledge and skill, solely and exclusively to the legal interests of the City of Fort Pierce. **SWEENEY** warrants and agrees to maintain his Florida license to practice law in good standing without limitation throughout the term of this Agreement. **SWEENEY** will at all times faithfully, industriously, and diligently perform to the best of his ability all duties that may be required of him by virtue of his position as City Attorney, including, but not

limited to, the performance of all duties set forth in the City Charter, Florida Statutes, City Ordinances, and Resolutions, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Should **SWEENEY** no longer be in good standing with the Florida Bar or authorized to practice law in Florida, this contract will terminate immediately for cause. In the event **SWEENEY** makes formal application for full-time employment elsewhere while serving as City Attorney, he shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. Compensation.

In consideration for these services as City Attorney, **CITY** agrees to pay **SWEENEY** an annual base salary of ONE HUNDRED AND SIXTY FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00) per annum, which is his current rate of pay as of January 1, 2020, payable in bi-weekly installments, or such higher figure as may be negotiated after a mandatory six-month evaluation of **SWEENEY's** performance by the City Commission. Base annual salary adjustments, including Cost of Living Increases, for each subsequent year during the term of this Agreement shall be negotiated between the parties on an annual basis.

The CITY agrees that it will not, at any time during the term of this Agreement, reduce **SWEENEY's** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY.**

3. Performance Evaluations.

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **SWEENEY's** performance as City Attorney. Annual performance evaluations shall occur during the calendar month of June of each year following the first year of employment. These performance reviews shall consider continuing City Commission objectives and responsibilities as well as achievement of key specific objectives as mutually agreed upon by City Commission and **SWEENEY.**

Should it be determined that **SWEENEY** was successful in his overall performance, and if the Commission, in its sole discretion, determines that the fiscal condition of the **CITY** is sufficient, the City Commission will consider **SWEENEY's** compensation and benefits, and endeavor to maintain them at a level commensurate with his peers in the profession in similarly situated Florida cities and the rate of general inflation in the economy.

4. Benefits.

In addition to annual compensation specified above, the **CITY** agrees to provide **SWEENEY** with the following benefits:

(a) **SWEENEY shall be entitled to receive the same vacation, sick leave, and holiday time as the City Manager.** Said benefits shall be defined in the City of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.

(b) A car allowance at $350.00 per month, or such other rate agreed upon by the City Commission.

(c) **CITY** agrees to budget and pay for licensing fees or charges that are required of attorneys to practice law in the State of Florida and professional dues, required CLE seminars, and subscriptions necessary for **SWEENEY's** continuation and participation In national, regional, state, and local associations, and organizations necessary and desirable for **SWEENEY's** continued professional participation, growth, and advancement, and for the good of the **CITY.**

(d) Comprehensive health and major medical insurance equal to that which is provided to other City employees and shall be effective on the effective date of the original employment agreement (January 7, 2019).

(e) Retirement benefits as provided to all City Employees under the **CITY's** defined benefit retirement plan; however, if **SWEENEY** elects not to participate as a member under the **CITY's** plan, the **CITY** shall contribute a sum to his current plan (or other plan designed by **SWEENEY**) of seven percent (7%).

5. Relocation Expenses.

The **CITY** will pay **SWEENEY** an amount not to exceed $3,000.00 for the expenses of moving **SWEENEY, SWEENEY's** family, and **SWEENEY's** personal property from **SWEENEY's** current residence to the **CITY,** including packing, moving, truck rental, storage costs, unpacking, and insurance charges, and miscellaneous charges incurred or expended by him in effecting this move. SWEENEY will be reimbursed upon establishing of residence in the City and upon presentation of receipts.

6. **Termination.**

At all times during the term of this Agreement, **SWEENEY** shall be deemed

an employee-at-will, and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY,** Its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **SWEENEY** as City Attorney, **SWEENEY** shall have the right to declare that such amendments constitute termination; or

(c) If **SWEENEY** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

7, **Severance.**

Except as provided in this Agreement, severance will be paid to **SWEENEY** when employment is terminated as defined in Paragraph 6 above. Upon termination, all rights, duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **SWEENEY** his then annual base salary for ninety (90) consecutive working days thereafter, and the **CITY** shall also maintain **SWEENEY's** life insurance and major medical insurance coverage paid up and in effect during such period. **SWEENEY** shall also be compensated for all accrued sick leave and vacation time payable upon termination of employment as provided in the Personnel Rules and Regulations. During any time severance is being paid, **SWEENEY** shall not be required to perform any duties for the **CITY** or come to the **CITY.**

The severance provisions set forth herein shall not apply and the **CITY** shall not be obligated to pay **SWEENEY** any severance in the event **SWEENEY** is terminated for cause. For purposes of this agreement "For Cause" shall be defined as any of the following actions by **SWEENEY:**

(a) Conviction of a felony or any misdemeanor involving moral turpitude;

(b) Commission of any act of fraud involving or affecting the **CITY** or the public;

(c) Willful failure to perform the duties of City Attorney, or material breach by **SWEENEY** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice;

(d) Incompetence or negligence in the performance of official duties;

(e) Violation of the **CITY's** Drug-Free Work Place Policy, including illegal use of drugs, hallucinogens, or other substances regulated by state law;

(f) Violation of Florida's Code of Ethics;

(g) Loss or suspension of license to practice law;

(h) Misconduct as defined by Florida Statute 443.036(29), as amended from time to time; or

8. Outside Activities.

The employment provided for by this Agreement shall be **SWEENEY's** primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to **SWEENEY** and the community, **SWEENEY** may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a

conflict of interest with **SWEENEY's** responsibilities under this Agreement. Any outside consulting or business opportunities shall be subject to prior approval by the **CITY.**

9. Best Efforts of Employee.

SWEENEY agrees that he will at all times faithfully, industriously and to the best of his ability, experience and talents, perform all the duties which may be required of and from him pursuant to the express and Implicit terms hereof, to the reasonable satisfaction of **CITY. SWEENEY** further agrees that he will continue his education and training so that he will keep up with or exceed education requirements of his position. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

10. Disability.

If **SWEENEY** is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 7. However, **SWEENEY** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits, as defined in the City's Personnel Rules and Regulations.

11. Residency.

SWEENEY shall establish permanent residency within the City of Fort Pierce,

Florida, within two years of the effective date of this Amended Employment Agreement.

12. Employee-At-Will.

SWEENEY is an employee-at-will and works at the pleasure of the **CITY** who may, at any time and without showing cause, terminate this Employment Agreement.

13. Liability Claims.

The **CITY** shall defend and save harmless **SWEENEY,** but only to the limits of sovereign immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **SWEENEY's** duties as City Attorney of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **SWEENEY's** employment or services or for claims for punitive damages. In the event the provision of legal representation by the **CITY** may reasonably present a legal conflict of interest, **SWEENEY** may request independent legal representation at **CITY'S** expense, and the **CITY** may not unreasonably withhold approval of such request. Legal representation provided by the **CITY for SWEENEY** shall extend until a final unappealable determination of the legal action. In the event independent legal representation is provided to **SWEENEY,** any settlement of any claim against **SWEENEY** may not be made without prior approval of the **CITY.** The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **SWEENEY's** employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **SWEENEY** shall rely upon the doctrine of sovereign

immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

14. Voluntary Resignation.

In the event **SWEENEY** voluntarily resigns his position with the **CITY, SWEENEY** shall provide a minimum ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified In Paragraph 6(c) above, **SWEENEY** shall not be entitled to nor shall the **CITY** be liable to pay severance if **SWEENEY** voluntarily resigns.

15. General provisions.

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective immediately upon execution and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of

this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **SWEENEY,** his administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF FORT PIERCE, FLORIDA

BY: _____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

EMPLOYEE:

_____
Peter J. Sweeney

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

TO : Pete Sweeney, City Attorney

FROM : Linda W. Cox, City Clerk LWC

RE : Employment Contract

DATE : December 20, 2018

Attached is a fully executed copy of your Employment Contract which was approved by the City Commission at their meeting on December 17, 2018. I have retained the original for our files.

cc: Nicholas Mimms, City Manager
Johnna Morris, Finance Director

CITY OF FORT PIERCE, FLORIDA

PETER J. SWEENEY

CITY ATTORNEY

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT is made and entered into this_____ day of December, 2018, with an effective date of January 7, 2019, by and between the **CITY OF FORT PIERCE, FLORIDA,** a municipal corporation, hereafter referred as to **"CITY"** and **PETER J. SWEENEY,** hereafter referred to as **"SWEENEY".**

WHEREAS, CITY desires to secure the legal representation of **SWEENEY** as City Attorney for a minimum of three (3) years from the Effective Date of this agreement and **SWEENEY** desires to accept such position; and

WHEREAS, CITY and **SWEENEY** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **SWEENEY** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and SWEENEY **agree** with each other as follows:

1. **Employment.**

CITY employs **SWEENEY** to perform the duties of City Attorney as specified

in the City Charter. **SWEENEY** will render full time legal services to **CITY** in the capacity of City Attorney of the **CITY** for the initial term of three (3) years, commencing January 7, 2019 (the "Effective Date"), through January 6, 2022. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis. **SWEENEY** agrees to report for work, and the duties and employment of **SWEENEY** as City Attorney shall commence the Effective Date. In the event the Agreement is not renewed all compensation, benefits, and requirements of this Agreement shall remain in effect until the expiration of the term unless sooner terminated or **SWEENEY** resigns.

SWEENEY shall devote all of his time, attention, knowledge and skill, solely and exclusively to the legal interests of the City of Fort Pierce. **SWEENEY** warrants and agrees to maintain his Florida license to practice law in good standing without limitation throughout the term of this Agreement. **SWEENEY** will at all times faithfully, industriously, and diligently perform to the best of his ability all duties that may be required of him by virtue of his position as City Attorney, including, but not limited to, the performance of all duties set forth In the City Charter, Florida Statutes, City Ordinances, and Resolutions, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Should **SWEENEY** no longer be in good standing with the Florida Bar or authorized to practice law in Florida, this contract will terminate immediately for cause, In the event **SWEENEY makes** formal application for full-time

employment elsewhere while serving as City Attorney, he shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. **Compensation.**

In consideration for these services as City Attorney, **CITY** agrees to pay **SWEENEY an** annual base salary of ONE HUNDRED AND SIXTY THOUSAND DOLLARS ($160,000.00) per annum, payable In bi-weekly installments, or such higher figure as may be negotiated after a mandatory six-month evaluation of **SWEENEY's** performance by the City Commission. Base annual salary adjustments, including cost of Living Increases, for each subsequent year during the term of this Agreement shall be negotiated between the parties on an annual basis.

The CITY agrees that it will not, at any time during the term of this Agreement, reduce **SWEENEY's** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY.**

3. **Performance Evaluations.**

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **SWEENEY's** performance as City Attorney, Annual performance evaluations shall occur during the calendar month of June of each year following the first year of employment, and the matter of the performance evaluation shall be agendaed by the City Attorney to be discussed by the City Commission in June of each year of this

Agreement. These performance reviews shall consider continuing **City** Commission objectives and responsibilities as well as achievement of key specific objectives as mutually agreed upon by City Commission and **SWEENEY.**

Should It be determined that **SWEENEY** was successful in his overall performance, and If the Commission, in Its sole discretion, determines that the fiscal condition of the **CITY** is sufficient, the City Commission will consider **SWEENEY's** compensation and benefits, and endeavor to maintain them at a level commensurate with his peers in the profession In similarly situated Florida cities and the rate of general inflation in the economy.

4. Benefits.

In addition to annual compensation specified above, the **CITY** agrees to provide **SWEENEY** with the following benefits:

(a) **SWEENEY** shall be entitled to receive the same vacation, sick leave, and holiday time as defined in the City of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.

(b) A car allowance at $350.00 per month, or such other rate agreed upon by the City Commission.

(c) **CITY** agrees to budget and pay for licensing fees or charges that are required of attorneys to practice law in the State of Florida and professional dues, required CLE seminars, and subscriptions necessary for **SWEENEY's** continuation and participation In national, regional, state, and local associations, and organizations necessary and desirable for **SWEENEY's** continued professional participation,

growth, and advancement, and for the good of the **CITY.**

(d) Comprehensive health and major medical insurance equal to that which is provided to other City employees, and shall be effective on the effective date of this agreement (January 7, 2019). If the CITY's insure requires a waiting period, the CITY shall pay SWEENEY's COBRA payment for the insurance from his current employer until such time as the CITY's insurance is effective for him.

(e) Retirement benefits as provided to all City Employees under the **CITY's** defined benefit retirement plan; however, if **SWEENEY** elects not to participate as a member under the **CITY's** plan, the **CITY** shall contribute a sum to his current plan (or other plan designed by **SWEENEY**) of 7%.

5. **Relocation Expenses.**

The **CITY** will pay **SWEENEY** an amount not to exceed $3,000.00 for the expenses of moving **SWEENEY, SWEENEY's** family, and **SWEENEY's** personal property from **SWEENEY's** current residence to the **CITY,** including packing, moving, truck rental, storage costs, unpacking, and insurance charges, and miscellaneous charges incurred or expended by him in effecting this move. SWEENEY will be reimbursed upon establishing of residence in the City and upon presentation of receipts.

6. **Termination.**

At all times during the term of this Agreement, **SWEENEY** shall be deemed an employee-at-will, and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY,** Its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **SWEENEY** as City Attorney, **SWEENEY** shall have the right to declare that such amendments constitute termination; or

(c) If **SWEENEY** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

7, **Severance.**

Except as provided in this Agreement, severance will be paid to **SWEENEY** when employment is terminated as defined in Paragraph 6 above. Upon termination, all rights, duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **SWEENEY** his then annual base salary for Ninety (90) consecutive days thereafter, and the **CITY** shall also maintain **SWEENEY's** life insurance and major medical insurance coverage paid up and in effect during such period. **SWEENEY** shall also be compensated for all accrued sick leave and vacation time payable upon termination of employment as provided in the Personnel Rules and Regulations. During any time severance is being paid, **SWEENEY** shall not be required to perform any duties for the **CITY** or come to the **CITY.**

The severance provisions set forth herein shall not apply and the **CITY** shall not be obligated to pay **SWEENEY** any severance in the event **SWEENEY** is terminated for cause. For purposes of this agreement "For Cause" shall be defined as any of the following

actions by **SWEENEY:**

(a) Conviction of a felony or any misdemeanor involving moral turpitude;

(b) Commission of any act of fraud involving or affecting the **CITY** or the public;

(c) Willful failure to perform the duties of City Attorney, or material breach by **SWEENEY** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice;

(d) Incompetence or negligence in the performance of official duties;

(e) Violation of the **CITY's** Drug-Free Work Place Policy, including illegal use of drugs, hallucinogens, or other substances regulated by state law;

(f) Violation of Florida's Code of Ethics;

(g) Loss or suspension of license to practice law;

(h) Misconduct as defined by Florida Statute 443.036(29), as amended from time to time; or

(i) Breach of this contract.

8. **Outside Activities.**

The employment provided for by this Agreement shall be **SWEENEY's** primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to **SWEENEY** and the community, **SWEENEY** may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a conflict of interest with **SWEENEY's** responsibilities under this Agreement. Any outside consulting or business opportunities shall be subject to prior approval by the

CITY.

9. **Best Efforts of Employee.**

SWEENEY agrees that he will at all times faithfully, industriously and to the best of his ability, experience and talents, perform all the duties which may be required of and from him pursuant to the express and Implicit terms hereof, to the reasonable satisfaction of **CITY. SWEENEY** further agrees that he will continue his education and training so that he will keep up with or exceed education requirements of his position. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

10. **Disability.**

If **SWEENEY** is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental Incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 7. However, **SWEENEY** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits, as defined in the City's Personnel Rules and Regulations.

11. **Residency.**

SWEENEY shall establish permanent residency within the City of Fort Pierce, Florida, within two years of the effective date of this Employment Agreement.

12. **Employee At-Will.**

SWEENEY is an employee-at-w ill and works at the pleasure of the **CITY** who may, at any time and without showing cause, terminate this Employment Agreement.

13. **Liability Claims.**

The **CITY** shall defend and save harmless **SWEENEY,** but only to the limits of sovereign Immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **SWEENEY's** duties as City Attorney of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **SWEENEY's** employment or services or for claims for punitive damages. In the event that the provision of legal representation by the **CITY** may reasonably present a legal conflict of interest, **SWEENEY** may request independent legal representation at **CITY'S** expense, and the **CITY** may not unreasonably withhold approval of such request. Legal representation provided by the **CITY for SWEENEY** shall extend until a final unappealable determination of the legal action. In the event Independent legal representation is provided to **SWEENEY,** any settlement of any claim against **SWEENEY** may not be made without prior approval of the **CITY.** The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **SWEENEY's** employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **SWEENEY** shall rely upon the doctrine of sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

14. **Voluntary Resignation.**

In the event **SWEENEY** voluntarily resigns his position with the **CITY, SWEENEY** shall provide a minimum ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified In Paragraph 6(c) above, **SWEENEY** shall not be entitled to nor shall the **CITY** be liable to pay severance If **SWEENEY** voluntarily resigns.

15. **General provisions.**

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective immediately upon execution, and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and

made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **SWEENEY,** his administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF FORT PIERCE, FLORIDA

BY: Linda Hudson
Linda Hudson, Mayor

ATTEST:

Linda Cox, City Clerk

EMPLOYEE:

Peter J. Sweeney

Approved as to Form and Correctness

Benjamin L. Bryan, Jr., Interim City Attorney

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

Meeting Date: 01/06/2020

Re: Conditional Use - The Manore ALF - 4201 S. 25th Street

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

---

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with new construction submitted by property owners, Stonebridge Senior Living LLC and Applicants Mark Nicholas and Tiffany Rink, to establish an Assisted Living Facility with 42 living units at 4201 S. 25th Street, Fort Pierce, FL.The property is zoned Office Commercial (C-1), Parcel ID: 2432-411-0001-000-2.

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with New Construction to construct a 25,223 sq. ft. assisted living facility. The 1.4 acres property is located just west of S. 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision.The project consists of 42 living units total. The subject proposed site plan will be built on vacant land and developed in two (2) phases.
- This assisted living facility is specifically for senior citizens; who require assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating 12 hour shifts.
- The owner and applicant were previously approved by the City Commission to construct a 32-unit assisted living facility at the same subject site on November 19, 2018. The subject Conditional Use application is for the additional 10 units with a small decrease in square footage and no changes to the site plan. The assisted living facility was originally approved for 26,926 sq. ft.

RECOMMENDATION:

The proposed use presents the provision of public housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/30/2019 02:25 PM

Form Started By: Vennis Gilmore
Started On: 12/30/2019 12:04 PM
Final Approval Date: 12/30/2019

Application for Conditional Use Development Review & Design Review



The Manor Assisted Living Facility
4201 S. 25th Street

Site Aerial Map



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S

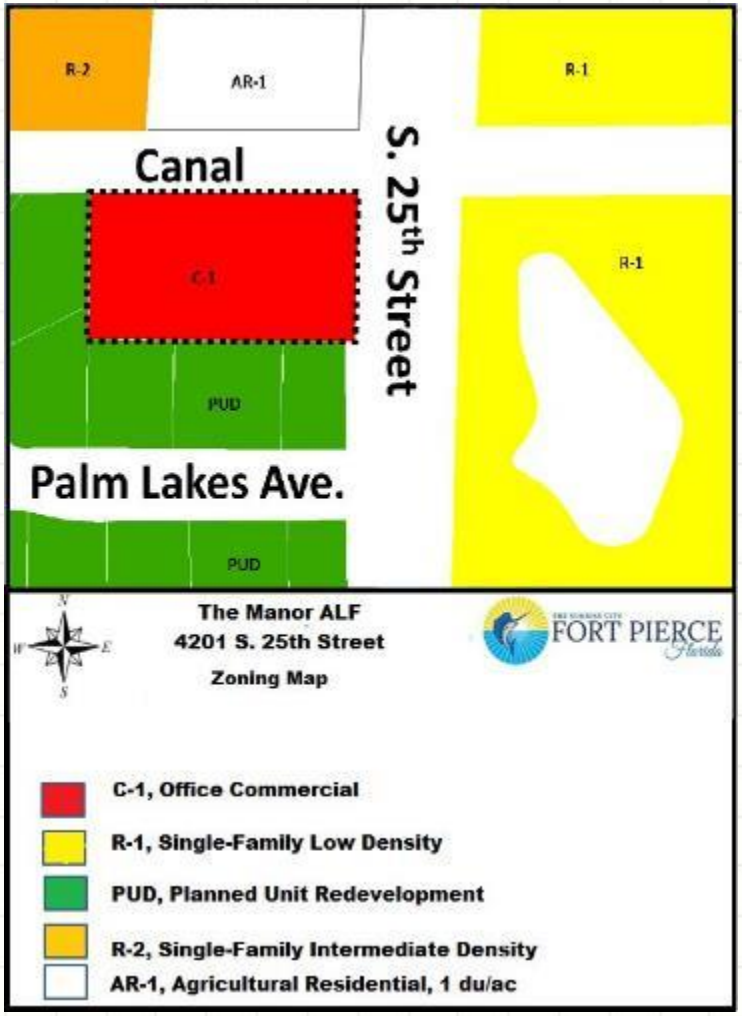
The Manor ALF

4201 S. 25th Street

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map

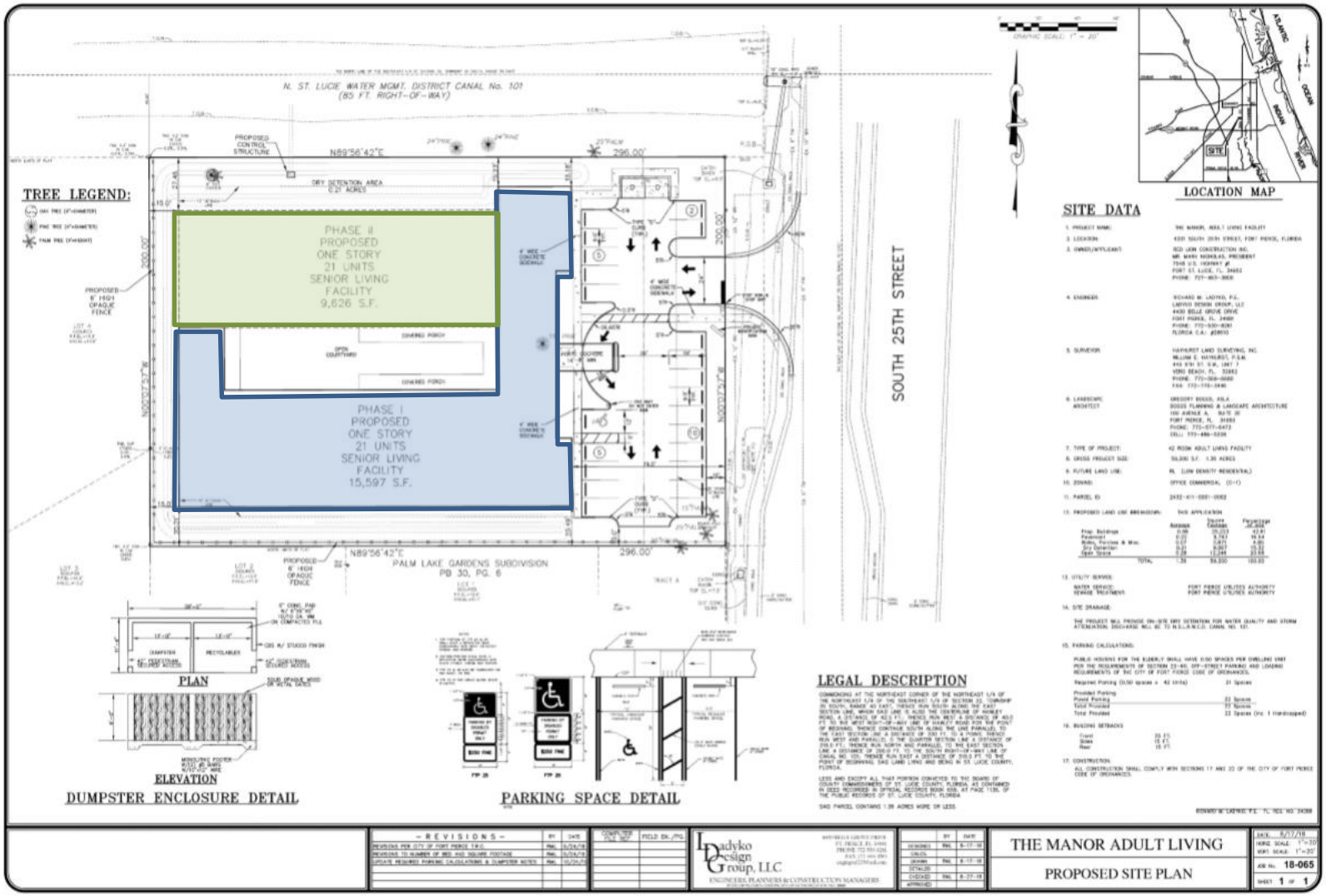


- Current Future Land-Use: Low Density Residential (RL)
- Current Zoning: Office Commercial (C-1)

Site Plan

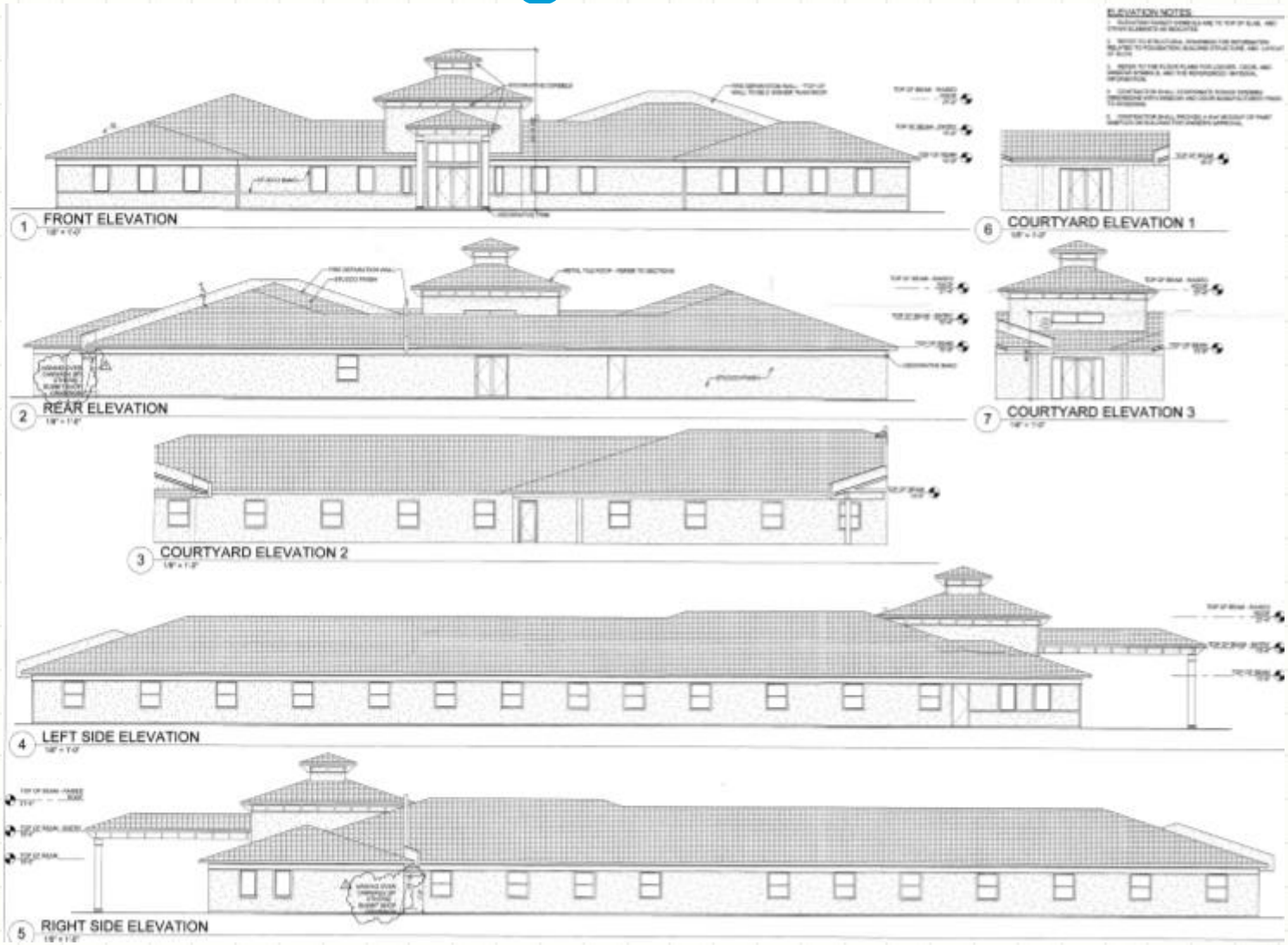
15,597 sf – Phase 1
Previously 13,909 sf

9,626 sf – Phase 2
Previously 13,909 sf



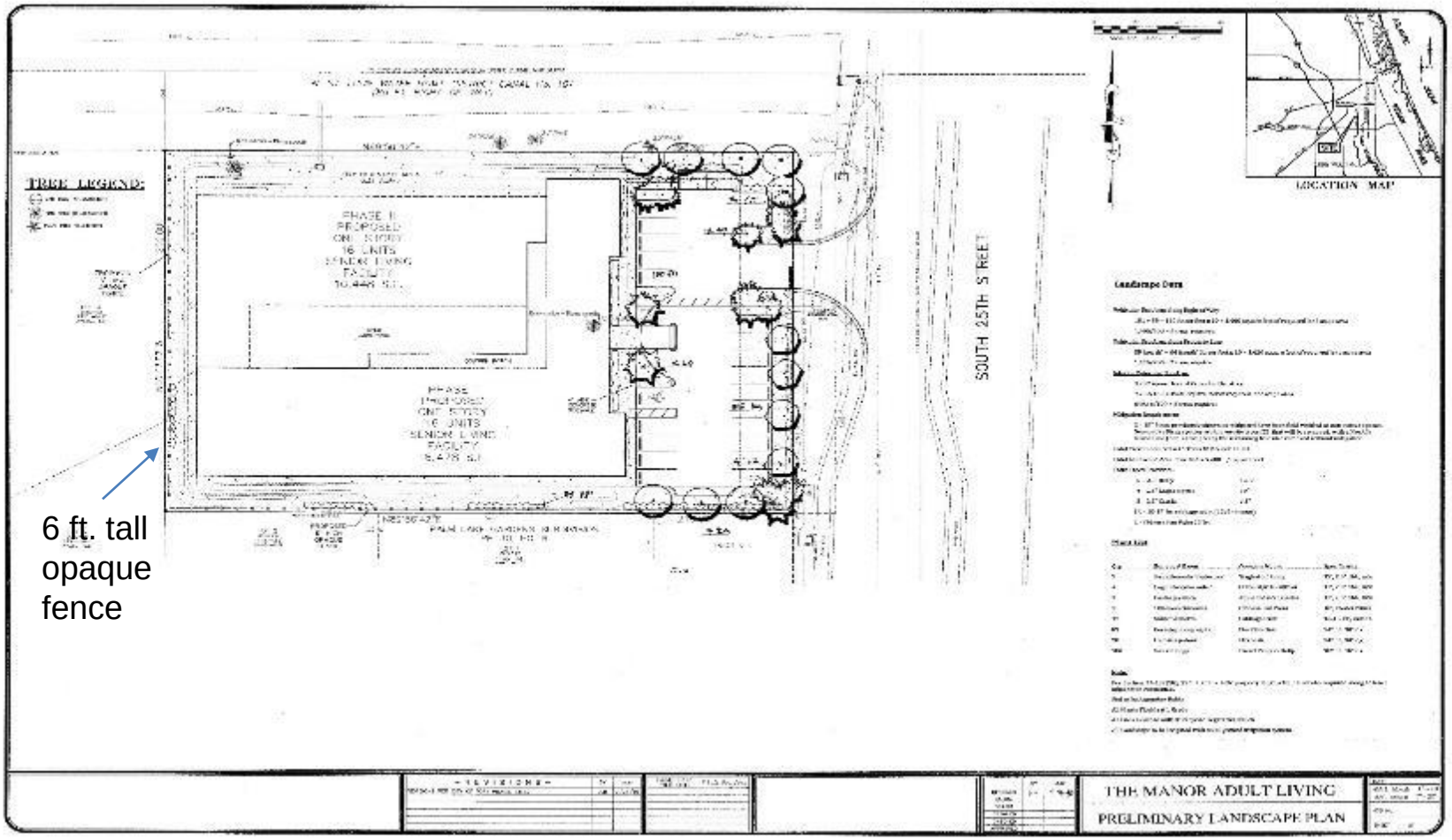
25,223 sf building (previously 26,926 sf)
42 units -Phase 1 -21 units, Phase 2 – 21 units (previously 32 units - Phase 1 – 16, Phase 2 – 16)
22 parking spaces

Design Review



1 Story Building
“Wilmington Tan” color - Stucco
“Terracotta” color - Metal Tile Roof
“Hasbrouck Brown” painted trim

Landscaping



6 ft. tall opaque fence

Provided Trees and Palms

5 Hollys
4 Crape Myrtles
3 Cassias
12 Cabbage Palms
2 Chinese Fan Palms

The Manor ALF

Consideration of a Conditional Use With New Construction (Development & Design Review) – The Manor ALF at 4201 S. 25th Street.

- Approval of a Conditional Use Application for the addition of 10 units to a new one (1) story – 25,223 sq. ft. assisted living facility.

- Staff recommends **APPROVAL**

Adjacent Property Owner Responses



27 Notifications

0 = In favor (0%)

1 = In opposition (3.7%)

Staff Recommendation

Staff recommends **APPROVAL** :

The proposed use presents the provision of public housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends that the City Commission APPROVE the subject Conditional Use.

Planning Board Recommendation

November 12, 2019, the Planning Board voted 4-0 to recommend **Approval** of the Conditional Use Approval with New Construction.

City Commission Action

Possible actions of the City Commission:

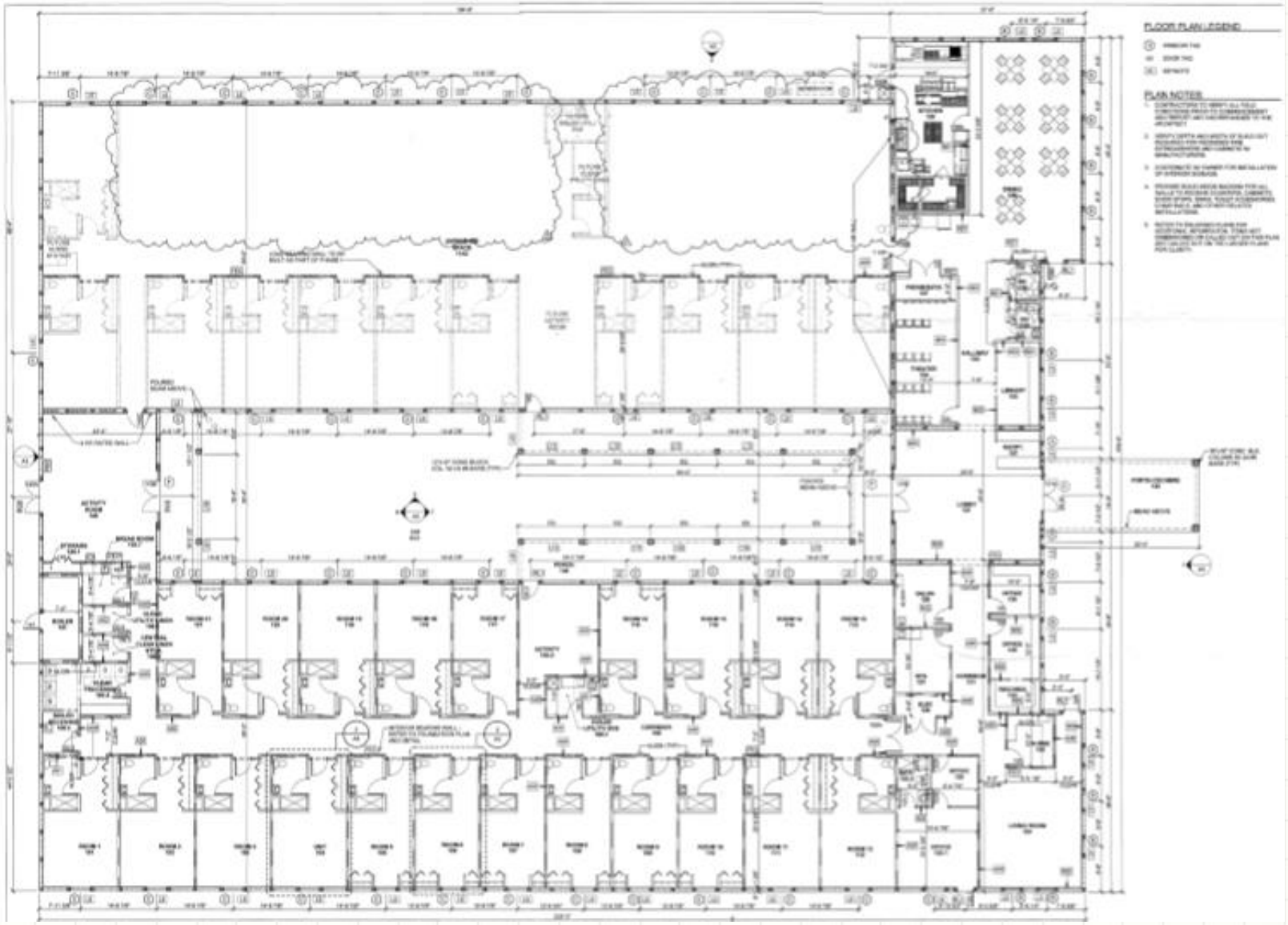
- APPROVAL of the proposed Conditional Use, no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use

Application for Conditional Use Development Review & Design Review



The Manor Assisted Living Facility
4201 S. 25th Street

Floor Plan



TRC Comments…

All affected City Departments have reviewed the proposed Conditional Use and have provided approval with conditions based on compliance with requirements of the City Code. All comments were addressed by the applicant.

proposed phase 2
SCOTT R. SANDERS P.E. FL
FLA. REG # 64791
3411 PESCARA DRIVE
FAZE, FL 33711
PROJECT NAME
The Manor
Ft. Pierce, Fla.
2 OF 2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**The Manor Assisted Living Facility** **4201 S. 25th Street**
BOARD DATE:	January 6, 2019

STAFF REPORT

Owner: Stonebridge Senior Living LLC
701 SE Hidden River Drive
Port St. Lucie, FL 34983

Applicant: Mark Nicholas & Tiffany Rink
701 SE Hidden River Drive
Port St. Lucie, FL 34983

Applicant's Request: Approval of a Conditional Use Application for the addition of 10 units to a new one (1) story – 25,223 sq. ft. assisted living facility.

Location(s): 4201 S. 25th Street

Parcel ID: 2432-411-0001-000-2

Future Land Use: Low Density Residential (RL)

Current Zoning: C-1, Office Commercial Zone

Surrounding FLU:

North	East	South	West
RL/RS	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2/AR-1	R-1	PD	PD

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to construct a 25,223 square foot assisted living facility located just west of South 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision on 1.4 acres. The project consists of a total of 42 living units total. This proposed site plan will be built on vacant land and developed in two (2) phases. The subject assisted living facility is specifically for senior citizens, who require assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts.

The owner and applicant were previously approved by the City Commission to construct a 32-unit assisted living facility at the subject site on November 19, 2018. The subject Conditional Use application is for the addition of ten (10) units with a small decrease in square footage and no changes to the site plan. The assisted living facility was originally approved for 26,926 sq. ft.

Future Land Use & Zoning

The Low Density Residential (RL) Future Land Use designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology consists of single-family detached housing but may also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood are permitted. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities are also allowed. This land use category ranges in density from one (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.

The subject site has a zoning district classification of the Office Commercial Zone (C-1) district which is primarily intended for business and institutional uses which do not involve the direct sale or display of goods, the production of goods, or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have appropriate access to arterial or collector streets. This district is also suitable for use as a buffer separating other commercial zones from residential districts.

Parking

Pursuant to City Code Section 22-60 (d)(1), public housing for the elderly, notwithstanding other residential parking standards is 0.5 spaces for each dwelling unit which equates to 21 spaces and 22 parking spaces with one (1) designated handicap parking space are provided.

Conditional Use

Per City Code Section 22-76; the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story, 25,223 square foot assisted living facility at 4201 South 25th Street will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Site Plan

The applicant is proposing to construct a 25,223 sq. ft assisted living facility. The floor plan consists of a covered driveway for the entrance of the facility, a lobby and reception area, office space, two (2) guest/staff restrooms, forty-two (42) adult living quarters with adjoining restrooms, a kitchen/cafeteria area, a recreation area, and an open middle-courtyard after the completion of the second phase of construction.

The project will be developed in two (2) phases. The first phase will consist of 21 units and the primary support rooms. The second phase will consist of an additional 21 units; bringing the facility's total to 42 units. The construction of the project is anticipated to commence in 2019 and is anticipated for buildout in 2020. This assisted living facility is specifically for senior citizens; who need assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts.

The site plan includes proposed concrete walkways connecting pedestrians from the sidewalk along South 25th Street and providing access to the refuse collection area. The site plan also includes a new dumpster enclosure with pedestrian access and a pedestrian gate located to the far-north of the parking lot.

Design Review

The proposed facility will be a one (1) story building with approximately 25,223 square feet consisting of stucco siding and a barrel tile roof system. The painted stucco wall exterior will be a "Wilmington Tan". The barrel-vault tiles will have the color "Barclay". The buildings painted trim will be a "Hasbrouck Brown". The structure will stand out for its attractiveness and its compatibility with Fort Pierce Central High School to the north and the Palm Lakes Subdivision to the south. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping
The subject application requires the installation of 16 trees; the applicant is proposing a total of 26 trees. The tree total consists of five (5) Hollys, four (4) Crape Myrtles, three (3) Cassias, two (2) Chinese Fan Palms and 12 Cabbage Palms. In addition, shrubs proposed for the site include eighty-five (85) Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollys. Argentina Bahia will be installed for sod. Combined, the overall plantings will total 235 plant species. In addition, Planning Staff requested a six (6) foot opaque fence align the southern and western borders of the property to further buffer the proposed use from residential uses. The applicant has obliged and will be installing the fence along with installing the 50 firebush species plantings along the length of the fence. Two (2) 15-inch Pines previously shown as mitigated have been field verified as non-native species. Two (2) Non-native Fichus and a Norfolk Island Pine (non-native) are being removed without mitigation.

Traffic Impact Statement
The results of the report prepared for the proposed The Manor Adult Assisted Living Facility indicate that the traffic impacts of the project will not decrease the capacity of any roadway link on the roadway network of St. Lucie County and the Florida Department of Transportation to an unacceptable level within the study area and no capacity related roadway improvements would be required.

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

Property Owner Response Summary
A total of 27 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of December 30, 2019, there have been no responses by adjacent property owners in opposition to the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation
The Planning Board, at their November 12th, 2019 meeting, voted 4-0 to recommend **Approval** of the request.

Staff Recommendation*:*
The proposed use presents the provision of public housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use.

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

Property Identification

Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24/32S
Zoning: OFFICE COM

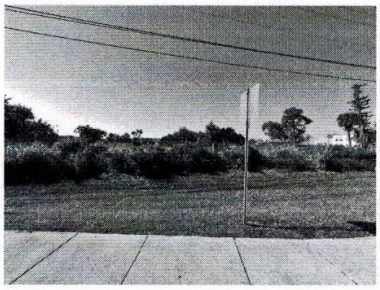
Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Grootherest
2045 SE Avon Park DR
Port St Lucie, FL 34952

Legal Description

32 35 40 S 200 FT OF N 242.5 FT OF W 316 FT OF E 356 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1.40 AC) (OR 2122-394; 2155-411)



Current Values

Just/Market Value:	$49,000
Assessed Value:	$49,000
Exemptions:	$0
Taxable Value:	$49,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.4
Land Size (SF):	60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	$0
Nov 1, 1979	0321 / 2910	XX00	CV		$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

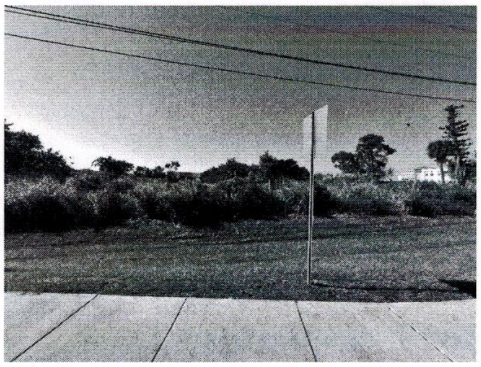


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Sketch Area Legend



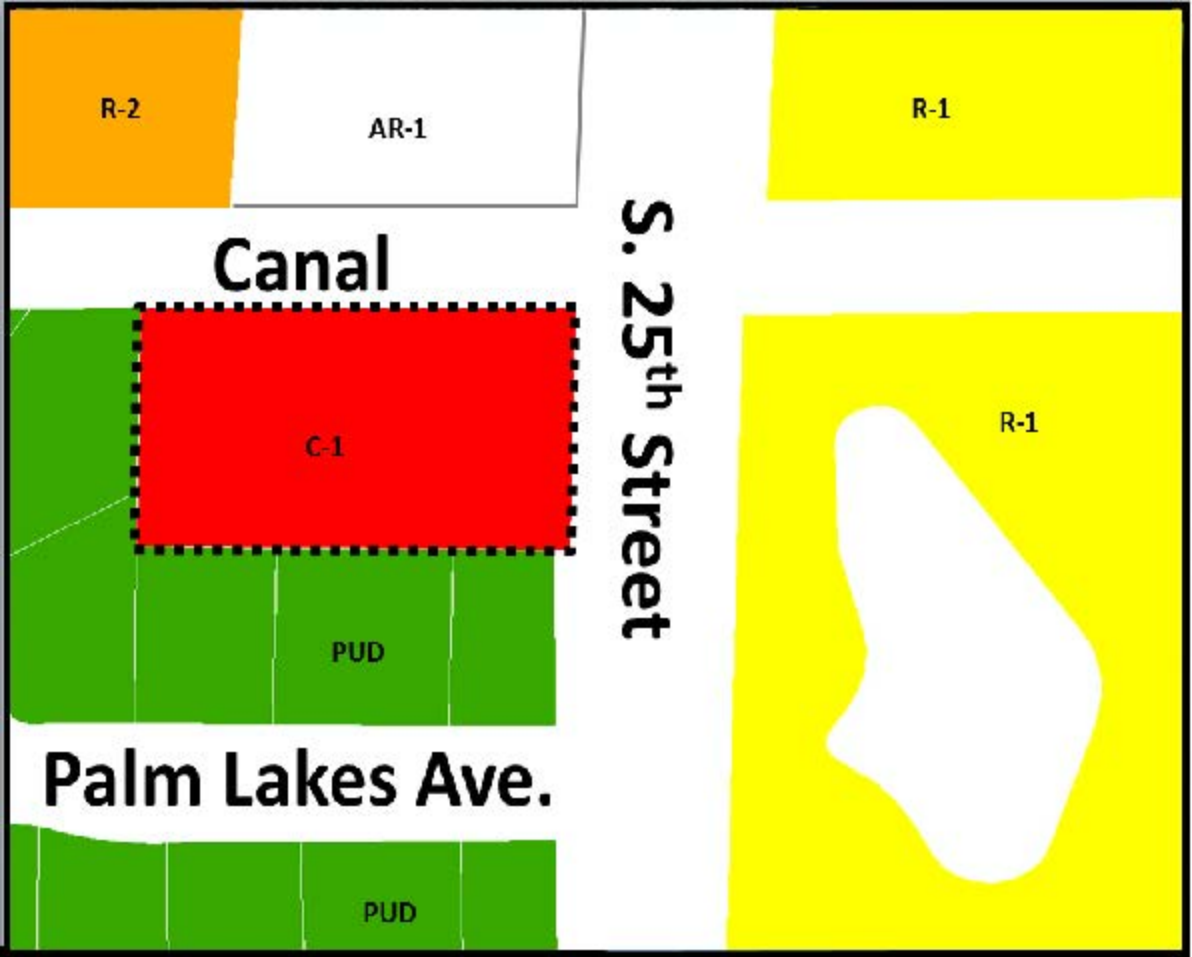
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The Manor ALF

4201 S. 25th Street

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



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The Manor ALF
4201 S. 25th Street
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

C-1, Office Commercial

R-1, Single-Family Low Density

PUD, Planned Unit Redevelopment

R-2, Single-Family Intermediate Density

AR-1, Agricultural Residential, 1 du/ac

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

October 25, 2019

Writers e-mail: enginpod225@aol.com

VIA: HAND DELIVER TO:

Mr. Vennis Gilmore
Planner
City of Fort Pierce
Planning Department
100 North U.S. #1
Ft. Pierce, Florida 34950

Subject: The Manor – 4201 South 25th Street, City of Fort Pierce, Florida
TRC No. 19-0700009 – Response to Planning Department Comments

Dear Mr. Gilmore;

Enclosed please find the following information in response to your comments for The Manor project located at 4201 South 25th Street in the City of Fort Pierce, Florida pursuant to your review letter dated August 23, 2019.

- Ten (10) copies of the Revised Site Plan.
- One (1) CD-Rom with .pdf copy of the Revised Site Plan.

The comments contained within the aforementioned letter have been addressed in the following manners, presented in the same order as presented therein;

1. Please provide secured access for the pedestrian entrances of the refuse collection area

   The Dumpster detail has been revised to reflect that the pedestrian access points are secured access.

2. Per City Code Section 22-60, Off-Street Parking and Loading, Public housing for the elderly, other residential parking standards requires 0.50 parking spaces for each dwelling unit.

   The required parking has been revised to reflect 0.50 spaces per unit from the previously depicted 0.45 spaces pursuant to the ITE Manual for required parking. This revision will result in 21 spaces being required. The provide number of spaces remains at 22 spaces including a single handicapped space.

Pursuant to the comments received from Mr. Kori Benton from the St. Lucie County Planning Department, dated October 17, 2019 relative to the project we offer the following.

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

1. Does the amended plan accommodate necessary parking and off-street loading for deliveries?

   The amended plan does meet the requirements for off-street parking and loading requirements pursuant to the City of Fort Pierce Code of Ordinances.

2. Does the plan provide minimum, functional open space, or interior vehicular use area landscaping requirements?

   The plan meets the requirements of the City of Fort Pierce Code of Ordinances, Section 22-187 for interior vehicular use landscape and open space requirements.

If there are any questions or comments with regard to the matters contained herein, please do not hesitate to contact me @ 772-530-8261. Notice to Proceed shall commence upon receipt of a copy of this agreement executed by the parties.

Sincerely,
Ladyko Design Group, LLC.

Richard M. Ladyko, P.E.
President

cc: Red Lion Construction, LLC

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
OCT 01 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 4201 S. 25th ST.

Parcel ID #(s)

Project description

MARK NICHOLAS / TIFFANY RINK
Property Owner(s)
701 SE HIDDEN RIVER DR.
Street Address
PORT ST. LUCIE FL. 34983
City State Zip
727 463 3800
Phone Number
REDLIONCORP1@gmail.com
Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

The foregoing instrument was acknowledged before me this 1 day of Oct, 20 19, by Mark Nicholas who is personally known to me or has produced DL FL as identification.

Signature of Notary

(seal)

Notary Public State of Florida
Shanna Gorby
My Commission GG 342283
Expires 06/06/2023

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date

Fees Control # B. Permit #

Intake Planner

Planner Assigned

Approved By Date

Comments

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

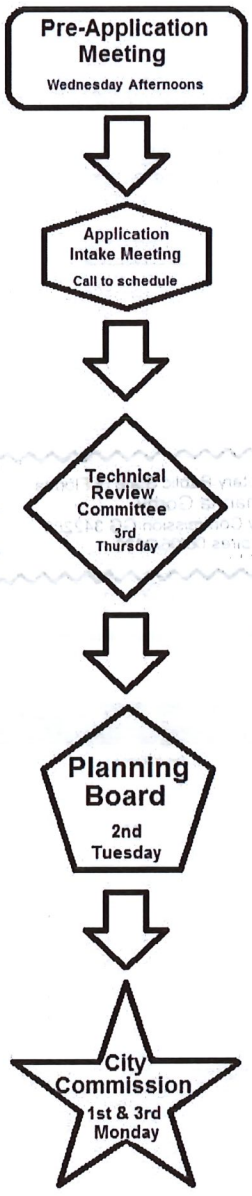
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4201 S. 25th ST.
Parcel ID #(s) _____
Project Description _____

MARK NICHOLAS / TIFFANY RINK	
Property Owner(s)	Applicant/Representative, Title, Company
901 SE HIDDEN RIVER	
Street Address	Street Address
PORT ST. LUCIE FL. 34983	
City State Zip	City State Zip
727 463 3800	
Phone Number	Phone Number
redlinecorp1@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 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.*

M. M
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 1 day of Oct, 2019, by
Mark Nicholas who is personally known to me or has produced
DL FL as identification.

Shanna Gorby
Signature of Notary

Notary Public State of Florida
Shanna Gorby
My Commission GG 342283
Expires 06/06/2023
(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

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

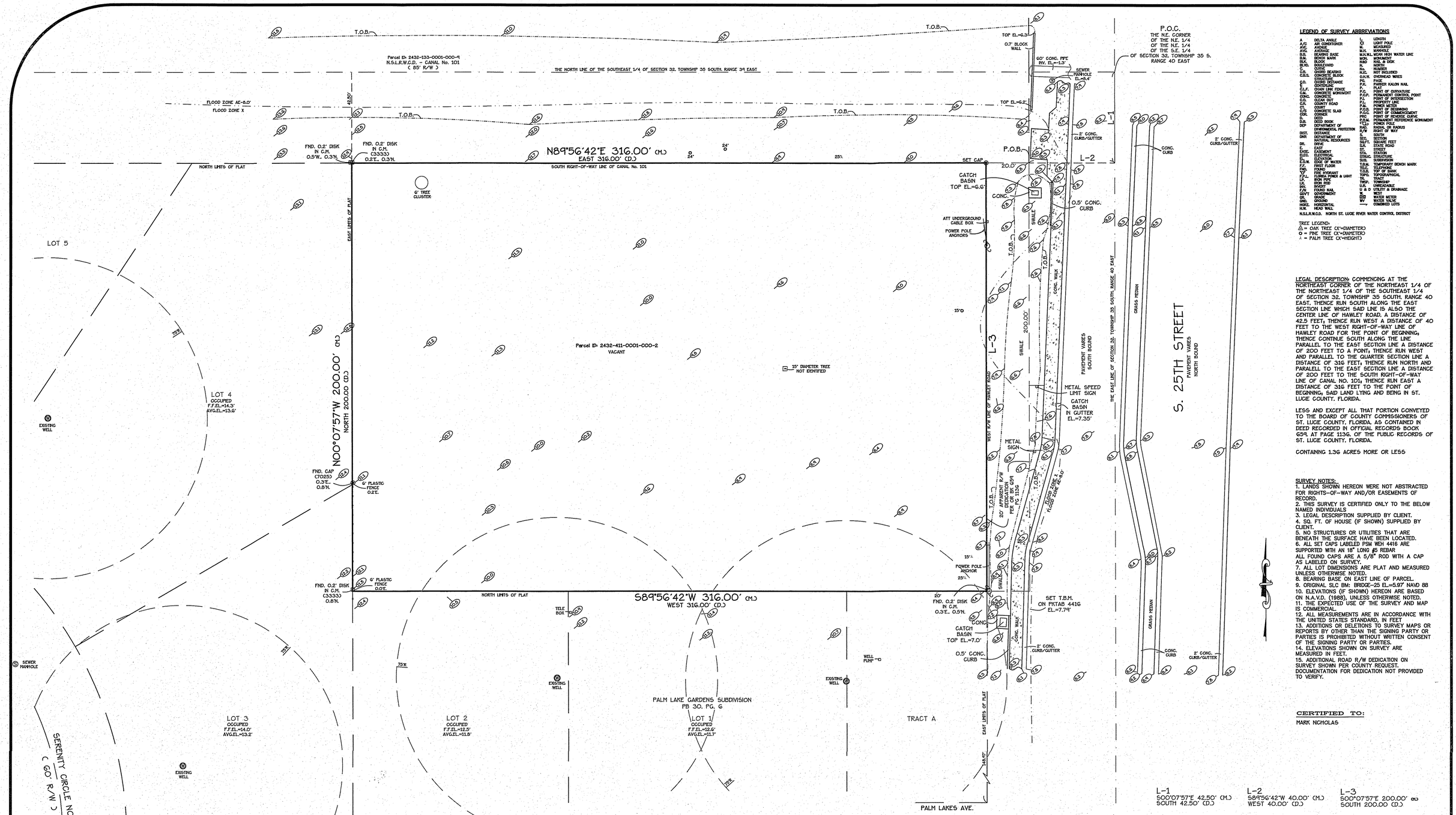
a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. 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.

Statement of Intended Use

Date: September 2019

Re: 4201 S. 25th Street, Ft Pierce FL 34981

The intended use of this building will be a 42 unit assisted living facility. In this facility staff memebers will assist seniors with day to day socialization and activities of daily living.



LEGEND OF SURVEY ABBREVIATIONS

A	DELTA ANGLE	L	LENGTH
A/C	AIR CONDITIONER	LT	LIGHT POLE
AVG.	AVERAGE	M	MEASURED
B.S.	BEARING BASE	M.H.	MANHOLE
B.M.	BENCH MARK	M.H.W.L.	MEAN HIGH WATER LINE
BLK.	BLOCK	MON.	MONUMENT
BLVD.	BOULEVARD	N&D	NAIL & DISK
C	CURVE	N.	NORTH
Ch.	CHORD BEARING	NO.	NUMBER
C.B.S.	CONCRETE BLOCK STRUCTURE	N.I.D.	NOT INCLUDED
CD.	CHORD DISTANCE	O.H.W.	OVERHEAD WIRES
CM.	CONCRETE MONUMENT	PG.	PAGE
C.L.F.	CHAIN LINK FENCE	P.K.	PARKER KALON NAIL
C.M.	CONCRETE MONUMENT	PLAT	PLAT
CONC.	CONCRETE	P.C.	POINT OF CURVATURE
C.O.	CLEAN OUT	P.C.P.	PERMANENT CONTROL POINT
CR.	COUNTY ROAD	P.I.	POINT OF INTERSECTION
CT.	COURT	P.L.	PROPERTY LINE
C.B.S.	CONCRETE SLAB	P.O.B.	POINT OF BEGINNING
CORR.	CORNER	P.O.C.	POINT OF COMMENCEMENT
D.	DEED	PRC	POINT OF REVERSE CURVE
D.B.	DEED BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PSM	PLS. PLS.
DIST.	DISTANCE	R	RADIUS OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
DR.	DRIVE	S.	SOUTH
E.	EAST	SEC.	SECTION
EASE.	EASEMENT	SQ.FT.	SQUARE FEET
ELEC.	ELECTRICAL	S.R.	STATE ROAD
EL.	ELEVATION	ST.	STREET
F.H.	FIRE HYDRANT	STR.	STRUCTURE
F.F.	FINISH FLOOR	STRUC.	STRUCTURE
FT.	FEET	SUB.	SUBDIVISION
F.D.W.	EDGE OF WATER	T.B.M.	TEMPORARY BENCH MARK
F.F.	FINISH FLOOR	TELE.	TELEPHONE
FIR	FIRE	T.O.B.	TOP OF BANK
F.P.L.	FLORIDA POWER & LIGHT	TOPO.	TOPOGRAPHICAL
I.P.	IRON PIPE	TR.	TRACT
I.R.	IRON ROD	TYP.	TYPICAL
INV.	INVERT	U.B.	UNBREADABLE
N&D	FOUND NAIL	U & D	UTILITY & DRAINAGE
GOV'T	GOVERNMENT	W.	WEST
GR.	GRADE	WM	WATER METER
GND.	GROUND	WV	WATER VALVE
HORIZ.	HORIZONTAL	----	COMBINED LOTS
H.W.	HEAD WALL		

N.S.L.R.W.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

TREE LEGEND:
△ = OAK TREE (X"=DIAMETER)
O = PINE TREE (X"=DIAMETER)
⅄ = PALM TREE (X'=HEIGHT)

LEGAL DESCRIPTION: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE WHICH SAID LINE IS ALSO THE CENTER LINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FEET; THENCE RUN WEST A DISTANCE OF 40 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO A POINT; THENCE RUN WEST AND PARALLEL TO THE QUARTER SECTION LINE A DISTANCE OF 316 FEET; THENCE RUN NORTH AND PARALELL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316 FEET TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.36 ACRES MORE OR LESS

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
8. BEARING BASE ON EAST LINE OF PARCEL.
9. ORIGINAL SLC BM: BRIDGE-25 EL.=5.97' NAVD 88
10. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
11. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
12. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. ELEVATIONS SHOWN ON SURVEY ARE MEASURED IN FEET.
15. ADDITIONAL ROAD R/W DEDICATION ON SURVEY SHOWN PER COUNTY REQUEST. DOCUMENTATION FOR DEDICATION NOT PROVIDED TO VERIFY.

CERTIFIED TO:

MARK NICHOLAS

L-1	L-2	L-3
S00°07'57"E 42.50' (M.)	S89°56'42"W 40.00' (M.)	S00°07'57"E 200.00' (M.)
SOUTH 42.50' (D.)	WEST 40.00' (D.)	SOUTH 200.00 (D.)

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

9/26/18
DATE

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhurstls@live.com

SURVEY TYPE: BOUNDARY/TOPO.	DATE:	REVISIONS:	BY:
	9/26/18	REV. PER CO. LET. 9/20/18	LEH
CHECKED BY: W.E.H.			
DRAWN BY: L.E.H.			
FIELD BOOK No. 371			
PAGE No. 68			
FIELD DATE: 08/07/18			
SCALE: 1"=20'			
JOB No. 18-354			

FLOOD ZONE: X + AE-8.0'
EFFECTIVE DATE: 02/16/2012
PANEL NO.: 12111C0188 J

(50) INDICATES EXISTING ELEVATION

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4510632 OR BOOK 4212 PAGE 1778, Recorded 12/13/2018 08:01:29 AM Doc
Tax: $1050.00

Prepared by and return to:
STACY CONSALVO
Manager
Fee & Fee, PLLC, d/b/a Treasure Coast Title & Escrow
426 Ave A
Fort Pierce, FL 34950
772-461-7190
File Number: **18-120**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of **November, 2018** between **Kelly Smith and Corine van Grootheest, his wife,** whose post office address is **2045 SE Avon Park Drive, Port Saint Lucie, FL 34952**, grantor, and **Stonebridge Senior Living, LLC, a Florida limited liability company,** whose post office address is **701 SE Hidden River Drive, Port Saint Lucie, FL 34983**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 35 South, Range 40 East, thence run South along the East Section line which said line is also the center line of Hawley Road, a distance of 42.5 feet; thence run West a distance of 40 feet to the West right-of-way line of Hawley Road for the Point of Beginning; thence continue South along the line parallel to the East Section line a distance of 200 feet to a point; thence run West and parallel to the Quarter Section line a distance of 316 feet; thence run North and parallel to the East Section line a distance of 200 feet to the South right-of-way line of Canal No. 101; thence run East a distance of 316 feet to the Point of Beginning; said land lying and being in St. Lucie County, Florida.
LESS AND EXCEPT all that portion conveyed to the Board of County Commissioners of St. Lucie County, Florida, as contained in Deed recorded in Official Records Book 659, at Page 1136, of the Public Records of St. Lucie County, Florida.

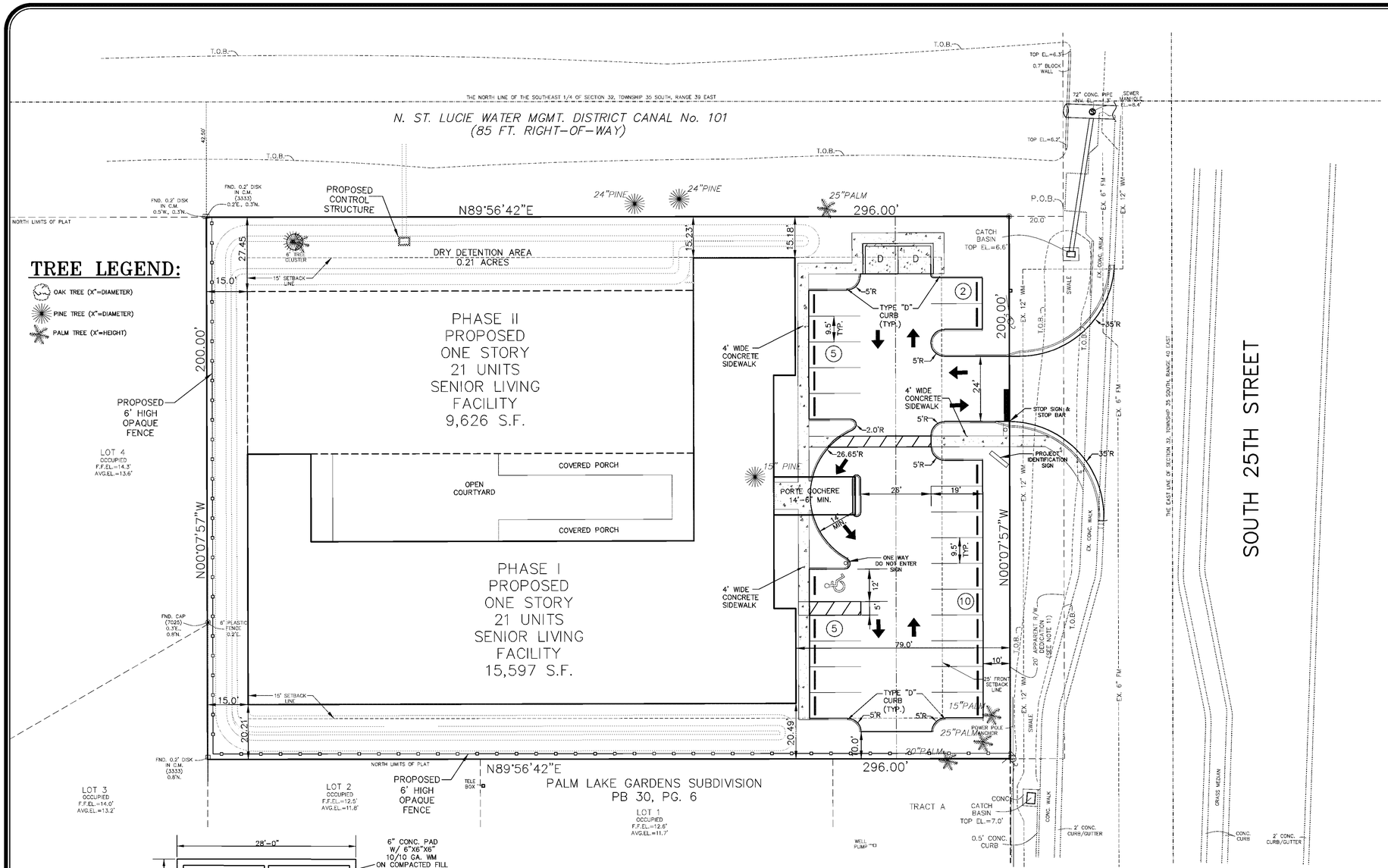
Parcel Identification Number: 2432-411-000-000/2

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2019 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

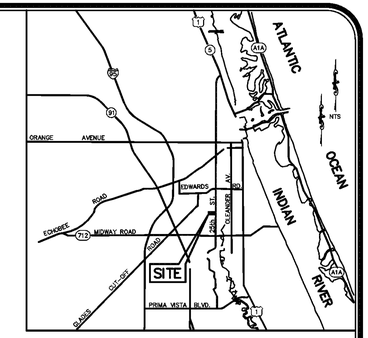
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.



TREE LEGEND:

- OAK TREE (X"=DIAMETER)
- PINE TREE (X"=DIAMETER)
- PALM TREE (X'=HEIGHT)

GRAPHIC SCALE: 1" = 20'



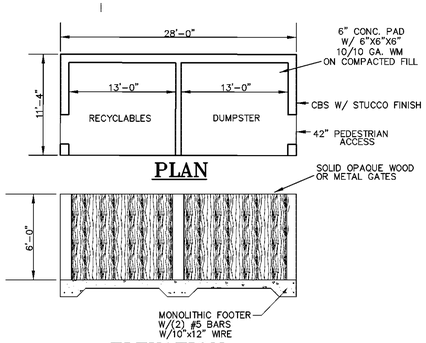
LOCATION MAP

SITE DATA

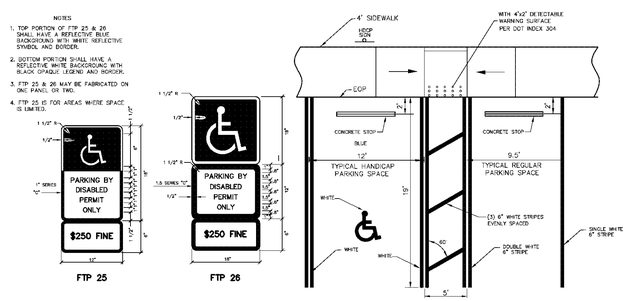
1. PROJECT NAME: THE MANOR, ADULT LIVING FACILITY
2. LOCATION: 4201 SOUTH 25TH STREET, FORT PIERCE, FLORIDA
3. OWNER/APPLICANT: RED LION CONSTRUCTION INC.
   MR. MARK NICHOLAS, PRESIDENT
   7548 U.S. HIGHWAY #1
   PORT ST. LUCIE, FL. 34952
   PHONE: 727-463-3800
4. ENGINEER: RICHARD M. LADYKO, P.E..
   LADYKO DESIGN GROUP, LLC
   4400 BELLE GROVE DRIVE
   FORT PIERCE, FL. 34981
   PHONE: 772-530-8261
   FLORIDA C.A.: #28610
5. SURVEYOR: HAYHURST LAND SURVEYING, INC.
   WILLIAM E. HAYHURST, P.S.M.
   445 9TH ST. S.W., UNIT 7
   VERO BEACH, FL. 32962
   PHONE: 772-569-6680
   FAX: 772-770-3446
6. LANDSCAPE ARCHITECT: GREGORY BOGGS, ASLA
   BOGGS PLANNING & LANSCAPE ARCHITECTURE
   100 AVENUE A, SUITE 2E
   FORT PIERCE, FL. 34950
   PHONE: 772-577-6473
   CELL: 772-486-5228
7. TYPE OF PROJECT: 42 ROOM ADULT LIVING FACILITY
8. GROSS PROJECT SIZE: 59,200 S.F. 1.36 ACRES
9. FUTURE LAND USE: RL (LOW DENSITY RESIDENTIAL)
10. ZONING: OFFICE COMMERCIAL (C-1)
11. PARCEL ID: 2432-411-0001-0002
12. PROPOSED LAND USE BREAKDOWN: THIS APPLICATION

	Acreage	Square Footage	Percentage of site
Prop. Buildings	0.58	25,223	42.61
Pavement	0.22	9,793	16.54
Walks, Porches & Misc.	0.07	2,871	4.85
Dry Detention	0.21	9,067	15.32
Open Space	0.28	12,246	20.68
TOTAL	1.36	59,200	100.00

13. UTILITY SERVICE:
    WATER SERVICE: FORT PIERCE UTILITIES AUTHORITY
    SEWAGE TREATMENT: FORT PIERCE UTILITIES AUTHORITY
14. SITE DRAINAGE:
    THE PROJECT WILL PROVIDE ON-SITE DRY DETENTION FOR WATER QUALITY AND STORM ATTENUATION. DISCHARGE WILL BE TO N.S.L.R.W.C.D. CANAL NO. 101.
15. PARKING CALCULATIONS:
    ADULT CONGREGATE CARE FACILITIES (ITE CODE 253) SHALL HAVE 0.45 SPACES PER UNIT PER THE REQUIREMENTS OF THE INSTITUTE OF TRAFFIC ENGINEERS (ITE), 4TH EDITION EDITION GENERATION MANUAL.
    Required Parking (0.45 spaces x 42 Units) 19 Spaces
    Provided Parking
    Paved Parking 22 Spaces
    Total Provided 22 Spaces
    Total Provided 22 Spaces (inc. 1 Handicapped)
16. BUILDING SETBACKS
    Front 25 FT.
    Sides 15 FT.
    Rear 15 FT.
17. CONSTRUCTION:
    ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.



DUMPSTER ENCLOSURE DETAIL



PARKING SPACE DETAIL
N.T.S.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE, WHICH SAID LINE IS ALSO THE CENTERLINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FT.; THENCE RUN WEST A DISTANCE OF 40.0 FT. TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FT. TO A POINT; THENCE RUN WEST AND PARALLEL O THE QUARTER SECTION LINE A DISTANCE OF 316.0 FT.; THENCE RUN NORTH AND PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200.0 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316.0 FT. TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

SAID PARCEL CONTAINS 1.36 ACRES MORE OR LESS.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288

- REVISIONS -	BY	DATE
REVISIONS PER CITY OF FORT PIERCE T.R.C.	RML	9/24/18
REVISIONS TO NUMBER OF BED AND SQUARE FOOTAGE	RML	9/24/19

COMPUTER FILE REF.	FIELD BK./PG.

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28610
4400 BELLE GROVE DRIVE
FT. PIERCE, FL. 34981
PHONE: 772-530-8261
FAX: 772-464-1383
enginpod225@aol.com

	BY	DATE
DESIGNED	RML	8-17-18
CALCS.		
DRAWN	RML	8-17-18
DETAILED		
CHECKED	RML	8-27-18
APPROVED		

THE MANOR ADULT LIVING

PROPOSED SITE PLAN

DATE: 8/17/18
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=20'
JOB No. 18-065
SHEET 1 OF 1

FLOOR PLAN LEGEND

- (1) WINDOW TAG
- 101 DOOR TAG
- XX KEYNOTE

PLAN NOTES:

1. CONTRACTORS TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. VERIFY DEPTH AND WIDTH OF BUILD OUT REQUIRED FOR RECESSED FIRE EXTINGUISHERS AND CABINETS W/ MANUFACTURERS.
3. COORDINATE W/ OWNER FOR INSTALLATION OF INTERIOR SIGNAGE.
4. PROVIDE SOLID WOOD BACKING FOR ALL WALLS TO RECEIVE COUNTERS, CABINETS, DOOR STOPS, SINKS, TOILET ACCESSORIES, CHAIR RAILS, AND OTHER RELATED INSTALLATIONS.
5. REFER TO ENLARGED PLANS FOR ADDITIONAL INFOMRAITON. ITEMS NOT DIMENSIONED OR CALLED OUT ON THIS PLAN ARE CALLED OUT ON THE LARGER PLANS FOR CLARITY.

1 FLOOR PLAN
1/8" = 1'-0"

ARCHITECT
Architectonic Inc
806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244
WWW.ARCHITECTONICINC.COM
STATE REG # AA26003348

COPYRIGHT 2019

PROJECT

MANOR - ASSISTED LIVING FACILITY

FT. PIERCE, FL

CLIENT

REDLION CONSTRUCTION

CONSULTANTS

REGISTRATION

STATE OF FLORIDA REGISTERED ARCHITECT
9/27/2019
MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
2	09/06/19	ZONING COMMENTS

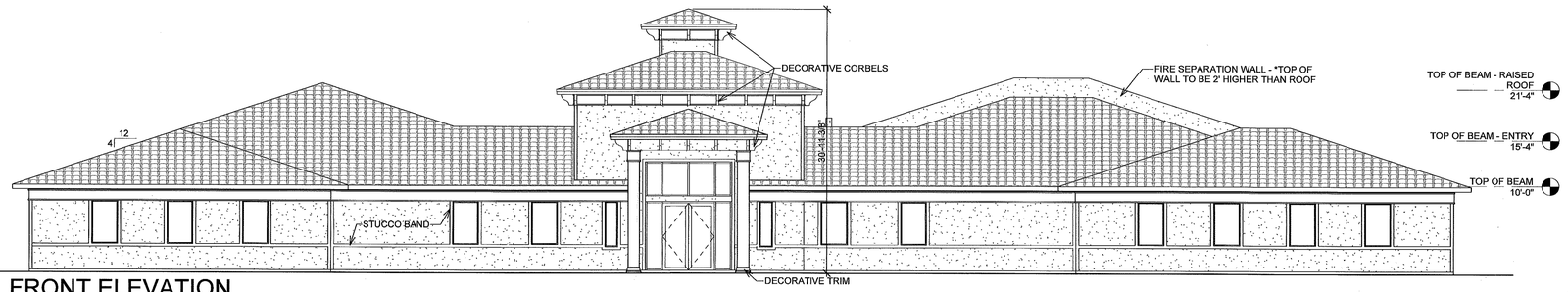
KEY PLAN

SHEET TITLE / SHEET NUMBER

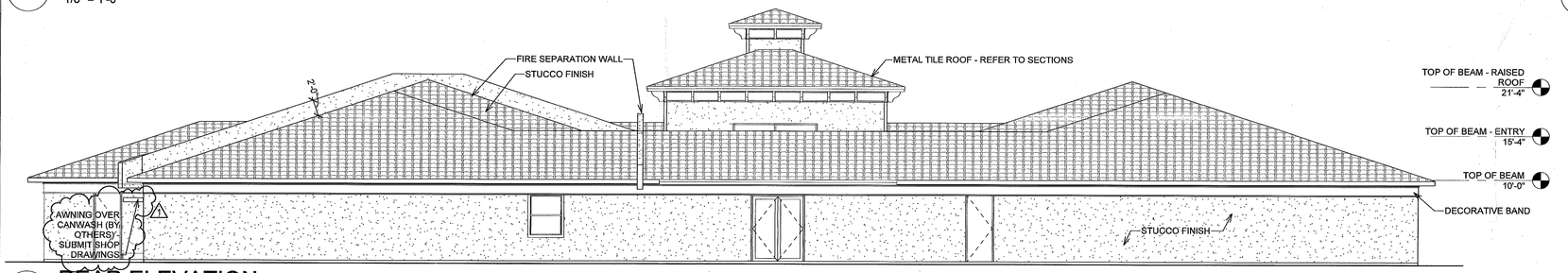
FLOOR PLAN

A2

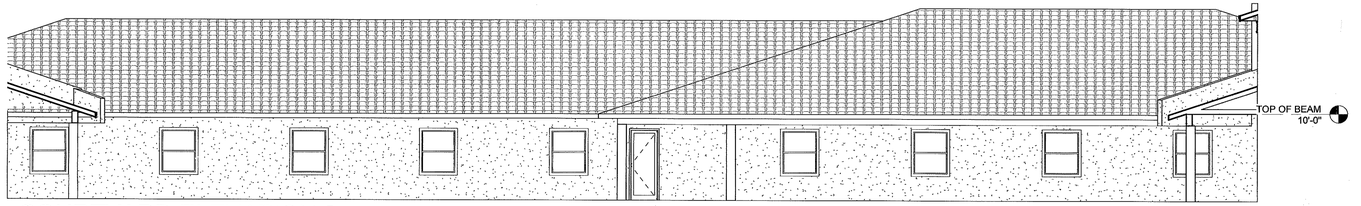
PROJECT NUMBER C19021
DATE 09/06/2019



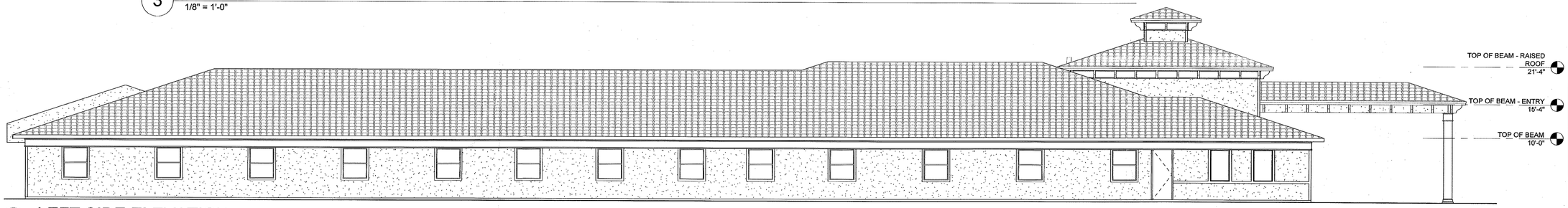
1 FRONT ELEVATION
1/8" = 1'-0"



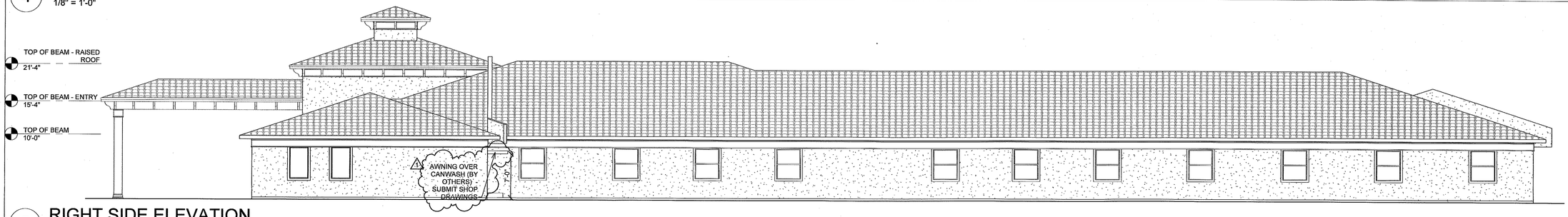
2 REAR ELEVATION
1/8" = 1'-0"



3 COURTYARD ELEVATION 2
1/8" = 1'-0"



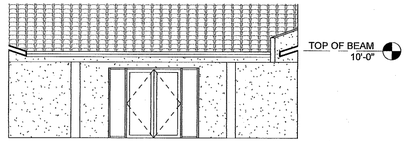
4 LEFT SIDE ELEVATION
1/8" = 1'-0"



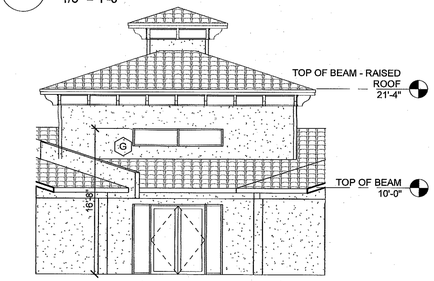
5 RIGHT SIDE ELEVATION
1/8" = 1'-0"

ELEVATION NOTES:

1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE, AND LAYOUT OF SUCH.
3. REFER TO THE FLOOR PLANS FOR LOUVER, DOOR, AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
4. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO ORDERING.
6. CONTRACTOR SHALL PROVIDE A 4'x4' MOCKUP OF PAINT SAMPLES ON BUILDING FOR OWNER'S APPROVAL.



6 COURTYARD ELEVATION 1
1/8" = 1'-0"



7 COURTYARD ELEVATION 3
1/8" = 1'-0"

ARCHITECT

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PROJECT

MANOR - ASSISTED LIVING FACILITY

FT. PIERCE, FL

CLIENT

REDLION CONSTRUCTION

CONSULTANTS

REGISTRATION

STATE OF FLORIDA
M. SEAL
LICENSE
9/27/2019
REGISTERED ARCHITECT

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION
1	09/06/19	BLDG DEPT COMMENTS

KEY PLAN

SHEET TITLE / SHEET NUMBER

EXTERIOR ELEVATIONS

A3

PROJECT NUMBER **C19021**

DATE **09/06/2019**

DRAINAGE REPORT

For

The Manor
Adult Living Facility
4201 South 25th Street
Ft. Pierce, Florida

In

St. Lucie County

Prepared for

Red Lion Construction, Inc.
7548 South U.S. Highway #1
Port St. Lucie, Florida 34952
727-463-3800

Prepared By

Richard M. Ladyko, P.E.
Fla. Registration #34288
Ladyko Design Group, LLC
Engineers, Planners, Construction Managers
4400 Belle Grove Drive
Ft. Pierce, FL 34981
Phone: 772-530-8261
Certificate of Authorization #28610

August 2018
Revised August 2019

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Applicable Codes the Design is Intended to Meet:

City of Fort Pierce Land Development Code.
North St. Lucie River Water Control District Requirement
South Florida Water Management District Water Quality and Quantity Standards for Environmental Resource Permits (Volume IV).

Computer Programs used for the specifications and/or calculations:

S.F.W.M.D. Cascade.

Prepared by:

Richard M. Ladyko, P.E.
Fla. Registration #34288

SECTION "I"

Drainage Narrative

The Manor - Adult Living Facility
4201 South 25th Street
Fort Pierce, Florida

Drainage Narrative

The proposed development is located approx. 0.50 miles north of Midway Road on the west side of South 25th Street, in Fort Pierce, Florida. The site is 1.36 acres in size and is currently vacant.

The Future Land Use Designation of the property is Low Density Residential (RL) with a Zoning Designation of Commercial Office (C-1). The new owner, Red Lion Construction, Inc., proposes to develop an Adult Congregate Living Facility on the property. The proposed facility will consist of 26,926 s.f. of building to be constructed in two phases, 10,961 s.f. of pavement and sidewalk, 9,067 s.f. of dry detention area and 12,246 s.f. of open space.

It is the intent of the developer of construct the project in two phases, with all of the pavement, sidewalk and dry detention area to be constructed with the first phase. The phase will include 16,478 s.f. of the proposed building structure.

The project will be designed with consideration of the rules and requirements of the City of Fort Pierce, South Florida Water Management District and the North St. Lucie River Water Control District.

Consideration will be given to the Minimum Finished Floor Elevation will be based upon the 100 year, 3 day, zero discharge event stage, the minimum perimeter grade, based upon the 25 year, 3 day event, the minimum discharge from the site, based upon the N.S.L.R.W.C.D., 10 year, 3 day event and the minimum pavement elevation which will be based upon the 10 year, 1 day storm event.

Discharge from the site will be to the North St. Lucie River Water Control District Canal #101 after water quality and storm attenuation is provided. Discharge is ultimately to the North Fork of the St. Lucie River, thence to the Intracoastal Waterway. Both bodies are Outstanding Florida Waterways (OFW) and as a result water quality will be provided to the extent of 150% of the required amount.

Information received from the N.S.L.R.W.C.D., dated 8/23/2019, indicates that the control elevation of Canal #101 is 5.14 ft NGVD and the 10 Year, 72 Hour (Design Discharge) stage is 7.52 NGVD. Converting these 1929 NGVD elevations to 1988 NAVD elevations, by subtracting 1.48 ft. would result in a control elevation of 3.66 ft. NAVD and 6.04 ft. NAVD respectively. These revised elevations have been used in the stormwater routing to simulate tail-water conditions of the canal.

SECTION "II"

Drainage Calculations

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION #28610

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 1 OF
CALCULATED BY [signature] DATE 8-26-2019
CHECKED BY DATE REV. 8-26-2019
SCALE

STORM WATER MANAGEMENT CALCULATIONS FOR THE MANOR

THE PROJECT CONSISTS OF A 1.36 ACRE PARCEL LOCATED ON THE WEST SIDE OF SOUTH 25TH STREET IN THE CITY OF FORT PIERCE, FLORIDA. THE PROJECT WILL CONSIST OF 26,926 S.F. OF BUILDING TO BE CONSTRUCTED IN TWO PHASES, 10,961 S.F. OF PAVEMENT AND SIDEWALK 9,067 S.F. OF DRY DETENTION AND 12,346 S.F. OF OPEN/GREEN SPACE.

WATER QUALITY AND STORM ATTENUATION WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGE TO THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL #101. FLOW IS ULTIMATELY TO THE NORTH FORK OF THE ST. LUCIE RIVER, SO AS A RESULT 150% OF THE REQUIRED ATTENUATION AMOUNT WILL BE PROVIDED

LAND USE BREAKDOWN

	AREA	% IMP	IMP. AREA
BUILDING	0.62 Ac	100%	0.62 Ac
PAVEMENT & WALKS	0.25 Ac	100%	0.25 Ac
DRY DETENTION	0.21 Ac	0%	0.00
OPEN/GREEN SPACE	0.28 Ac	0%	0.00
	1.36 Ac		0.87 Ac

% IMPERVIOUS

$$0.87 / 1.36 \times 100 = 63.97\%$$

PERVIOUS AREA

$$1.36 - 0.87 = 0.49 \text{ Ac.}$$

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COMPUTE SCS CURVE NUMBER

AVG. GRADE ELEV. = 10.00
CONTROL ELEV = 5.00
5.00 DEPTH TO WATER TABLE
(USE 4.0' MAX.)

USE S.F.W.M.D.
S.W.E.R.P. HAND BOOK

4.0' ⟶ USE 10.9"

$10.9 \times 0.75 = 8.18"$

AVAILABLE SOIL STORAGE

$\frac{8.18}{12} \times 0.49\,Ac = 0.334$

EQUIVILENT SOIL STORAGE

$\frac{0.334}{1.36} \times 12 = 2.95"$

$$CN = \frac{1000}{10 + 2.95} = \frac{1000}{12.95} = 77$$

* NOTE: ALL ELEVATION SHOWN HEREON REFER TO 1988 N.A.V.D.

THE MANOR ADULT LIVING FACILITY
JOB #18-065

STAGE VERSES STORAGE CALCULATIONS

Elevation Ft.	DRY BOT. 0.05 Ac. 7.5 up (v)	DRY SLOPES 0.17 Ac. 7.5-9.0(L)	PAVEMENT 0.22 Ac. 9.0 -10.5.0(L)	OPEN SPACE 0.28 Ac. 9.0 -10.0 (L)	TOTAL AC-FT
6.5	0.000	0.000	0.000	0.000	0.000
7	0.000	0.000	0.000	0.000	0.000
7.5	0.000	0.000	0.000	0.000	0.000
8	0.025	0.014	0.000	0.000	0.039
8.5	0.050	0.057	0.000	0.000	0.107
9	0.075	0.128	0.000	0.000	0.203
9.5	0.100	0.213	0.018	0.035	0.366
10	0.125	0.298	0.073	0.140	0.636
10.5	0.150	0.383	0.165	0.280	0.978
11	0.175	0.468	0.275	0.420	1.338
11.5	0.200	0.553	0.385	0.560	1.698
12	0.225	0.638	0.495	0.700	2.058
12.5	0.250	0.723	0.605	0.840	2.418
13	0.275	0.909	0.715	0.980	2.879
13.5	0.300	0.893	0.825	1.120	3.138
14	0.325	0.978	0.935	1.260	3.498

*Note: All elevations herein refer to 1988 NAVD

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 4 OF
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COMPUTE MINIMUM RETENTION/DETENTION FOR WATER QUALITY

PROVIDE WATER QUALITY TREATMENT EQUIVILENT TO THE GREATER OF THE FIRST INCH OF RUNOFF OR 2.5 TIMES THE PERCENT IMPERVIOUS

1) FIRST INCH

$1/12 \times 1.36 = 0.113$ Ac·FT

2) 2.5 TIMES % IMPERVIOUS

a) SITE AREA FOR WATER QUALITY

SITE AREA - (LAKES + ROOFS + WETLANDS)
1.36 - (0 + 0.62 + 0) = 0.74 Ac

b) IMPERVIOUS AREA
0.74 Ac - 0.49 Ac = 0.25 Ac

c) % IMPERVIOUS
$0.25/0.74 \times 100\% = 33.78\%$

d) 2.5 TIMES % IMPERVIOUS
.3378 x 2.5 = 0.845

e) VOLUME to BE DETAINED

$.845/12 \times 0.74 = .052$ Ac·FT

FIRST INCH CONTROLS → 0.113 Ac·FT

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PROVIDE 150% OF THE REQUIRED AMOUNT FOR WATER QUALITY AS THE DISCHARGE IS TO THE NORTH FORK OF THE ST. LUCIE RIVER, AN OUTSTANDING FLORIDA WATER (O.F.W.)

$0.113 \times 1.50 = 0.1695$ Ac. FT

SET CONTROL STRUCTURE BLEEDER TOP ELEVATION

$$\frac{0.1695 - 0.102}{0.203 - 0.107} = \frac{.0625}{.096} = 0.65 \times .5 = 0.33$$

$9.0 + 0.33 = 9.33$ (min)

COMPUTE MINIMUM FINISHED FLOOR ELEV., 100YR, 3DAY, 0 DISCH

$P_{100(3)} = 12.23''$

$S = 2.95''$

$$Q = \frac{(12.23 - 0.2(2.95))^2}{12.23 + 0.8(2.95)} \cdot \frac{135.486}{14.59} = 9.28''$$

$$\frac{9.28}{12} \times 1.36 = 1.052 \text{ Ac.FT}$$

$$\frac{1.052 - 0.978}{1.338 - 0.978} = \frac{.074}{0.360} = 0.205 \times .5 = .11$$

$10.5 + 0.11 = 10.61'$

USE 11.00' (MIN)

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Compute 25 year, 3 DAY, 0 DISCHARGE STAGE

$P_{25(3)} = 9.5''$

$S = 2.95''$

$$Q = \frac{(9.5 - 0.2(2.95))^2}{9.5 + 0.8(2.95)} = \frac{79.383}{11.860} = 6.69''$$

$$6.69/12 \times 1.36 = 0.758 \text{ Ac. Ft}$$

$$\frac{0.758 - 0.636}{0.978 - 0.636} = \frac{0.122}{0.342} = 0.36 \times .5 = 0.18$$

$$10.00 + 0.18 = 10.18'$$

ALLOWABLE DISCHARGE

DISCHARGE WILL BE TO THE N.S.L.R.W.C.D. CANAL #101

DISCHARGE IS BASED UPON A VOLUMETRIC BASIS OF 2.0 INCHES PER DAY OVER THE 1.36 ACRE PARCEL

$2.0'' \times 1.36 \text{ Ac} = 2.72 \text{ Ac. Inch}$

$$\frac{2.72 \text{ Ac. In} / 1 \text{ FT} / 43560 \text{ s.f.}}{12 \text{ INCH} / 1 \text{ ACRE} / 1 \text{ D}} = 9873.6 \text{ ft}^3/\text{DAY}$$

$$\frac{9873.6 \text{ ft}^3 / 1 \text{ DAY}}{\text{DAY} / 86400 \text{ SEC}} = 0.114 \text{ C.f.s.}$$

USE MINIMUM SIZE BLEEDER → 3"Ø

SECTION "III"

PHASE TWO
STORM ROUTINGS

10 YEAR, 24 HOUR EVENT
MINIMUM ROAD CROWN
6.0 INCHES OF RAINFALL

Project Name: The Manoe - Adult Living Facility
Reviewer: R. LADYKO
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 25 year
1 Day Rainfall: 6 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~ NAVD)
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-Site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft ~~NGVD~~ NAVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft ~~NGVD~~ NAVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft ~~NGVD~~ NAVD, DS Invert Elev = 5.8 ft ~~NGVD~~ NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.06	0.00	0.00	0.00	6.50	3.69
2.00	0.12	0.00	0.00	0.00	6.50	3.73
3.00	0.19	0.00	0.00	0.00	6.50	3.76
4.00	0.27	0.00	0.00	0.00	6.50	3.79
5.00	0.37	0.00	0.00	0.00	6.50	3.83
6.00	0.50	0.00	0.00	0.00	6.50	3.86
7.00	0.65	0.00	0.00	0.00	6.50	3.89
8.00	0.82	0.02	0.00	0.00	6.54	3.92
9.00	1.03	0.05	0.02	0.00	6.63	3.96
10.00	1.28	0.09	0.05	0.01	6.77	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	1.61	0.17	0.13	0.02	6.94	4.02
12.00	3.94	1.82	0.30	0.04	8.24	4.06
13.00	4.60	0.88	0.35	0.07	8.77	4.09
14.00	4.91	0.42	0.36	0.10	8.90	4.12
15.00	5.10	0.25	0.36	0.13	8.89	4.16
16.00	5.28	0.21	0.35	0.16	8.84	4.19
17.00	5.39	0.14	0.35	0.19	8.76	4.22
18.00	5.50	0.13	0.34	0.22	8.66	4.26
19.00	5.60	0.13	0.33	0.24	8.57	4.29
20.00	5.71	0.13	0.32	0.27	8.47	4.32
21.00	5.78	0.09	0.31	0.29	8.35	4.35
22.00	5.86	0.09	0.30	0.32	8.22	4.39
23.00	5.93	0.09	0.29	0.34	8.10	4.42
24.00	6.00	0.09	0.27	0.37	7.95	4.45
25.00	6.00	0.01	0.23	0.38	7.54	4.49
26.00	6.00	0.00	0.12	0.39	6.88	4.52
27.00	6.00	0.00	0.02	0.40	6.60	4.55
28.00	6.00	0.00	0.01	0.40	6.56	4.59
29.00	6.00	0.00	0.00	0.40	6.54	4.62
30.00	6.00	0.00	0.00	0.40	6.53	4.65
31.00	6.00	0.00	0.00	0.40	6.52	4.68
32.00	6.00	0.00	0.00	0.40	6.52	4.72
33.00	6.00	0.00	0.00	0.40	6.52	4.75
34.00	6.00	0.00	0.00	0.40	6.52	4.78
35.00	6.00	0.00	0.00	0.40	6.51	4.82
36.00	6.00	0.00	0.00	0.40	6.51	4.85
37.00	6.00	0.00	0.00	0.40	6.51	4.88
38.00	6.00	0.00	0.00	0.40	6.51	4.92
39.00	6.00	0.00	0.00	0.40	6.51	4.95
40.00	6.00	0.00	0.00	0.40	6.51	4.98
41.00	6.00	0.00	0.00	0.40	6.51	5.02
42.00	6.00	0.00	0.00	0.40	6.51	5.05
43.00	6.00	0.00	0.00	0.40	6.51	5.08
44.00	6.00	0.00	0.00	0.40	6.51	5.11
45.00	6.00	0.00	0.00	0.40	6.51	5.15
46.00	6.00	0.00	0.00	0.40	6.51	5.18
47.00	6.00	0.00	0.00	0.40	6.51	5.21
48.00	6.00	0.00	0.00	0.40	6.51	5.25
49.00	6.00	0.00	0.00	0.40	6.51	5.28
50.00	6.00	0.00	0.00	0.40	6.51	5.31
51.00	6.00	0.00	0.00	0.40	6.50	5.35
52.00	6.00	0.00	0.00	0.40	6.50	5.38
53.00	6.00	0.00	0.00	0.40	6.50	5.41
54.00	6.00	0.00	0.00	0.40	6.50	5.45
55.00	6.00	0.00	0.00	0.40	6.50	5.48
56.00	6.00	0.00	0.00	0.40	6.50	5.51
57.00	6.00	0.00	0.00	0.40	6.50	5.54
58.00	6.00	0.00	0.00	0.40	6.50	5.58
59.00	6.00	0.00	0.00	0.40	6.50	5.61
60.00	6.00	0.00	0.00	0.40	6.50	5.64
61.00	6.00	0.00	0.00	0.40	6.50	5.68
62.00	6.00	0.00	0.00	0.40	6.50	5.71
63.00	6.00	0.00	0.00	0.40	6.50	5.74
64.00	6.00	0.00	0.00	0.40	6.50	5.78
65.00	6.00	0.00	0.00	0.40	6.50	5.81
66.00	6.00	0.00	0.00	0.40	6.50	5.84
67.00	6.00	0.00	0.00	0.40	6.50	5.87
68.00	6.00	0.00	0.00	0.40	6.50	5.91
69.00	6.00	0.00	0.00	0.40	6.50	5.94
70.00	6.00	0.00	0.00	0.40	6.50	5.97
71.00	6.00	0.00	0.00	0.40	6.50	6.01
72.00	6.00	0.00	0.00	0.40	6.50	6.04
73.00	6.00	0.00	0.00	0.40	6.50	6.04
74.00	6.00	0.00	0.00	0.40	6.50	6.03
75.00	6.00	0.00	0.00	0.40	6.50	6.03
76.00	6.00	0.00	0.00	0.40	6.50	6.03
77.00	6.00	0.00	0.00	0.40	6.50	6.03
78.00	6.00	0.00	0.00	0.40	6.50	6.02
79.00	6.00	0.00	0.00	0.40	6.50	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	6.00	0.00	0.00	0.40	6.50	6.02
81.00	6.00	0.00	0.00	0.40	6.50	6.02
82.00	6.00	0.00	0.00	0.40	6.50	6.01
83.00	6.00	0.00	0.00	0.40	6.50	6.01
84.00	6.00	0.00	0.00	0.40	6.50	6.01
85.00	6.00	0.00	0.00	0.40	6.50	6.01
86.00	6.00	0.00	0.00	0.40	6.50	6.00
87.00	6.00	0.00	0.00	0.40	6.50	6.00
88.00	6.00	0.00	0.00	0.40	6.50	6.00
89.00	6.00	0.00	0.00	0.40	6.50	6.00
90.00	6.00	0.00	0.00	0.40	6.50	5.99
91.00	6.00	0.00	0.00	0.40	6.50	5.99
92.00	6.00	0.00	0.00	0.40	6.50	5.99
93.00	6.00	0.00	0.00	0.40	6.50	5.99
94.00	6.00	0.00	0.00	0.40	6.50	5.98
95.00	6.00	0.00	0.00	0.40	6.50	5.98
96.00	6.00	0.00	0.00	0.40	6.50	5.98
97.00	6.00	0.00	0.00	0.40	6.50	5.98
98.00	6.00	0.00	0.00	0.40	6.50	5.97
99.00	6.00	0.00	0.00	0.40	6.50	5.97
100.00	6.00	0.00	0.00	0.40	6.50	5.97
101.00	6.00	0.00	0.00	0.40	6.50	5.97
102.00	6.00	0.00	0.00	0.40	6.50	5.96
103.00	6.00	0.00	0.00	0.40	6.50	5.96
104.00	6.00	0.00	0.00	0.40	6.50	5.96
105.00	6.00	0.00	0.00	0.40	6.50	5.96
106.00	6.00	0.00	0.00	0.40	6.50	5.95
107.00	6.00	0.00	0.00	0.40	6.50	5.95
108.00	6.00	0.00	0.00	0.40	6.50	5.95
109.00	6.00	0.00	0.00	0.40	6.50	5.95
110.00	6.00	0.00	0.00	0.40	6.50	5.94
111.00	6.00	0.00	0.00	0.40	6.50	5.94
112.00	6.00	0.00	0.00	0.40	6.50	5.94
113.00	6.00	0.00	0.00	0.40	6.50	5.93
114.00	6.00	0.00	0.00	0.40	6.50	5.93
115.00	6.00	0.00	0.00	0.40	6.50	5.93
116.00	6.00	0.00	0.00	0.40	6.50	5.93
117.00	6.00	0.00	0.00	0.40	6.50	5.92
118.00	6.00	0.00	0.00	0.40	6.50	5.92
119.00	6.00	0.00	0.00	0.40	6.50	5.92
120.00	6.00	0.00	0.00	0.40	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.36	14.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	8.90	14.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	0.40	0.00	0.40	0.00	0.00	0.00

10 YEAR, 72 HOUR EVENT
DESIGN DISCHAREG
N.S.L.R.W.C.D. CRITERIA
8.50 INCHES OF RAINFALL

Project Name: The Manor - Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 10 year
3 Day Rainfall: 8.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~) NAVD
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft ~~NGVD~~, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft ~~NGVD~~, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft ~~NGVD~~ NAVD, DS Invert Elev = 5.8 ft ~~NGVD~~ NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~) NAVD
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.04	0.00	0.00	0.00	6.50	3.69
2.00	0.08	0.00	0.00	0.00	6.50	3.73
3.00	0.11	0.00	0.00	0.00	6.50	3.76
4.00	0.15	0.00	0.00	0.00	6.50	3.79
5.00	0.19	0.00	0.00	0.00	6.50	3.83
6.00	0.23	0.00	0.00	0.00	6.50	3.86
7.00	0.27	0.00	0.00	0.00	6.50	3.89
8.00	0.30	0.00	0.00	0.00	6.50	3.92
9.00	0.34	0.00	0.00	0.00	6.50	3.96
10.00	0.38	0.00	0.00	0.00	6.50	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	0.42	0.00	0.00	0.00	6.50	4.02
12.00	0.46	0.00	0.00	0.00	6.50	4.06
13.00	0.49	0.00	0.00	0.00	6.50	4.09
14.00	0.53	0.00	0.00	0.00	6.50	4.12
15.00	0.57	0.00	0.00	0.00	6.50	4.16
16.00	0.61	0.00	0.00	0.00	6.50	4.19
17.00	0.65	0.00	0.00	0.00	6.50	4.22
18.00	0.68	0.00	0.00	0.00	6.51	4.26
19.00	0.72	0.00	0.00	0.00	6.52	4.29
20.00	0.76	0.00	0.00	0.00	6.53	4.32
21.00	0.80	0.01	0.00	0.00	6.54	4.35
22.00	0.84	0.01	0.00	0.00	6.55	4.39
23.00	0.88	0.01	0.01	0.00	6.56	4.42
24.00	0.91	0.01	0.01	0.00	6.57	4.45
25.00	0.97	0.01	0.01	0.00	6.58	4.49
26.00	1.02	0.02	0.01	0.00	6.59	4.52
27.00	1.08	0.02	0.02	0.01	6.60	4.55
28.00	1.14	0.02	0.02	0.01	6.61	4.59
29.00	1.19	0.02	0.02	0.01	6.62	4.62
30.00	1.25	0.02	0.02	0.01	6.63	4.65
31.00	1.30	0.03	0.02	0.01	6.64	4.68
32.00	1.36	0.03	0.02	0.01	6.65	4.72
33.00	1.41	0.03	0.03	0.02	6.66	4.75
34.00	1.47	0.03	0.03	0.02	6.67	4.78
35.00	1.52	0.03	0.03	0.02	6.68	4.82
36.00	1.58	0.03	0.03	0.02	6.70	4.85
37.00	1.63	0.03	0.03	0.03	6.72	4.88
38.00	1.69	0.03	0.03	0.03	6.74	4.92
39.00	1.75	0.04	0.03	0.03	6.75	4.95
40.00	1.80	0.04	0.04	0.03	6.76	4.98
41.00	1.86	0.04	0.04	0.04	6.76	5.02
42.00	1.91	0.04	0.04	0.04	6.76	5.05
43.00	1.97	0.04	0.04	0.04	6.76	5.08
44.00	2.02	0.04	0.04	0.05	6.76	5.11
45.00	2.08	0.04	0.04	0.05	6.76	5.15
46.00	2.13	0.04	0.04	0.05	6.76	5.18
47.00	2.19	0.04	0.04	0.06	6.77	5.21
48.00	2.25	0.04	0.04	0.06	6.77	5.25
49.00	2.31	0.05	0.05	0.07	6.77	5.28
50.00	2.37	0.05	0.05	0.07	6.77	5.31
51.00	2.45	0.06	0.06	0.07	6.77	5.35
52.00	2.53	0.07	0.07	0.08	6.78	5.38
53.00	2.63	0.09	0.09	0.09	6.78	5.41
54.00	2.76	0.11	0.10	0.10	6.81	5.45
55.00	2.92	0.14	0.12	0.11	6.88	5.48
56.00	3.10	0.17	0.14	0.12	6.98	5.51
57.00	3.31	0.20	0.17	0.13	7.12	5.54
58.00	3.58	0.26	0.20	0.15	7.32	5.58
59.00	3.93	0.35	0.23	0.17	7.60	5.61
60.00	6.35	2.46	0.33	0.19	8.54	5.64
61.00	7.04	1.07	0.37	0.23	9.10	5.68
62.00	7.36	0.49	0.38	0.26	9.20	5.71
63.00	7.56	0.28	0.38	0.29	9.20	5.74
64.00	7.75	0.24	0.38	0.32	9.17	5.78
65.00	7.86	0.15	0.37	0.35	9.13	5.81
66.00	7.97	0.14	0.37	0.38	9.07	5.84
67.00	8.09	0.14	0.37	0.41	9.02	5.87
68.00	8.20	0.14	0.36	0.44	8.93	5.91
69.00	8.27	0.10	0.35	0.47	8.83	5.94
70.00	8.35	0.10	0.34	0.50	8.71	5.97
71.00	8.42	0.10	0.33	0.52	8.60	6.01
72.00	8.50	0.10	0.32	0.55	8.50	6.04
73.00	8.50	0.01	0.31	0.58	8.34	6.04
74.00	8.50	0.00	0.29	0.60	8.17	6.03
75.00	8.50	0.00	0.28	0.62	8.00	6.03
76.00	8.50	0.00	0.22	0.64	7.47	6.03
77.00	8.50	0.00	0.10	0.65	6.81	6.03
78.00	8.50	0.00	0.01	0.65	6.58	6.02
79.00	8.50	0.00	0.00	0.65	6.55	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	8.50	0.00	0.00	0.65	6.54	6.02
81.00	8.50	0.00	0.00	0.65	6.53	6.02
82.00	8.50	0.00	0.00	0.65	6.52	6.01
83.00	8.50	0.00	0.00	0.65	6.52	6.01
84.00	8.50	0.00	0.00	0.65	6.52	6.01
85.00	8.50	0.00	0.00	0.65	6.51	6.01
86.00	8.50	0.00	0.00	0.65	6.51	6.00
87.00	8.50	0.00	0.00	0.65	6.51	6.00
88.00	8.50	0.00	0.00	0.65	6.51	6.00
89.00	8.50	0.00	0.00	0.65	6.51	6.00
90.00	8.50	0.00	0.00	0.65	6.51	5.99
91.00	8.50	0.00	0.00	0.65	6.51	5.99
92.00	8.50	0.00	0.00	0.65	6.51	5.99
93.00	8.50	0.00	0.00	0.65	6.51	5.99
94.00	8.50	0.00	0.00	0.65	6.51	5.98
95.00	8.50	0.00	0.00	0.65	6.51	5.98
96.00	8.50	0.00	0.00	0.65	6.51	5.98
97.00	8.50	0.00	0.00	0.65	6.51	5.98
98.00	8.50	0.00	0.00	0.65	6.51	5.97
99.00	8.50	0.00	0.00	0.65	6.51	5.97
100.00	8.50	0.00	0.00	0.65	6.51	5.97
101.00	8.50	0.00	0.00	0.65	6.51	5.97
102.00	8.50	0.00	0.00	0.65	6.50	5.96
103.00	8.50	0.00	0.00	0.65	6.50	5.96
104.00	8.50	0.00	0.00	0.65	6.50	5.96
105.00	8.50	0.00	0.00	0.65	6.50	5.96
106.00	8.50	0.00	0.00	0.65	6.50	5.95
107.00	8.50	0.00	0.00	0.65	6.50	5.95
108.00	8.50	0.00	0.00	0.65	6.50	5.95
109.00	8.50	0.00	0.00	0.65	6.50	5.95
110.00	8.50	0.00	0.00	0.65	6.50	5.94
111.00	8.50	0.00	0.00	0.65	6.50	5.94
112.00	8.50	0.00	0.00	0.65	6.50	5.94
113.00	8.50	0.00	0.00	0.65	6.50	5.93
114.00	8.50	0.00	0.00	0.65	6.50	5.93
115.00	8.50	0.00	0.00	0.65	6.50	5.93
116.00	8.50	0.00	0.00	0.65	6.50	5.93
117.00	8.50	0.00	0.00	0.65	6.50	5.92
118.00	8.50	0.00	0.00	0.65	6.50	5.92
119.00	8.50	0.00	0.00	0.65	6.50	5.92
120.00	8.50	0.00	0.00	0.65	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.38	63.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.20	63.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.65	0.00	0.65	0.00	0.00	0.00

25 YEAR, 72 HOUR EVENT
MINIMUM PERIMETER GRADE
9.50 INCHES OF RAINFALL

Project Name: The Manor - Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~ N.A.V.D)
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft NGVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft NGVD, DS Invert Elev = 5.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.04	0.00	0.00	0.00	6.50	3.69
2.00	0.09	0.00	0.00	0.00	6.50	3.73
3.00	0.13	0.00	0.00	0.00	6.50	3.76
4.00	0.17	0.00	0.00	0.00	6.50	3.79
5.00	0.21	0.00	0.00	0.00	6.50	3.83
6.00	0.26	0.00	0.00	0.00	6.50	3.86
7.00	0.30	0.00	0.00	0.00	6.50	3.89
8.00	0.34	0.00	0.00	0.00	6.50	3.92
9.00	0.38	0.00	0.00	0.00	6.50	3.96
10.00	0.43	0.00	0.00	0.00	6.50	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	0.47	0.00	0.00	0.00	6.50	4.02
12.00	0.51	0.00	0.00	0.00	6.50	4.06
13.00	0.55	0.00	0.00	0.00	6.50	4.09
14.00	0.60	0.00	0.00	0.00	6.50	4.12
15.00	0.64	0.00	0.00	0.00	6.50	4.16
16.00	0.68	0.00	0.00	0.00	6.51	4.19
17.00	0.72	0.00	0.00	0.00	6.52	4.22
18.00	0.77	0.01	0.00	0.00	6.53	4.26
19.00	0.81	0.01	0.00	0.00	6.55	4.29
20.00	0.85	0.01	0.01	0.00	6.56	4.32
21.00	0.89	0.01	0.01	0.00	6.57	4.35
22.00	0.94	0.01	0.01	0.00	6.57	4.39
23.00	0.98	0.01	0.01	0.00	6.58	4.42
24.00	1.02	0.01	0.01	0.00	6.58	4.45
25.00	1.08	0.02	0.02	0.01	6.60	4.49
26.00	1.14	0.02	0.02	0.01	6.61	4.52
27.00	1.21	0.03	0.02	0.01	6.63	4.55
28.00	1.27	0.03	0.02	0.01	6.64	4.59
29.00	1.33	0.03	0.03	0.01	6.66	4.62
30.00	1.39	0.03	0.03	0.02	6.67	4.65
31.00	1.45	0.03	0.03	0.02	6.69	4.68
32.00	1.52	0.03	0.03	0.02	6.71	4.72
33.00	1.58	0.04	0.03	0.02	6.74	4.75
34.00	1.64	0.04	0.04	0.03	6.76	4.78
35.00	1.70	0.04	0.04	0.03	6.76	4.82
36.00	1.77	0.04	0.04	0.03	6.76	4.85
37.00	1.83	0.04	0.04	0.04	6.76	4.88
38.00	1.89	0.04	0.04	0.04	6.76	4.92
39.00	1.95	0.04	0.04	0.04	6.77	4.95
40.00	2.01	0.05	0.05	0.05	6.77	4.98
41.00	2.08	0.05	0.05	0.05	6.77	5.02
42.00	2.14	0.05	0.05	0.05	6.77	5.05
43.00	2.20	0.05	0.05	0.06	6.77	5.08
44.00	2.26	0.05	0.05	0.06	6.77	5.11
45.00	2.32	0.05	0.05	0.07	6.77	5.15
46.00	2.39	0.05	0.05	0.07	6.77	5.18
47.00	2.45	0.05	0.05	0.08	6.77	5.21
48.00	2.51	0.05	0.05	0.08	6.77	5.25
49.00	2.58	0.06	0.06	0.08	6.77	5.28
50.00	2.65	0.06	0.06	0.09	6.78	5.31
51.00	2.73	0.07	0.07	0.10	6.78	5.35
52.00	2.82	0.08	0.08	0.10	6.78	5.38
53.00	2.94	0.11	0.10	0.11	6.80	5.41
54.00	3.09	0.14	0.12	0.12	6.86	5.45
55.00	3.26	0.17	0.14	0.13	6.97	5.48
56.00	3.47	0.20	0.16	0.14	7.10	5.51
57.00	3.70	0.24	0.19	0.16	7.28	5.54
58.00	4.00	0.30	0.22	0.18	7.52	5.58
59.00	4.39	0.41	0.25	0.20	7.76	5.61
60.00	7.10	2.83	0.34	0.23	8.67	5.64
61.00	7.87	1.22	0.38	0.26	9.23	5.68
62.00	8.23	0.55	0.39	0.29	9.35	5.71
63.00	8.45	0.32	0.39	0.32	9.36	5.74
64.00	8.66	0.27	0.39	0.36	9.34	5.78
65.00	8.79	0.18	0.39	0.39	9.30	5.81
66.00	8.91	0.16	0.38	0.42	9.25	5.84
67.00	9.04	0.16	0.38	0.45	9.19	5.87
68.00	9.16	0.16	0.37	0.48	9.14	5.91
69.00	9.25	0.11	0.37	0.51	9.08	5.94
70.00	9.33	0.11	0.37	0.54	9.02	5.97
71.00	9.42	0.11	0.36	0.57	8.92	6.01
72.00	9.50	0.11	0.35	0.60	8.81	6.04
73.00	9.50	0.01	0.34	0.63	8.68	6.04
74.00	9.50	0.00	0.33	0.66	8.53	6.03
75.00	9.50	0.00	0.31	0.68	8.35	6.03
76.00	9.50	0.00	0.29	0.71	8.17	6.03
77.00	9.50	0.00	0.28	0.73	8.01	6.03
78.00	9.50	0.00	0.22	0.75	7.50	6.02
79.00	9.50	0.00	0.11	0.76	6.83	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	9.50	0.00	0.01	0.76	6.59	6.02
81.00	9.50	0.00	0.00	0.76	6.55	6.02
82.00	9.50	0.00	0.00	0.76	6.54	6.01
83.00	9.50	0.00	0.00	0.76	6.53	6.01
84.00	9.50	0.00	0.00	0.76	6.52	6.01
85.00	9.50	0.00	0.00	0.76	6.52	6.01
86.00	9.50	0.00	0.00	0.76	6.52	6.00
87.00	9.50	0.00	0.00	0.76	6.52	6.00
88.00	9.50	0.00	0.00	0.76	6.51	6.00
89.00	9.50	0.00	0.00	0.76	6.51	6.00
90.00	9.50	0.00	0.00	0.76	6.51	5.99
91.00	9.50	0.00	0.00	0.76	6.51	5.99
92.00	9.50	0.00	0.00	0.76	6.51	5.99
93.00	9.50	0.00	0.00	0.76	6.51	5.99
94.00	9.50	0.00	0.00	0.76	6.51	5.98
95.00	9.50	0.00	0.00	0.76	6.51	5.98
96.00	9.50	0.00	0.00	0.76	6.51	5.98
97.00	9.50	0.00	0.00	0.76	6.51	5.98
98.00	9.50	0.00	0.00	0.76	6.51	5.97
99.00	9.50	0.00	0.00	0.76	6.51	5.97
100.00	9.50	0.00	0.00	0.76	6.51	5.97
101.00	9.50	0.00	0.00	0.76	6.51	5.97
102.00	9.50	0.00	0.00	0.76	6.51	5.96
103.00	9.50	0.00	0.00	0.76	6.51	5.96
104.00	9.50	0.00	0.00	0.76	6.50	5.96
105.00	9.50	0.00	0.00	0.76	6.50	5.96
106.00	9.50	0.00	0.00	0.76	6.50	5.95
107.00	9.50	0.00	0.00	0.76	6.50	5.95
108.00	9.50	0.00	0.00	0.76	6.50	5.95
109.00	9.50	0.00	0.00	0.76	6.50	5.95
110.00	9.50	0.00	0.00	0.76	6.50	5.94
111.00	9.50	0.00	0.00	0.76	6.50	5.94
112.00	9.50	0.00	0.00	0.76	6.50	5.94
113.00	9.50	0.00	0.00	0.76	6.50	5.93
114.00	9.50	0.00	0.00	0.76	6.50	5.93
115.00	9.50	0.00	0.00	0.76	6.50	5.93
116.00	9.50	0.00	0.00	0.76	6.50	5.93
117.00	9.50	0.00	0.00	0.76	6.50	5.92
118.00	9.50	0.00	0.00	0.76	6.50	5.92
119.00	9.50	0.00	0.00	0.76	6.50	5.92
120.00	9.50	0.00	0.00	0.76	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.39	63.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.36	63.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.76	0.00	0.76	0.00	0.00	0.00

SECTION "IV"

DRAINAGE SUMMARY

The following is a summary of the design storms analyzed and the corresponding stage and discharge results;

	Stage(NAVD)	Rate(c.f.s.)
1. **Minimum Finished Floor Elevation. 100 Year, 3 Day 0 Discharge Event**	**10.61 (11.00)**	**0.0**
2. **Minimum Perimeter Grade Elevation. 25 Year, 3 Day Event**	**9.36'**	**0.39 c.f.s.**
3. **Design Discharge Event 10 Year, 3 Day N.S.L.R.W.C.D**	**9.20'**	**0.38 c.f.s.**
4. **Minimum Road Crown Elevation. 10 Year, 1 Day Event**	**8.90'**	**0.36 c.f.s.**

***Note: All elevations shown hereon refer to 1988 N.A.V.D.**

GFA International, Inc.

Florida's Leading Engineering Source

Phase I Environmental Site Assessment

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

Prepared for:

Red Lion Construction Corporation

GFA Project No. 18-8676.00
August 27, 2018



GFA Contacts – Port St. Lucie

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Our Specialties

Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
Threshold & Special Inspections | Private Provider & Code Compliance

SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Phase I Environmental Site Assessment

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

GFA Project No.: 18-8676.00
August 27, 2018

REPORT PREPARED BY:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert P. Crowell, P.G.
Environmental Department Manager
Project Manager

Robert P. Crowell

8/27/2018 *Signature*

ROBERT P. CROWELL LICENSE No. 1748 STATE OF FLORIDA PROFESSIONAL GEOLOGIST

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1.0 EXECUTIVE SUMMARY

At the request of Red Lion Construction Corporation, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981; herein referred to as the "subject property" or "site." Accordingly, Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to Red Lion Construction Corporation, dated August 15, 2018. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* (*RECs*) and *vapor encroachment conditions* (*VECs*) in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. GFA performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between August 13, 2018 and August 21, 2018 by Robert Crowell, P.G., Senior Geologist and Environmental Department Manager.

Robert Crowell of GFA performed the site reconnaissance visit by walking the site boundaries, and accessible areas of the subject property on August 17, 2018. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**.

The subject property is currently vacant and covered with dense vegetation. The property previously had a small building structure (possibly a house) and a shed. The property appears to have been associated with an aquaculture operation (fish farm). Numerous ponds in rows associated with fish farming were noted in historical aerial photographs on adjoining properties to the west and south. The ponds were not located on the subject property.

No potential hazardous substances, hazardous substance containers, or unidentified substance

containers were identified on the subject property.

No evidence underground storage tank (UST) systems or aboveground storage tanks were observed on the subject property during the site visit.

No electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were observed on the subject property.

Several areas containing discarded trash/debris were observed on the property. The debris consisted of broken concrete, wood scrap, discarded plastic debris, water treatment cannisters, polyvinyl chloride (PVC) piping, discarded clothing and rugs, beverage containers, and food wrappers. This discarded trash/debris is considered as *de minimis*, but it may be in violation of Florida Statues 403.413 ("Florida Litter Law").

No pits, ponds, lagoons, or other surface water bodies that may represent *RECs* were noted on the subject property during the aerial photograph review.

GFA reviewed available City Directories and Sanborn Fire Insurance Maps for the subject property and adjoining properties. City Directory listings from 1959 through 2011 show past occupants of the property involved with residential and aquarium supplies. Based on GFA's review of the above resources, no *RECs* were identified in connection with the subject property.

A search of available environmental regulatory agency records that meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13 was performed. The subject property is not listed in any of the databases searched. Several offsite facilities worthy of discussion were identified within the ASTM search radius. Based on a regulatory agency file review, these offsite facilities do not appear to impact the subject property. The identified facilities do not pose a threat to the subject property and are not considered to be a *REC.*

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The screening evaluation revealed no facilities that appear to meet the requirements for VEC consideration. Based on the review of available file data, a *VEC* in connection with the subject property does not exist.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

2.0 INTRODUCTION

GFA International, Inc. (GFA) was retained by Red Lion Construction Corporation to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The subject property is located west of South 25th Street in Fort Pierce, St. Lucie County, Florida within Section 32, Township 35 South, Range 40 East. According to the St. Lucie County Property Appraiser's Office website, the subject property (Property Control Number 2432-411-0001-000-2) is currently owned by Kelly Smith and Corine Van Grootherest. The Site location is shown in **Figure 1**. A Site Sketch showing the subject property and surrounding areas is included as **Figure 2**.

2.1 Purpose

As outlined in GFA's proposal letter[1], the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the American Standard for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions* (*RECs)*[2] *controlled environmental conditions*[3], *historical environmental conditions*[4] and *Vapor Encroachment Conditions (VECs)*[5] in connection with the property. GFA performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in 40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of

[1] The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal letter dated August 13, 2018 to Red Lion Construction Corporation and authorized and returned to our offices on August 18, 2018. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

[2] The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not considered as *recognized environmental conditions*.

[3] The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[4] The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[5] The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, GFA has made the following assumptions concerning the assessment of on-site and off-site *RECs*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.

- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.

- GFA has assumed that the information sources utilized for this assessment provided complete and accurate information. Evaluations presented in this report are based exclusively on information provided by available public records, and observations made during the site visit.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the ASTM Practice E 1527-13 were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Problematic environmental conditions that were not identifiable through the scope of this investigation may still exist on the property. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property; this study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or user of this report.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. The completed EIQ is included in **Appendix A**.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. GFA offers no use or rights to this report to any other party regardless of the circumstance. Third party reliance of this report is strictly prohibited without the written consent from Red Lion Construction Corporation and GFA International.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located west of South 25th Street, in Fort Pierce, St. Lucie County, Florida. The site address is 4201 South 25th Street. The Property Control Number is 2432-411-0001-000-2, according to St. Lucie County records. Specifically, the subject property is situated within northeast quarter of the southeast quarter Section 32, Township 35 South, Range 40 East. The legal description for the subject property, as obtained from the St. Lucie County Property Appraiser office website, is attached as **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject property is mostly rectangular in shape and contains approximately 1.4 acres of land. South 25th Street borders the property to the east. A small drainage canal borders the subject property to the north followed by the Fort Pierce Central High School. Ten Mile Creek is located approximately 1,100 feet to the east.

3.3 Current Use of the Property

The subject property is currently vacant containing woodlands and scrub brush.

3.4 Structures, Roads and Other Improvements

No building structures, improved roads or other developed features are located at the site. The site appears to have future access to municipal utilities including water, electricity, and sewer.

3.5 Current Uses of the Adjoining Properties

Abutters to the subject property include the following:

To the North: A drainage ditch (canal) is located along the north property boundary. A high school (Fort Pierce Central High School)) is located north of the canal

To the East: The right of way to South 25th Street abuts the subject property to the east. Undeveloped woodlands and a pond are located east of the right of way.

To the South: Three Single-family residences within the Palm Lakes Gardens development abut the subject property to the south and southwest.

To the West: Two Single-family residences within the Palm Lakes Gardens development abut the subject property to the south.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to title information available online from the St. Lucie County Clerk of the Court Records Department, the most recent deed to the subject property is a Quit Claim Deed, dated February 7, 2005. The title to the property was granted to Kelly Smith and Corine Van Grootherest.

4.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien Report was not provided to GFA during the preparation of this Phase I ESA and a search for environmental liens was not authorized as part of the work scope. No evidence of environmental liens was noted in the available title records searched from the St. Lucie County Clerk of the Court Records Department. The lack of environmental lien information is considered a data gap. However, due to the information obtained from all other available sources, this data gap is not considered significant and is not considered to be a *REC.*

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *RECs* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *RECs* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user communicated no valuation reduction of the purchase price of the subject property due to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed in St. Lucie County records as Kelly Smith and Corrine Van Grootherest.

4.7 Reason for Performing Phase I ESA

The Phase I ESA was performed as part of the due diligence associated with the potential property real estate or financial transaction. The ASTM E 1527 practice defines good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the CERCLA, including petroleum. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability ("appropriate inquiry into previous ownership and uses of the property consistent with good commercial and customary practice") as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I ESA was performed for Red Lion Construction Corporation and is required for purchase of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this Environmental Site Assessment, a review of applicable Federal and state environmental regulatory databases was conducted. This entailed a review of facility listings available through the appropriate agency databases. As specified in ASTM E1527-13 criteria, a

records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property, depending on the database. The databases were obtained through Environmental Data Resources, Inc.® (EDR). A copy of the regulatory database search report from EDR is provided in **Appendix C**.

EDR's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and St. Lucie County records as needed. A search of available environmental records was conducted by EDR; this EDR database search review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
NPL	0	0	0	0	0	NR
Proposed NPL	0	0	0	0	0	NR
NPL LIENS	0	0	0	NR	NR	NR
Delisted NPL	0	0	0	0	0	NR
SEMS (CERCLIS)	0	0	0	NR	NR	NR
SEMS Archive (CERC-NFRAP)	0	0	0	NR	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	NR	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	0	0	NR	NR	NR
RCRA-CESQG	0	0	0	NR	NR	NR
US ENG Controls	0	0	0	NR	NR	NR
US INST Controls	0	0	0	NR	NR	NR
ERNS	0	0	0	NR	NR	NR
STATE RECORDS						
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	0	NR	NR	NR
LUST	0	0	0	NR	NR	NR
UST	0	0	0	NR	NR	NR
AST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	NR	NR	NR
INST CONTROLS	0	0	0	NR	NR	NR
VCP	0	0	0	NR	NR	NR
Brownfields	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
US BROWNFIELDS	0	0	0	NR	NR	NR
DEBRIS REGION 9	0	0	0	NR	NR	NR
ODI	0	0	0	NR	NR	NR
SWRCY	0	0	0	NR	NR	NR
US CDL	0	0	0	NR	NR	NR
DWM CONTAM	0	0	0	NR	NR	NR
FL RESP PARTY	0	0	0	NR	NR	NR
FL Sites	0	0	0	0	0	NR
PRIORITYCLEANERS	0	0	0	NR	NR	NR
EDR US Hist Cleaners	0	0	0	NR	NR	NR
EDR US Hist Auto Stat	0	0	0	NR	NR	NR
US HIST CDL	0	0	0	NR	NR	NR
LIENS 2	0	0	0	NR	NR	NR
LUCIS	0	0	0	NR	NR	NR
HMIRS	0	0	0	NR	NR	NR
SPILLS	0	0	**1**	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	0	0	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
UMTRA	0	0	0	NR	NR	NR
MINES	0	0	0	NR	NR	NR
TRIS	0	0	0	NR	NR	NR
TSCA	0	0	0	NR	NR	NR
FTTS	0	0	0	NR	NR	NR
HIST FTTS	0	0	0	NR	NR	NR
SSTS	0	0	0	NR	NR	NR
ICIS	0	0	0	NR	NR	NR
PADS	0	0	0	NR	NR	NR
MLTS	0	0	0	NR	NR	NR
RADINFO	0	0	0	NR	NR	NR
FINDS	0	0	**2**	NR	NR	NR
ECHO	0	0	**1**	NR	NR	NR
RAATS	0	0	0	NR	NR	NR
DRYCLEANERS	0	0	0	NR	NR	NR
DEDB	0	0	0	NR	NR	NR
NPDES	0	0	0	NR	NR	NR
AIRS	0	0	0	NR	NR	NR
FL Cattle Dip Vats	0	0	0	NR	NR	NR
TIER 2	0	0	0	NR	NR	NR
UIC	0	0	0	0	0	NR
INDIAN RESERV	0	0	0	0	0	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
SCRD Dry Cleaners	0	0	0	NR	NR	NR
PWS	0	0	0	NR	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes:
NR = Not Requested at this search distance

The subject property was not listed in any of the databases searched. Several offsite facilities within the ASTM search radius were identified in various databases. GFA reviewed pertinent files and documents in the Florida Department of Environmental Protection (FDEP) Oculus database and United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO) database.

1. Facility Name: **Immanuel Christian Academy**
Address: 4401 South 25th Street
Location: 900 feet South
Database Info: Spills, FINDS
Regulatory Info: No documents were found in the FDEP files. According to the EDR report, a small volume (0.01 gallon) of mercury was released on April 28, 2006. The local Health Department responded. The incident is considered to be "closed". Based on the data reviewed, this is not considered as a *REC* to the subject property.

2. Facility Name: **Fort Pierce Central High School**
Facility Address: West Side of 25th Street
Location: Adjacent North
Database Info: FINDS, ECHO
Regulatory Info: This facility is listed in the FINDS and ECHO databases because of regulation under the Clean Water Act (CWA). A Generic National Pollutant Discharge Elimination System (NPDES) Permit for Storm-Water Discharge from Large and Small Construction Projects was issued on December 20, 2006 for construction of the high school. No inspection reports or further information was found in the file. The Enforcement and Compliance History Online (ECHO) report indicated "No Violations". Based on the data reviewed, this is not considered as a *REC* to the subject property.

Based on the file reviews, no RECs to the subject property were identified.

5.2 Orphan Sites

Facilities that cannot be accurately mapped due to inaccurate or missing data in the address are identified by EDR as "Orphan Sites". As part of the EDR database report review, GFA attempts to

geographically locate orphan sites identified by EDR. GFA examined the Orphan Sites list. No nearby sites were identified.

5.3 Vapor Encroachment Screening

A Tier 1 Vapor Encroachment Screening (VES) for the subject property consistent with ASTM E2600-15, "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was completed to comply with ASTM E 1527-13. The E2600-15 standard provides guidance on identifying and evaluating vapor migration at contaminated properties. Four conclusions are possible as a result of the VES: 1) A Vapor Encroachment Condition (VEC) exists; or 2) a VEC does not or is not likely to exist.

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary.

No facilities were listed within the search radius for VEC consideration. Based on the data reviewed a *VEC* does not or is not likely to exist.

5.4 Additional Environmental Record Sources

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review. Based on the information obtained, and the standard environmental record sources utilized during the course of this assessment, no additional environmental record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

6.0 PHYSICAL SETTING SOURCES

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

6.1 Review of USGS Topographic Map

A United States Geological Survey (USGS) 7.5-Minute Series Topographic Map FORT PIERCE, FL (1983) was examined to determine the geographical features at and around the subject property. The topographic map is shown in **Figure 3**. The site is located at an approximate elevation of 10 to 12 feet above mean sea level (amsl). Two small building structures are depicted on the subject property. A drainage ditch is depicted along the north property boundary. Ten Mile Creek is depicted approximately 1,100 feet to the east. No marshy areas, mines, or borrow pits are depicted on the subject property.

6.2 Site Soils

The United States Department of Agriculture, Soil Conservation Service, "Soil Survey of St. Lucie County Area, Florida" (Watts and Stankey, 1980) was reviewed. Additionally, the Web Soil Survey (WSS) from the National Resource Conservation Service was reviewed. The Soil Survey identifies the site soils as Ankona Sand (map unit 2) and Winder Sand (map unit 55). Soils in these categories are described below:

Ankona Sand (2): This unit comprises approximately 99 percent of the subject property. This is a deep, nearly level poorly-drained soil that occurs on broad flatwoods. The water table is at a depth of 10 inches for 1 to 4 months during most years and from 10 to 40 inches for 6 months or more. The water table is more than 40 inches of the ground surface during extensive dry periods. The soil profile consists of 3 inches of black sandy loam, followed by 8 inches of dark gray sand, followed by gray to light gray to grayish brown sand.

Winder Sand (55): This unit comprises approximately 1 percent of the subject property in the extreme southeast corner of the property. This is a deep, poorly-drained soil that occurs in in hammocks and drainageways. The water table is at a depth of 10 inches or less for 2 to 4 months during most years and from 10 to 40 inches for most of the remainder of the year. The soil profile consists of 6 inches of black loamy sand, followed by 12 inches of dark grayish-brown fine sand, followed by light gray sand and gray sandy clay loam.

6.3 Site Geology and Hydrogeology

Two major aquifers are located in St. Lucie County; the non-artesian shallow aquifer and the artesian Floridan aquifer (Reese, 2004). The shallow aquifer is the principal source of water in St. Lucie County. The aquifer extends from a few feet below land surface to a depth of approximately 150 feet at the coast, and thins to the west. The shallow aquifer is composed of the recent Pamlico Sand formation, Pleistocene-age Anastasia Formation and the Upper-Miocene-age Tamiami Formation. The shallow aquifer is underlain by a thick section of less permeable sediments that are predominantly sandy clay, fine sand and marl, the Miocene-age Hawthorn Group. This formation forms the upper confining layer to the underlying Floridan aquifer, consisting of a thick sequence of permeable limestones of Miocene and pre-Miocene age. In St. Lucie County, the Floridan aquifer yields brackish water and is used mainly for irrigation.

Groundwater in the shallow aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Surface water in the adjacent drainage ditch to the north was observed to be flowing toward the east. For this reason, the direction of groundwater flow at the subject property is anticipated to be toward the east or northeast (toward Ten Mile Creek). Water enters the aquifer from rainfall and exits as baseflow to surface water (streams, canals), discharge to the coast, evapotranspiration, and downward recharge to deeper aquifers. Local groundwater flow (flow direction and velocity) may be influenced by the proximity of water-supply wells and local surface-water management. The specific groundwater flow beneath the subject property can only be determined by field methods.

7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *RECs* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

7.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the subject property.

7.2 City Directories

Historical City Directories for the subject property were reviewed at the St. Lucie County Library in Fort Pierce. The directories were generally reviewed at approximately two to six-year intervals from 1959 to 2011. The address for the subject property (4201 South 25th Street) was searched.

A limited historical picture of the occupancy of the subject property and vicinity can be determined by this method. However, the City Directory Search is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. The results of this evaluation included the following:

Year	Address	Occupants
1959	4201 South 25th Street	No Listing
1965	4201 South 25th Street	No Listing
1971	4201 South 25th Street	No Listing
1977	4201 South 25th Street	No Listing
1981	4201 South 25th Street	No Listing
1985	4201 South 25th Street	No Listing
1988	4201 South 25th Street	Listed as “Vacant”
1991	4201 South 25th Street	Harold Shadle
1996	4201 South 25th Street	Harold Shadle
1998	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2003	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2006	4201 South 25th Street	Kelly Smith
2009	4201 South 25th Street	No Listing
2011	4201 South 25th Street	No Listing

7.3 Historical Topographic Maps

GFA reviewed three available historical topographic maps (1970, 1983, and 2012) obtained from EDR. Copies of topographic maps are provided in **Appendix D**. The following observations for the subject property are made:

The 1970 map depicts the subject property as cleared or agricultural land. A small building structure (possibly a house) is depicted in the northeast portion of the property. A small circular-shaped intermittent pond is depicted to the west. The drainage ditch (canal) that borders the property to the north and South 25th Street bordering the property to the east are both visible at their current locations. Ten Mile Creek is visible approximately 1,000 feet to the east. The 1983 map depicts the subject property and surrounding areas to be essentially unchanged. However, a new building structure, smaller than the house, is now depicted on the subject property immediately adjacent to the house. The 2012 map does not show distinct features, but Palm Lakes Avenue to the south is now depicted. Two constructed lakes associated with the Palm Lakes Gardens development are now depicted to the west-southwest. No marshy areas, mines, or borrow pits are depicted on the subject property in any of the topographic maps reviewed.

7.4 Historical Aerial Photograph Review

Aerial photographs dated 1944, 1950, 1958, 1969, 1980, 1992, 1999, 2007, 2010, 2013, and 2017 were obtained from EDR. Available aerial photographs also were viewed on the Google Earth website. The subject property is visible in all the photographs. Copies of the historical aerial photographs are provided in **Figures 4 through 14**. A general description of each photograph using current names and identifiers follows.

1944: The subject property appears as undeveloped pastureland with low-growth vegetation (grass) and scattered scrub brush and/or trees. A small drainage ditch (canal) is visible along the north property boundary. South 25th Street is visible as an unpaved road at its current location along the east property boundary. A few small paths (possibly cattle trails) are visible crossing through the subject property.

1950: A small building structure (possibly a house) is now visible in the northeast portion of the subject property. An unpaved driveway from South 25th Street immediately south of the drainage ditch leads to the building. The remainder of the subject property appears as low-growth vegetation (grass). The scattered scrub brush and trees observed in the previous photograph have been removed.

1958: A shed and an unidentifiable cylindrical-shaped object (possibly an aboveground storage tank) are now visible on the subject property in addition to the small structure (house) observed in the previous photograph. An area of disturbed soil is noted in the northwest portion of the subject property. The buildings on the subject property appear to be associated with an aquaculture operation (fish farm) to the west.

1969: The house, shed, and cylindrical-shaped object on the subject property are still visible. Approximately 30 unidentifiable objects in rows (possibly small holding tanks on cinder blocks for the aquaculture operation) are now visible in the southwest portion of the subject property.

1980: Rows of unidentifiable objects (possibly small aquaculture ponds or tanks on cinder blocks) are visible along the west side of the property. The remainder of the subject property appears to be essentially unchanged from the previous photograph.

1992: The house, shed and cylindrical-shaped object on the subject property are still visible in the northern portion of the subject property. Unidentifiable objects (possibly small aquaculture ponds or tanks) are again visible along the west side of the property. The south two-thirds of the property has become overgrown with dense vegetation. The property appears to be inactive.

1999: The subject property appears to be essentially unchanged from the previous photograph.

2007: The house, shed and cylindrical-shaped object that were seen in the previous five photographs have been removed and are no longer visible. A large soil pile or area of disturbed soil is now visible in the eastern one-half of the subject property. The soil pile may stock piled material that originated from excavation of a retention pond that had been constructed adjacent to the north.

2010: The soil pile seen on the subject property in the previous photograph appears to have been removed. A small area of disturbed soil is visible in the northern portion of the property, but the remainder appears to have been regrown with vegetation. appears to be essentially unchanged from the previous photograph.

2013 The subject property appears to be essentially unchanged from the previous photograph.

2017: The subject property appears to be essentially unchanged from the previous photograph.

7.5 Previous Environmental Investigations

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review.

Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

8.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the adjoining properties.

8.2 City Directories

Because the surrounding properties have been historically undeveloped or agricultural with no

historical address, city directory listings for adjacent properties were not reviewed.

8.3 Historical Topographic Maps

No marshy areas, mines, or borrow pits are depicted on the adjoining properties in any of the topographic maps reviewed.

8.4 Historical Aerial Photographs

1944: The adjacent properties to the north, west, and south appear to be pastureland similar to the subject property. The adjacent property to the east (across South 25th Street) appears to be agricultural (row crops) with small irrigation ditches at approximate 100-foot intervals.

1950: The adjacent properties appear to be essentially unchanged except that the property to the east no longer appears to be agricultural. The small irrigation ditches are no longer visible.

1958: Numerous (at least 210) small, elliptical-shaped ponds in rows that has the appearance of an aquaculture operation or tropical fish farm are now visible on the adjacent property to the west. The buildings on the subject property appear to be associated with the aquaculture operation to the west. The adjacent property to the south appears as low-growth vegetation (grass). Two small buildings (possibly houses or one house and a shed) are now visible approximately 400 feet to the south. A citrus grove is now visible adjacent to the east (across South 25th Street).

1969: The ponds on the adjacent property to the west have been reconfigured. The ponds have been expanded in size and a fewer number of them (approximately 56) are now visible. Approximately 18 new small elliptical-shaped ponds (two rows of nine) are now visible on the adjacent property to the south. A citrus grove is now visible on the adjacent property to the north (across the drainage ditch). The trees appear to be young. The adjacent property to the east (across South 25th Street) appears to be essentially unchanged (citrus grove). subject property appears to be essentially unchanged from the previous photograph.

1980: The aquaculture operation is still visible adjacent to the west. The ponds have been reconfigured again. There are now five rows with 12 ponds in each row. The ponds on the adjacent property to the south that were visible in the previous photograph have been removed and filled. This area now appears as low-growth vegetation (grass). The citrus grove to the north is still visible. The adjacent

property to the east (across South 25th Street) appears to be inactive and has reverted into woodlands. South 25th Street now appears to be paved.

1992: Development of Palm Lakes Gardens to the south and west appear to be ongoing. Two houses within this development are visible adjacent to the south of the subject property. The adjacent lots to the west have been cleared for development but appear to be vacant. The citrus grove to the north and woodlands to the east (across South 25th Street) are still visible.

1999: The surrounding properties appear to be essentially unchanged from the previous photograph.

2007: Construction of Fort Pierce Central High School to the north appears to be ongoing. A retention pond for the high school has been constructed immediately to the north of the subject property. Houses within the Palm Lakes Gardens Development are now visible on the adjacent lots to the west and southwest of the subject property. Widening of South 25th Street into a divided, 4-lane roadway appears to be in progress. A pond has been constructed to the east (across South 25th Street).

2010: Construction of the high school to the north and widening of South 25th Street appear to be completed. The remaining surrounding areas appear to be essentially unchanged from the previous photograph.

2013: The surrounding areas appear to be essentially unchanged from the previous photograph.

2017: The surrounding areas appear to be essentially unchanged from the previous photograph.

9.0 SITE RECONNAISSANCE INFORMATION

9.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *RECs* in connection with the property. GFA personnel visually and physically observed the property not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Robert P. Crowell, P.G., Senior Geologist with GFA performed a walk-through reconnaissance at the subject property on August 17, 2018. The subject property boundaries were based on the information provided by the Client. Photographs of the subject

property taken during site reconnaissance are included as **Appendix E**.

9.2 General Site Setting

Within the scope of this Phase I ESA, GFA noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit. The subject property was observed to be vacant vegetated land.

9.3 Hazardous Substances in Connection with Identified Uses

One 5-gallon bucket labeled "Bull's Eye Primer and Sealer" and two rusted 1-gallon paint cans were observed among discarded debris on the property. The 5-gallon bucket was sealed with a lid. It was observed to contain liquid, but no evidence of a release was observed. One of the two paint cans appeared to have released cured paint to the ground surface. Because the release was limited and cured paint, it is considered to be *de minimis*. No other hazardous substances were observed on the subject property during site reconnaissance.

9.4 Storage Tanks

No aboveground or evidence of underground storage tank systems (vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks) were observed on the subject property during the site visit.

9.5 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

9.6 Pools of Liquid

No standing surface water or other pools of liquid were observed on the property.

9.7 Drums

One open-top 55-gallon unlabeled high-density polyethylene (HDPE) drum was observed partially buried with a debris pile. The drum appeared to contain trash. Another open-top 55-gallon unlabeled HDPE drum that had been cut in half also was observed among a debris pile. This drum was observed to contain broken aquarium glass.

9.8 Hazardous Substance and Petroleum Products Containers

No hazardous substances or petroleum product containers were evident at the subject property.

9.9 Unidentified Substance Containers

No significant unidentified substance containers were observed on the property during the site visit.

9.10 Indications of Polychlorinated Biphenyls

No pole or pad-mounted electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were noted on the subject property.

9.11 Indications of Pits, Ponds or Lagoons

No evidence of pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste disposal, waste burial, waste water discharges, septic systems; or potable or irrigation wells was observed on the subject property. No evidence of trash, debris or improper fill materials was observed.

9.12 Indications of Solid Waste Disposal

Several piles of discarded debris and trash were observed on the property. In particular, the majority of the discarded trash/debris was observed near the west boundary and in the south-central portion of the property. The discarded debris consisted of broken concrete and cinder blocks, scrap plastic piping, scrap wood, clothing and rugs, scrap plastic, water treatment cannisters and broken glass. A few discarded tires were observed near the southeast corner of the subject property. These discarded debris materials appear to be inert and not likely to adversely impact soil or groundwater at the site. However, much of the debris were buried in piles and/or covered with dense vegetation precluding precise inspection. This discarded debris/trash may be in violation of Florida Statute 403.413 (“Florida Litter Law”).

9.13 Other Observations

No other significant observations were noted.

10.0 INFORMATION FROM INTERVIEWS

10.1 Interview with Owner

The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. This is considered a data gap.

10.2 Interview with Occupants

The property is currently unoccupied.

10.3 Interviews with Local Government Officials

GFA conducted a file review on the Florida Department of Environmental Protection's online OCULUS system regarding the subject property and surrounding properties identified during the records review. Information obtained during the interview is included in this report.

11.0 DATA GAPS AND FAILURE

11.1 Data Gaps

Dense vegetation precluded precise inspection to portions of the property. The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. An ELS was not performed. The data gaps identified are not considered significant and do not indicate the likelihood of past uses having led to *RECs* in connection with the property.

11.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). The earliest available record for the site dates back to a 1944 aerial photograph, which depicts the site and surrounding areas as undeveloped pastureland. Due to visible observations made and a review of the available historical resources, this data failure does not pose a *REC* in connection with the subject property.

12.0 FINDINGS

GFA has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-13 of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. Any limitations, exceptions, or deletions from this practice are described in this report.

12.1 *VECs*

Based on our research and site reconnaissance, no *VECs* were identified in connection with the subject property.

12.2 RECs

Based on our research and site reconnaissance, no *RECs* were identified in connection with the subject property.

12.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled RECs* were identified in connection with the subject property.

12.4 Historical Environmental Conditions

Based on our research and site reconnaissance, *no historical RECs* were identified in connection with the subject property.

12.5 *De minimis* Conditions

De minimis conditions identified in relation to the subject property include a small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*.

13.0 OPINION

It is the opinion of GFA that no further assessment or investigation is necessary at this time. The discarded debris/trash should be removed for proper disposal.

14.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in this report.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

15.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

16.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage

power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

16.1 Suspect Asbestos Containing Materials

An asbestos inspection was not performed as part of this assessment. No current building structures are located on the subject property. No suspected asbestos containing materials were observed.

16.2 Lead-Based Paint

A lead-based paint survey was not performed as part of this assessment. No painted surfaces were observed on the property.

16.3 Mold

A mold survey was not conducted as part of this Phase I ESA. However, no obvious mold-impacted areas were observed.

16.4 Radon

Radon is a naturally-occurring radioactive gas generated from the decay of radium. It cannot be seen, smelled, or tasted. Indoor radon levels, which are dependent upon the construction of the building and the concentration of radon in the underlying soils, are more commonly a potential area of concern for buildings that have a basement. Based on the "Florida Statewide Radiation Study" prepared by Geomet Technologies, Inc., for the Florida Institute of Phosphate Research in November 1987, St. Lucie County has a low potential for radon. For that study, a total of 31 indoor radon samples were collected in St. Lucie County. Radon concentrations ranged from 0.2 picoCuries per liter (pCi/L) to 1.0 pCi/L. None of the 31 samples tested contained radon above the USEPA guidance concentration of 4.0 pCi/L.

The USEPA has designated St. Lucie County as a Zone 3, the lowest radon potential (EPA's Map of Radon Zones-Florida, United States Environmental Protection Agency, Office of Radiation and Indoor Air, September 1993). The predicted indoor radon concentration for Zone 3 is less than 2 pCi/L. Based on the referenced data, the potential for radon exposure, exceeding the USEPA guidance levels at the subject property is low.

16.5 Lead in Drinking Water

The property is undeveloped with no current building structures. No potable/drinking water

supplies currently exist on the subject property. Based on current infrastructure, water to the property is expected to become available from Fort Pierce Utilities. According to the Fort Pierce Utilities website, the 90th percentile lead concentration in the general distribution system in 2017 (latest results available) was 0.7 parts per billion (ppb). This is below the Action Level (State Drinking Water Standard and Maximum Contaminant Level) of 15 ppb. Based on the referenced data, the potential for lead in drinking water exposure, exceeding the Action Level at the subject property is low.

16.6 Wetlands

A wetlands survey was not performed as part of this Phase I ESA. No obvious wetland areas were observed on the subject property. Soil types indicative of wetland areas were not identified on the subject property. The National Wetlands Inventory (NWI) map does not identify wetlands on the subject property.

16.7 Threatened and Endangered Species

A specific Threatened and Endangered (T&E) Species survey was not performed as part of this Phase I ESA. However, GFA will note if T&E species or evidence of T&E species are observed. No obvious evidence of T&E species (gopher tortoise burrows) were observed on the subject property.

16.8 Wellfield Protection Zones

GFA reviewed the City of Fort Pierce Comprehensive Plan, GOP Map 1-4 dated February 2011, "Well Locations and Wellfield Protection Zones". The subject property is not located within any wellfield protection zones.

17.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.

2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida; Center for Environmental & Natural Resources. 1981.

4. Geomet Technologies, Inc., 1987. "Florida Statewide Radiation Study". prepared for the Florida Institute of Phosphate Research, November 1987.

5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.

6. Google Earth. 2018. [Online] http://earth.google.com/download-earth.html.

7. Reese, R.S., 2004. Hydrogeology, Water Quality, and Distribution and Sources of Salinity in the Floridan Aquifer System, Martin and St. Lucie Counties, Florida, United States Geological Survey, Water Resources Investigations Report 03-4242, 2004.

8. Watts, F. C., and Stankey, D., L., 1980. *Soil Survey of St. Lucie County Area, Florida*: U.S. Department of Agriculture, Soil Conservation Service, March 1980.

9. USEPA, 1993. "EPA's Map of Radon Zones-Florida", Office of Radiation and Indoor Air, September 1993.

18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of individuals participating in this ESA are included in **Appendix F**.

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

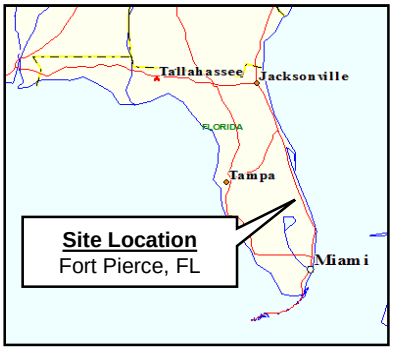
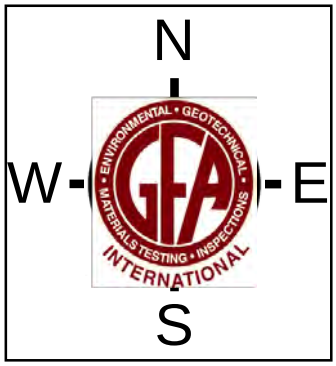
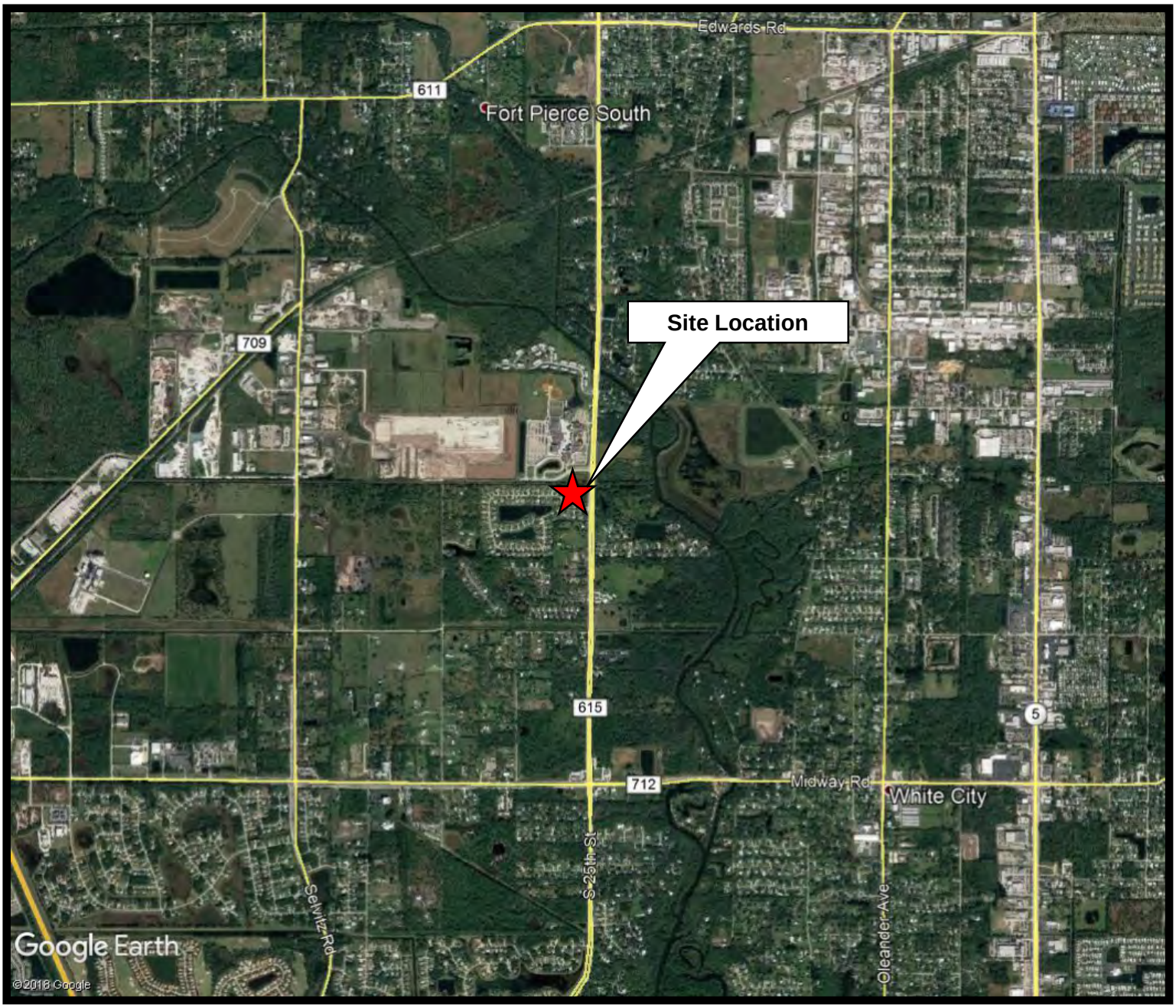


FIGURE 1
SITE LOCATION MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981





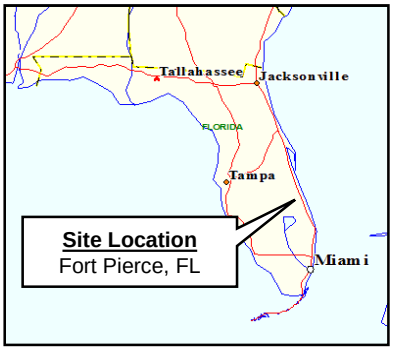


FIGURE 2
SITE SKETCH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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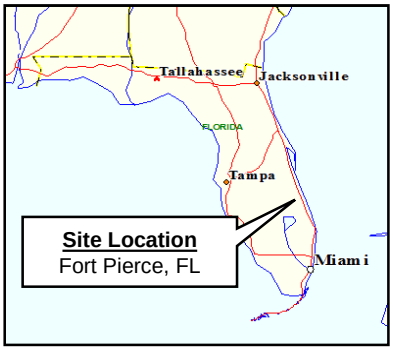
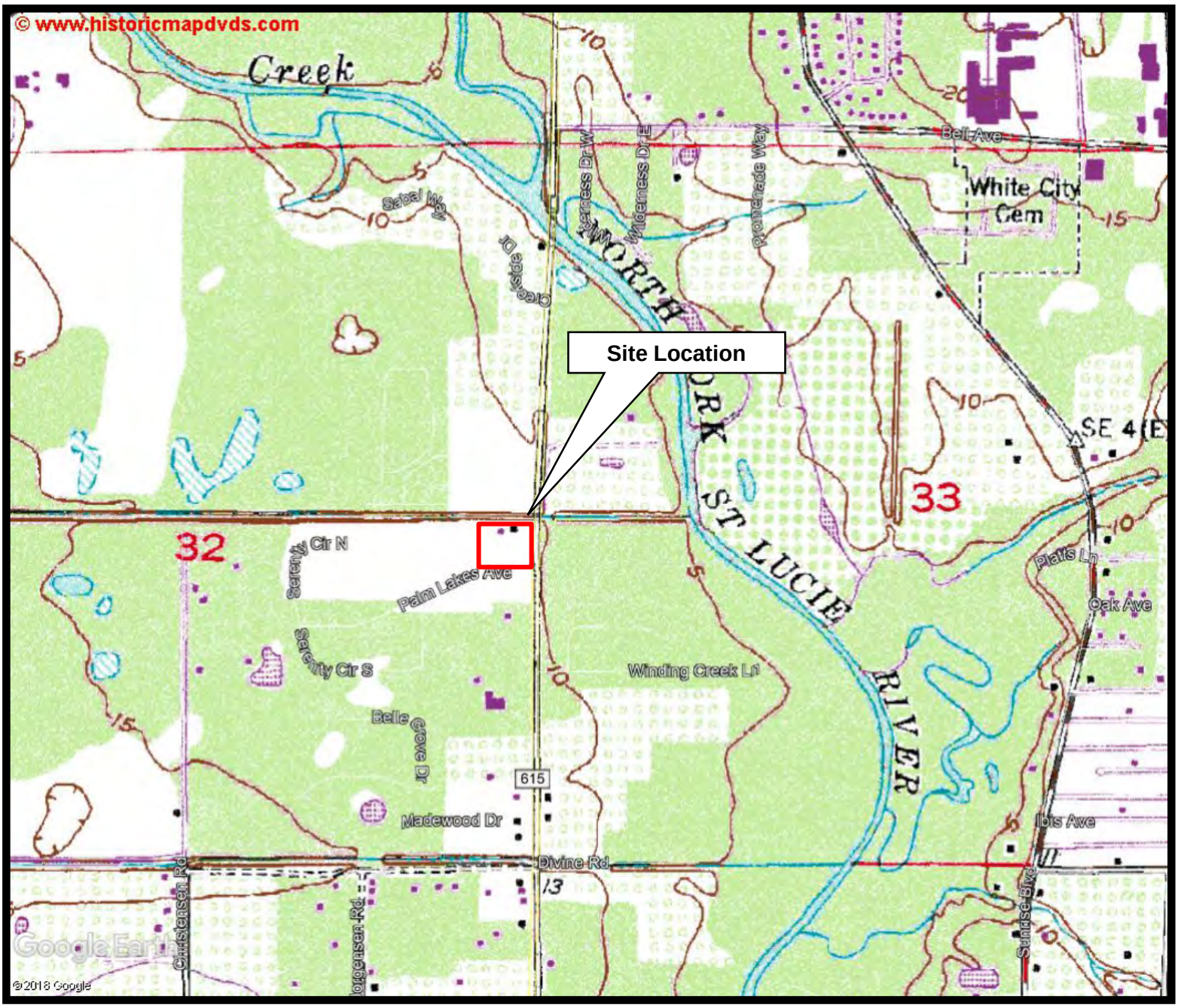


FIGURE 3
TOPOGRAPHIC MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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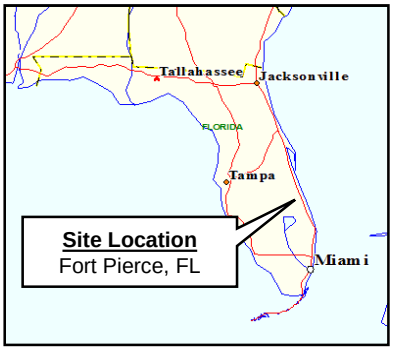
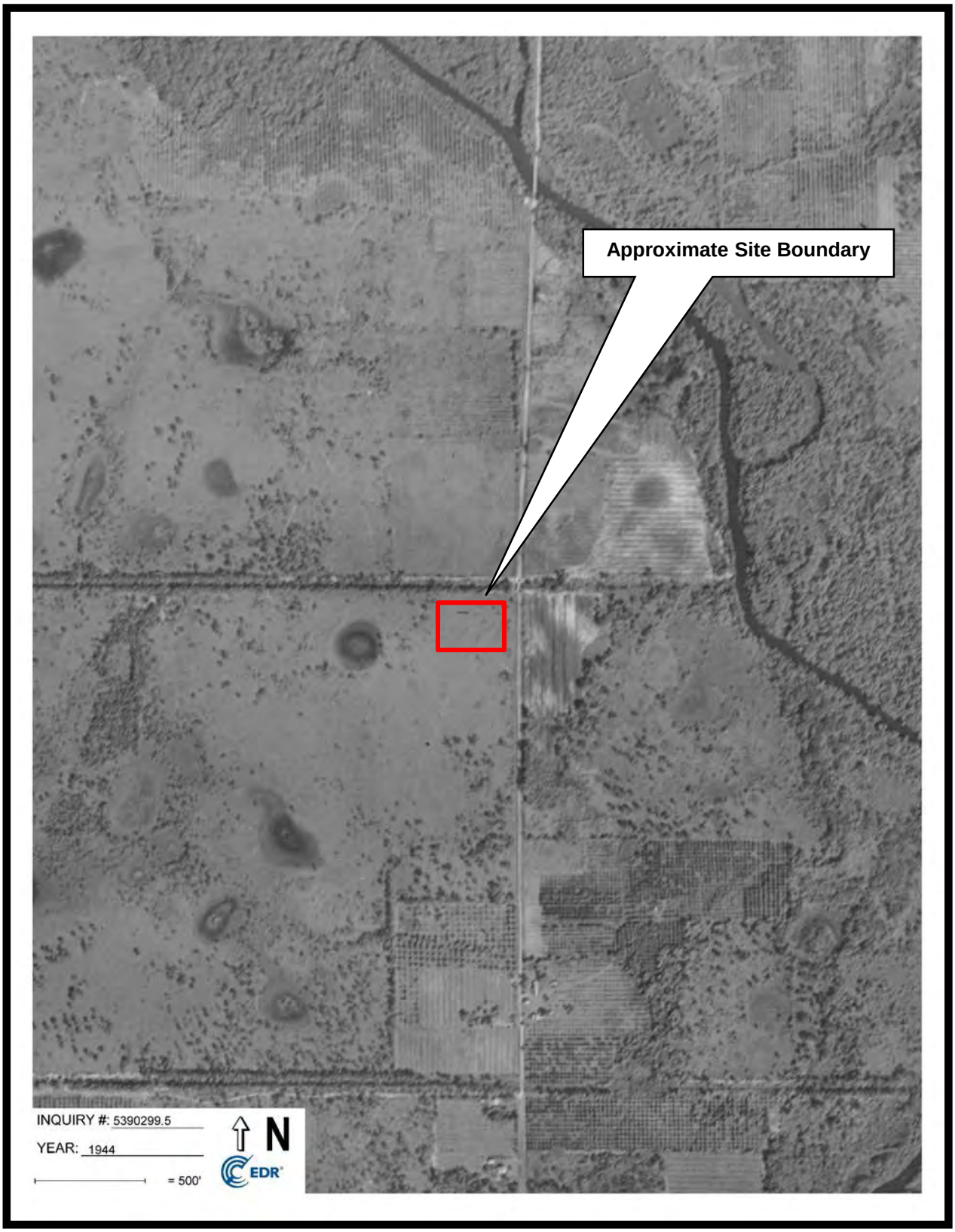


FIGURE 4
1944 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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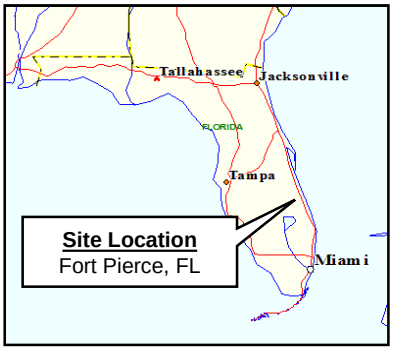
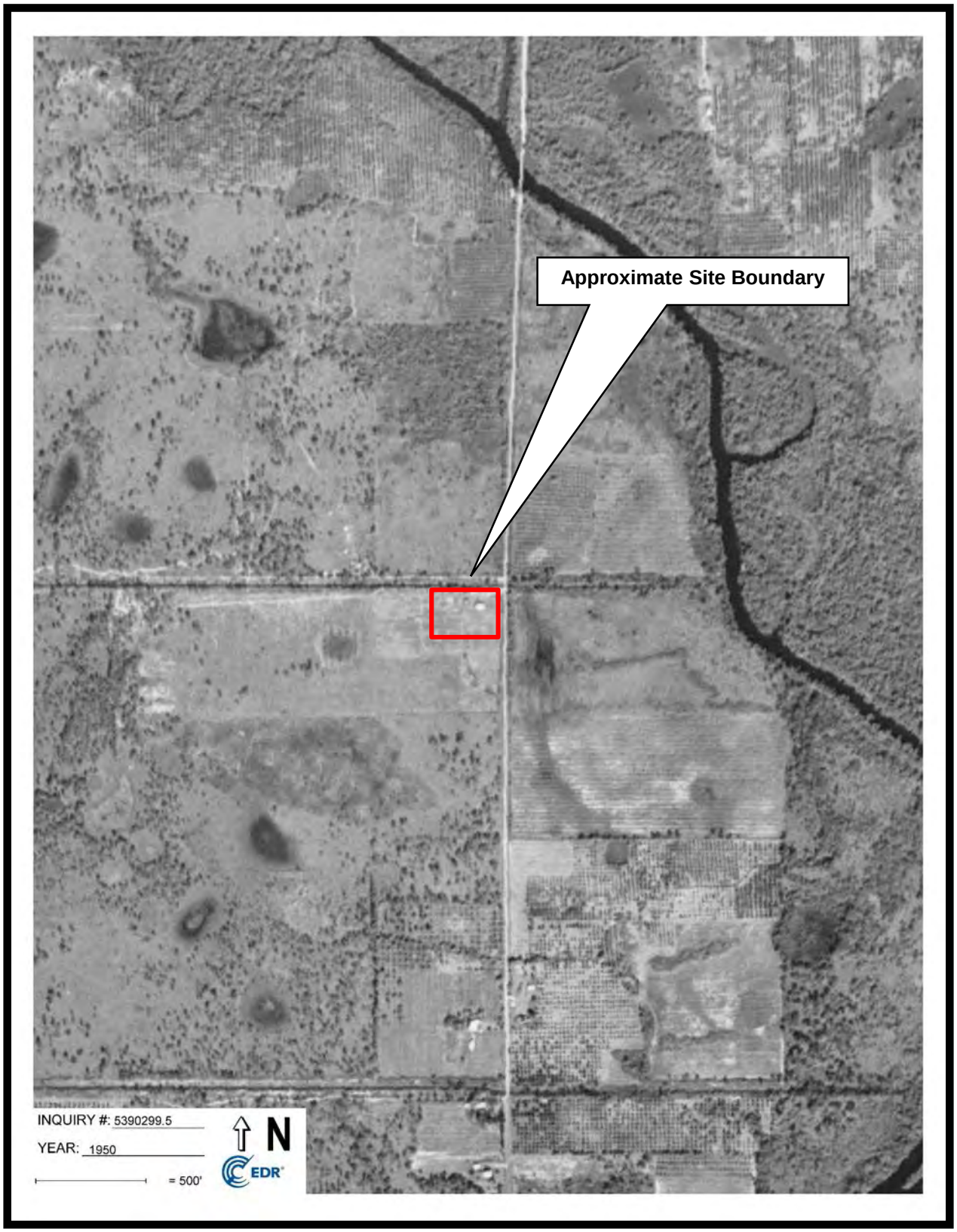


FIGURE 5
1950 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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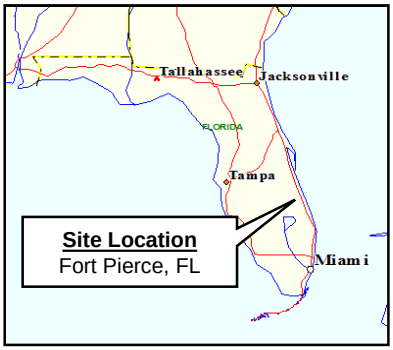
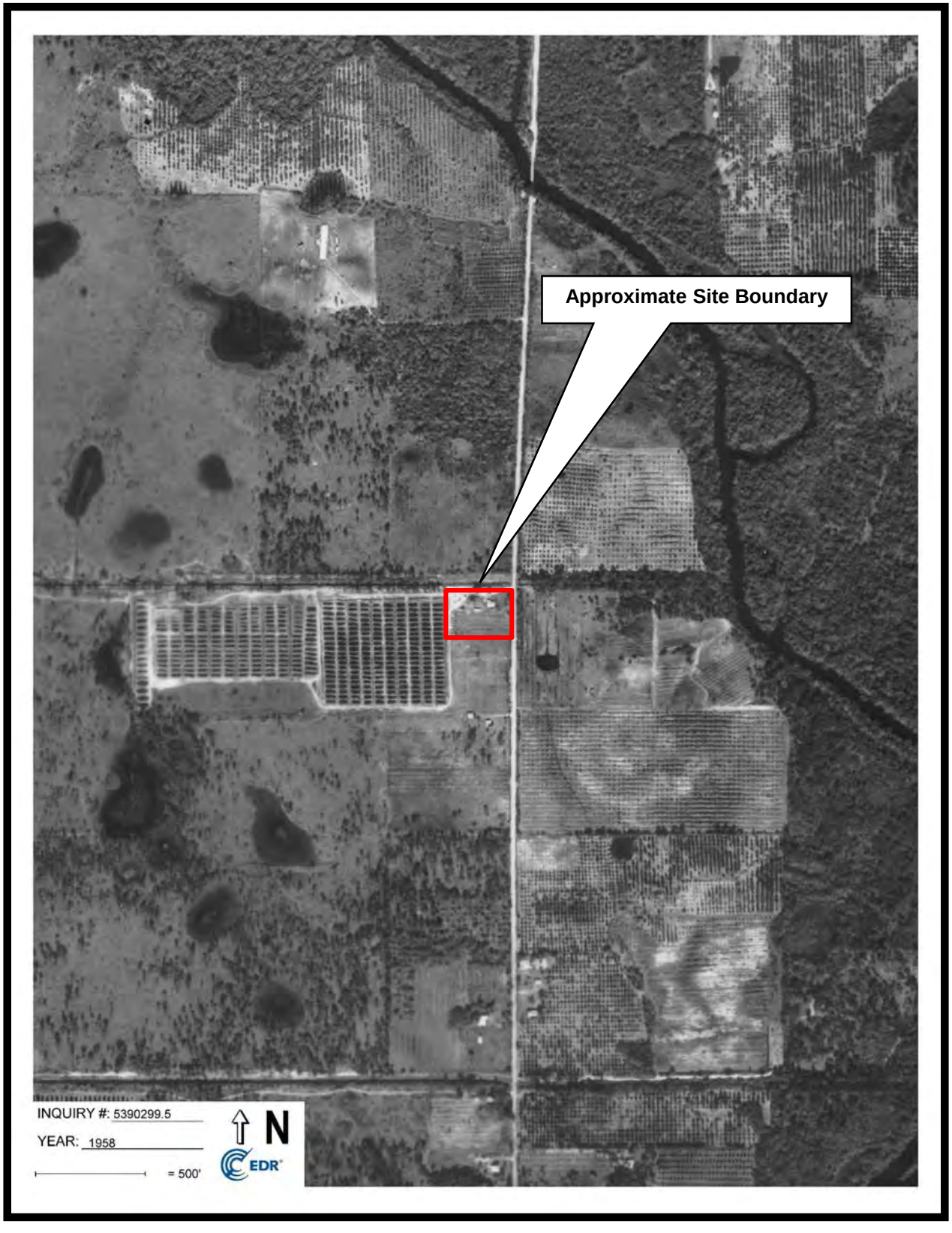


FIGURE 6
1958 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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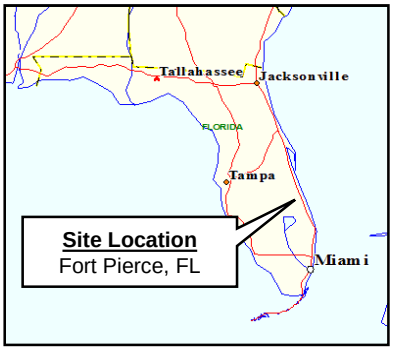
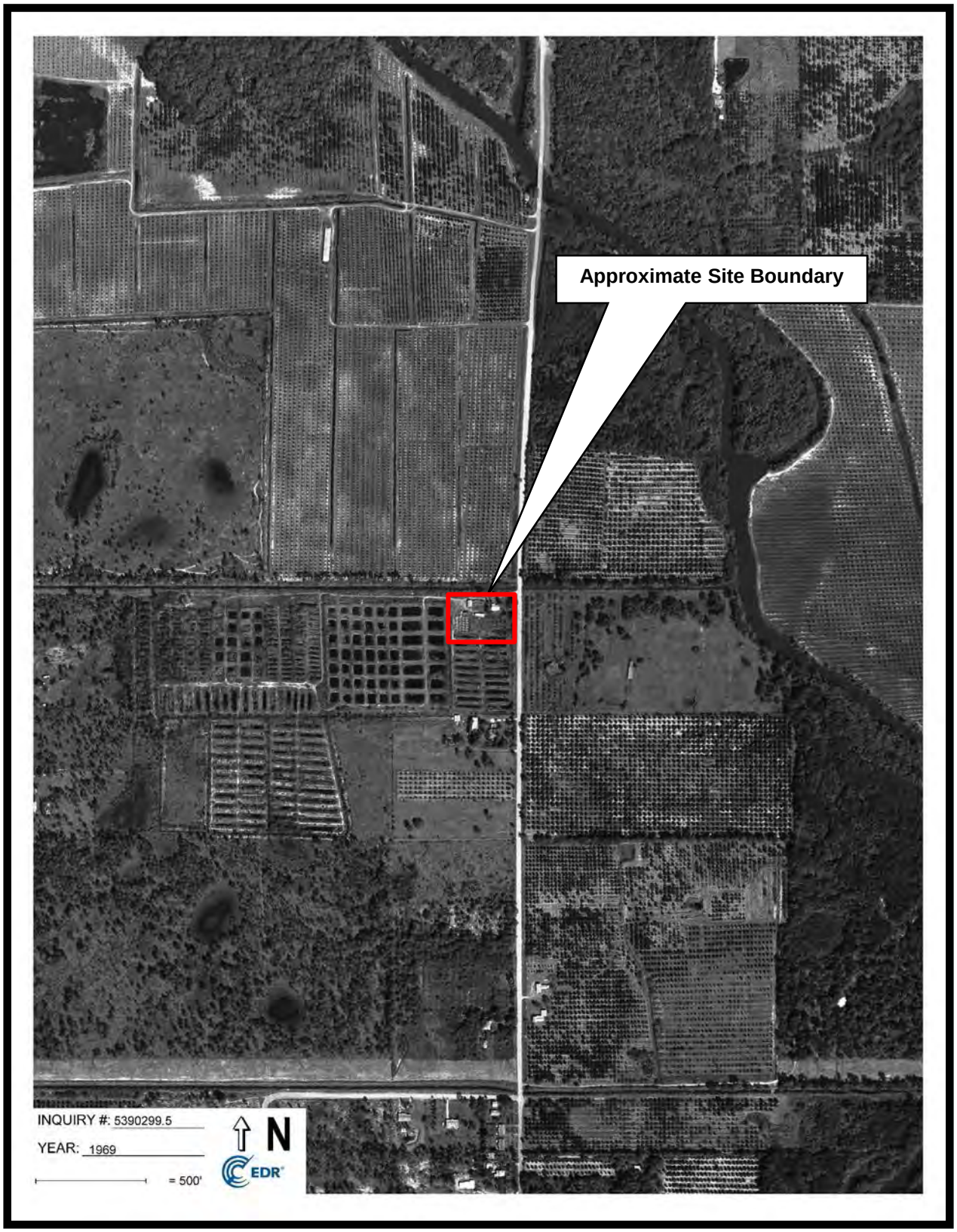


FIGURE 7
1969 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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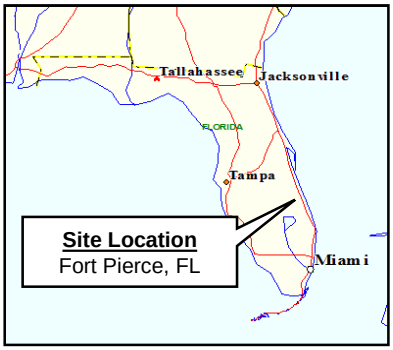
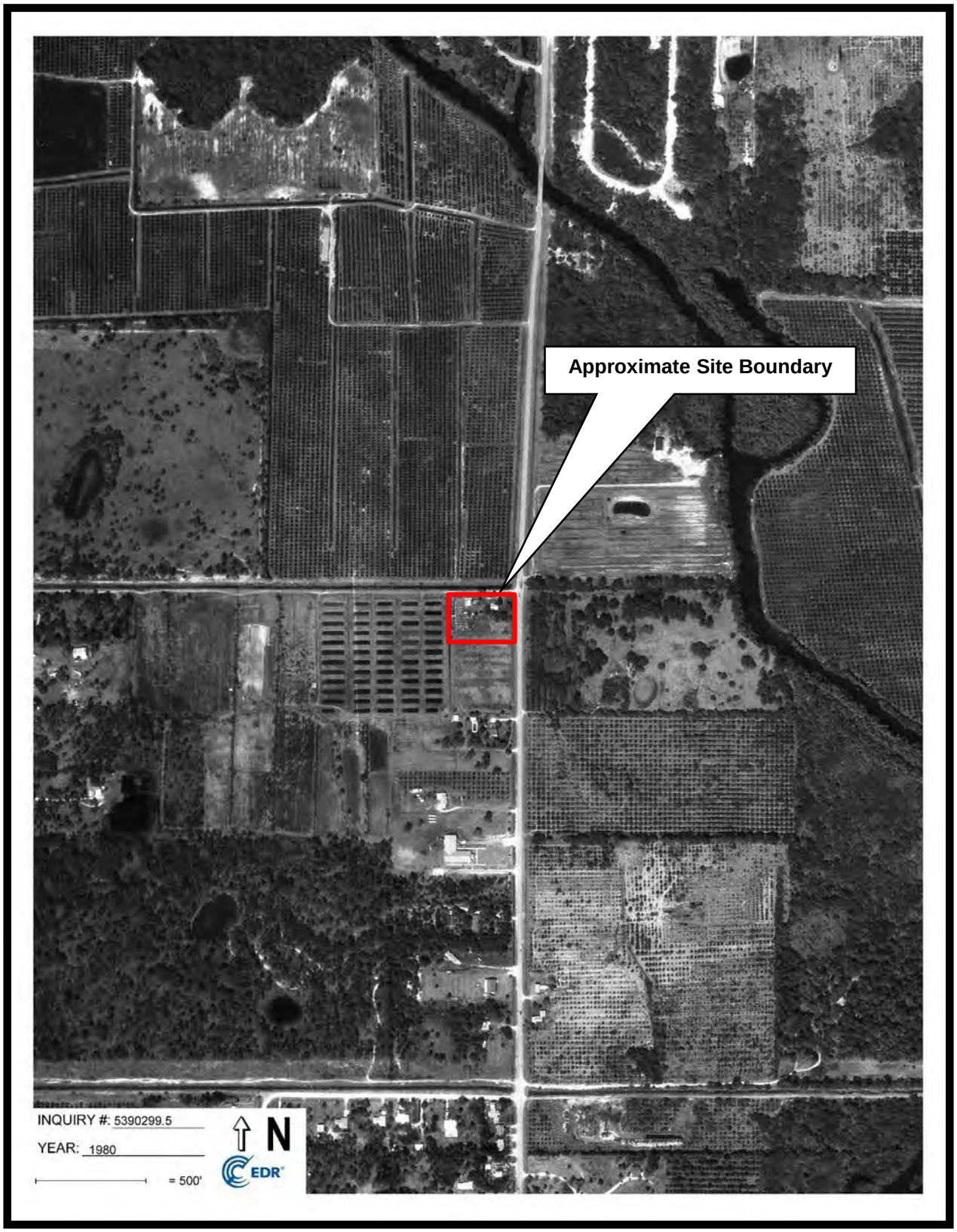


FIGURE 8
1980 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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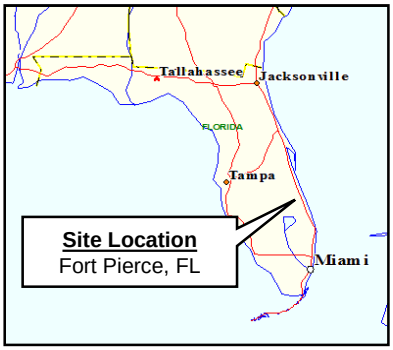
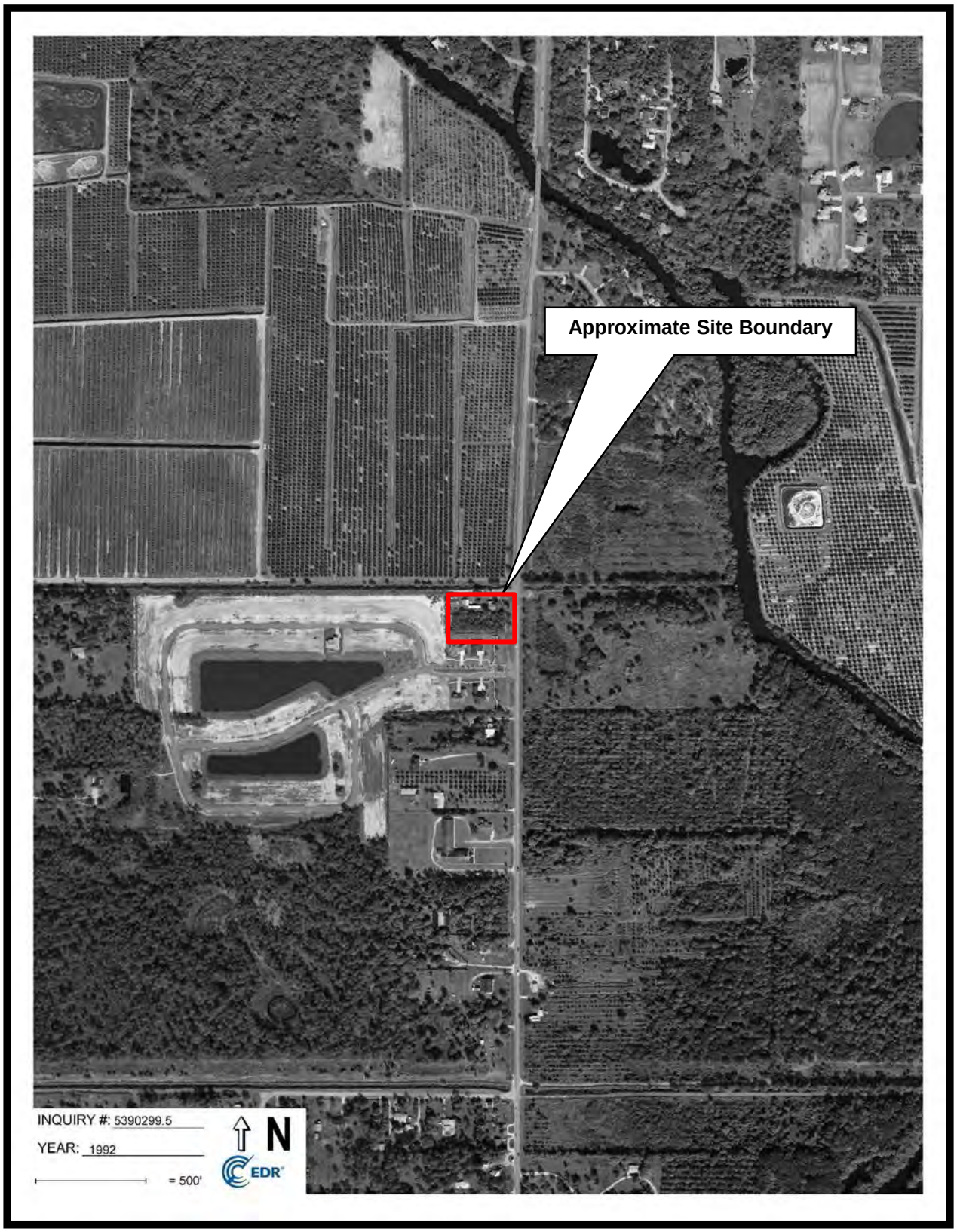


FIGURE 9
1992 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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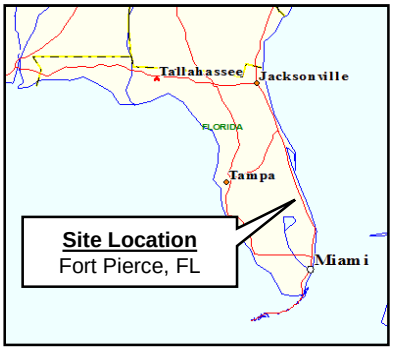


FIGURE 10
1999 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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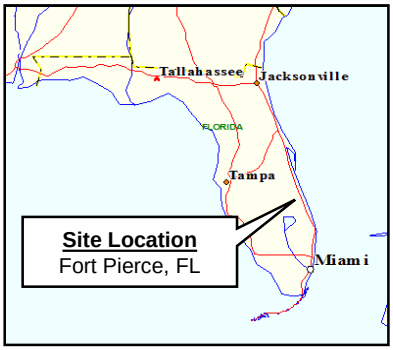
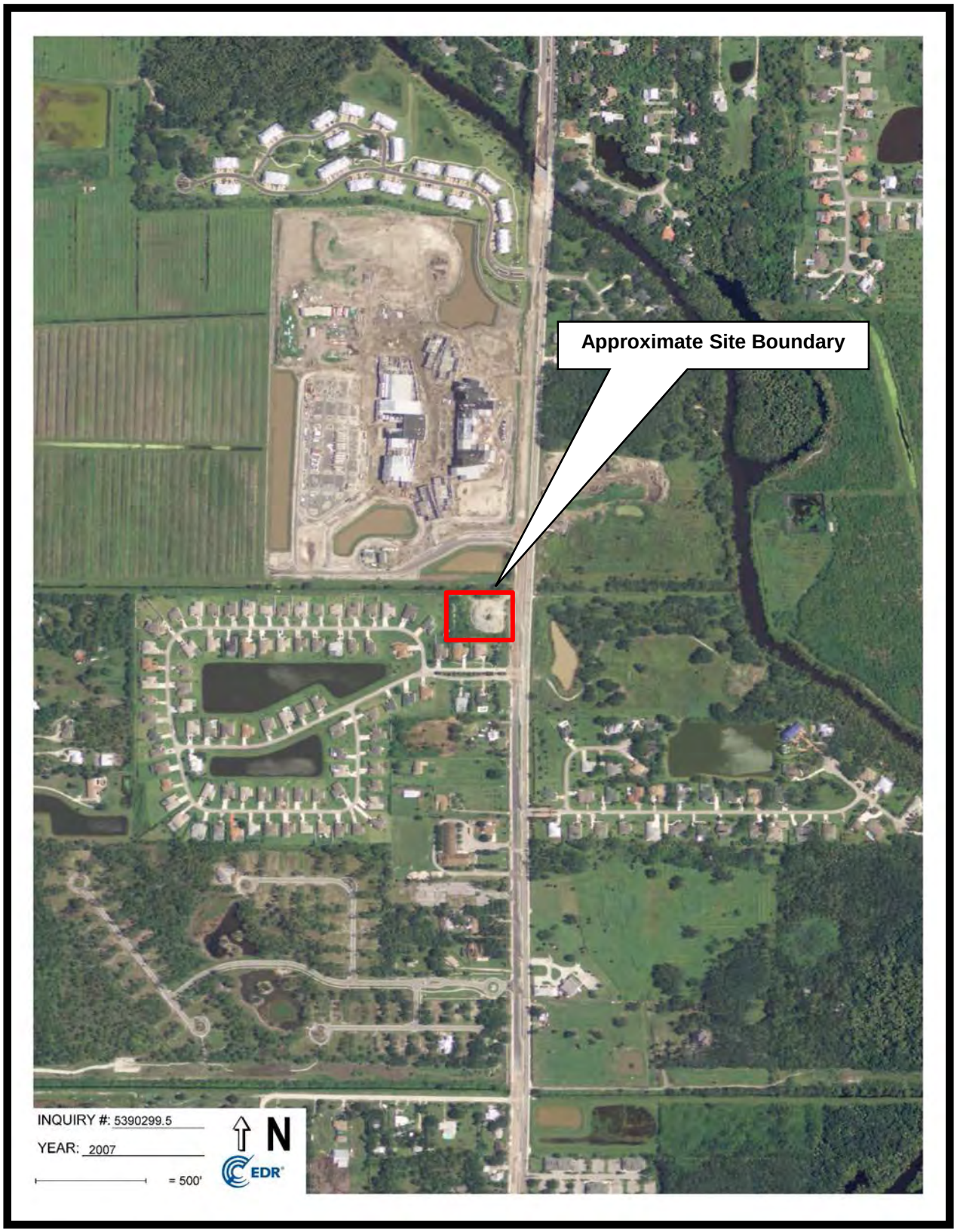


FIGURE 11
2007 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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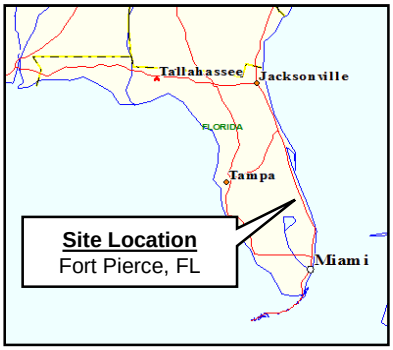


FIGURE 12
2010 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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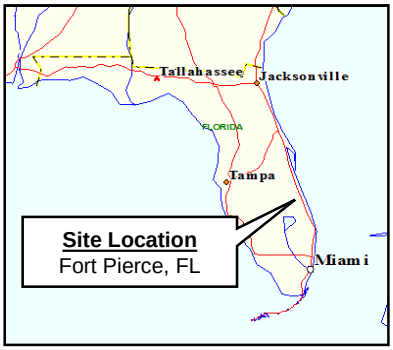


FIGURE 13
2013 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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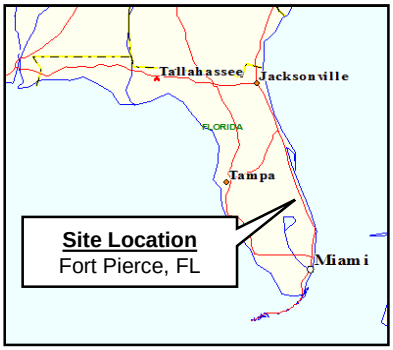


FIGURE 14
2017 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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APPENDIX A

Environmental Information Questionnaire

ENVIRONMENTAL INFORMATION QUESTIONNAIRE (EIQ)
(To be completed during site investigation activities)

DATE: Site Visit – August 17, 2018

PROJECT NAME: 18-8676.00 – 1.4-Acre Vacant Property

PROJECT ADDRESS AND LOCATION:4201 South 25th Street, Fort Pierce, St. Lucie County, Florida

CLIENT: Red Lion Construction Corporation

CLIENT ADDRESS: 701 Hidden River Drive, Port St. Lucie, Florida 34983

CLIENT PHONE NUMBER: (727) 463-3800

PROPERTY OWNER: Kelly Smith

Address:

PROPERTY MANAGER:

Address:

Phone:

OCCUPANTS: N/A

Address:

Phone:

Question	Observed During Site Visit		
1a. Is the property used for an *industrial* use?	☐Yes	☒ No	☐ Unk
1b. Is any *adjoining property* used for an industrial use.	☐Yes	☒ No	☐ Unk
2a. Did you observe evidence or do you have any prior knowledge the *property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	☐Yes	☒ No	☐ Unk
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums (*typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	☐Yes	☒ No	☐

Question	Observed During Site Visit		
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	☐Yes	☒ No	☐ Unk
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐Yes	☒ No	☐ Unk
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the property in connection with waste treatment or waste disposal.	☐Yes	☒ No	☐ Unk
9a. Is there currently any stained soil on the *property*.	☐Yes	☒ No	☐ Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	☐Yes	☒ No	☐ Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*.	☐	☒ No	☐ Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐ Yes	☒ No	☐ Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐ Yes	☒ No	☐ Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.	☐ Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	☐	☒ No	☐ Unk
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminates have been identified in the well of system that exceed guidelines applicable to the water system?	☐Yes	☒ No	☐ Unk
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?	☐Yes	☒ No	☐ Unk

Question			
14. Does the *owner* or *occupant* of the *property* have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15a. Has the owner or occupant of the property been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question			
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
16. Does the owner or *occupant* of the *property* or facility have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐Yes	☒ No	☐ Unk
17. Does the *owner* or *occupant* of the *property* know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any *hazardous substance* or *petroleum products* involving the *property* by owner or occupant of the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question	Observed During Site Visit		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	☐Yes	☒ No	☐ Unk
18b.Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	☐Yes	☒ No	☐ Unk
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products,* unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property?*	☒Yes (discarded debris was observed)	☐ No	☐ Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	☐Yes	☒ No	☐ Unk

Government Records / Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Database	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	☐Yes	☒No
Federal Delisted NPL site list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) NFRAP site list	0.5 (0.8)	☐Yes	☒No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	☐Yes	☒No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	☐Yes	☒No
Federal RCRA generators list	Property and adjoining properties	☐Yes	☒No
Federal institutional control/engineering control registries	Property only	☐Yes	☒No
Federal ERNS list	Property only	☐Yes	☒No

State and tribal lists of hazardous waste sites identified for investigation or remediation:

Database	Approximate Minimum Search Distance, miles (kilometers)		
State–and tribal equivalent NPL	1.0 (1.6)	☐Yes	☒No
State–and tribal equivalent CERCLIS	0.5 (0.8)	☐Yes	☒No
State-and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	☐Yes	☒No
State-and tribal leaking storage tanks lists	0.5 (0.8)	☐Yes	☒No
State-and tribal registered storage tanks lists	0.25 (0.4)	☐Yes	☒No
State and tribal institutional control/engineering control registries	0.25 (0.4)	☐Yes	☒No
State and tribal voluntary cleanup sites	0.5 (0.8)	☐Yes	☒No
State and tribal Brownfield sites	0.5 (0.8)	☐Yes	☒No

22.	Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	☐ Yes	☒ No	☐ Unk

The *Site Visit* and *Government Records* and *Historical Sources Inquiry* questionnaires were completed by:

Name	Robert P. Crowell, P.G.
Title	Senior Geologist/Environmental Department Manager
Firm	GFA INTERNATIONAL
Address	607 NW Commodity Cove Port St. Lucie, Florida 34986
Phone number	(772) 924-3575
Date	August 17, 2018

Preparer's relationship to site: Environmental Professional/Assessor
Preparer's relationship to user: Consultant

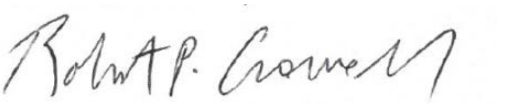
If the preparer(s) is different from the user, complete the following:

Name of User: Red Lion Construction Corporation.

User's address: 701 Hidden River Drive, Port St. Lucie, Florida 34983

User's phone number: (727) 463-3800

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature 

APPENDIX B

Legal Description

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

Property Identification

Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24/32S
Zoning: OFFICE COM

Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Grootherest

2045 SE Avon Park DR
Port St Lucie, FL 34952



Legal Description

32 35 40 S 200 FT OF N 242.5 FT OF W 316 FT OF E 356 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1.40 AC) (OR 2122-394: 2155-411)

Current Values

Just/Market Value:	$49,000
Assessed Value:	$49,000
Exemptions:	$0
Taxable Value:	$49,000

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

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.4
Land Size (SF):	60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	$0
Nov 1, 1979	0321 / 2910	XX00	CV		$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

APPENDIX C

EDR® Environmental Database Search Report

1.4-Acre Undeveloped Property
4201 South 25th Street
Fort Pierce, FL 34981

Inquiry Number: 05390299.2r
August 13, 2018

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-15
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). GFA INTERNATIONAL used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by GFA INTERNATIONAL. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

COORDINATES

Latitude (North):	27.3884040 - 27° 23' 18.25''
Longitude (West):	80.3509570 - 80° 21' 3.44''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	FINDS	Higher	1092, 0.207, South
A2		4401 SOUTH 25TH STRE	SPILLS	Higher	1092, 0.207, South
3	FORT PIERCE CENTRAL	W SIDE OF 25TH ST	FINDS, ECHO	Higher	1212, 0.230, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

SHWS ---------- Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST ---------- Petroleum Contamination Detail Report
LAST ---------- Leaking Aboveground Storage Tank Listing
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
FF TANKS ---------- Federal Facilities Listing
UST ---------- Storage Tank Facility Information
AST ---------- Storage Tank Facility Information
INDIAN UST ---------- Underground Storage Tanks on Indian Land
TANKS ---------- Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS ---------- Institutional Controls Registry
INST CONTROL ---------- Institutional Controls Registry

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Sites
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---------- Recycling Centers
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS	Priority Ranking List
Fl Sites	Sites List
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Facilities Listing
ASBESTOS	ASBESTOS
CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing

DEDB ---------- Ethylene Dibromide Database Results
DRYCLEANERS ---------- Drycleaning Facilities
DWM CONTAM ---------- DWM CONTAMINATED SITES
Financial Assurance ---------- Financial Assurance Information Listing
FL Cattle Dip. Vats ---------- Cattle Dipping Vats
RESP PARTY ---------- Responsible Party Sites Listing
SITE INV SITES ---------- Site Investigation Section Sites Listing
TIER 2 ---------- Tier 2 Facility Listing
UIC ---------- Underground Injection Wells Database Listing
NPDES ---------- Wastewater Facility Regulation Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

SPILLS: Fuel Spill Cases from the Department of Environmental resource management

An online review and analysis by GFA INTERNATIONAL of the SPILLS list, as provided by EDR, and dated 04/11/2018 has revealed that there is 1 SPILLS site within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OHMIT Incident Number: 5022 Incident Status: Closed	4401 SOUTH 25TH STRE	S 1/8 - 1/4 (0.207 mi.)	A2	8

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

An online review and analysis by GFA INTERNATIONAL of the FINDS list, as provided by EDR, and dated 02/21/2018 has revealed that there are 2 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	S 1/8 - 1/4 (0.207 mi.)	A1	8
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

An online review and analysis by GFA INTERNATIONAL of the ECHO list, as provided by EDR, and dated 02/25/2018 has revealed that there is 1 ECHO site within approximately 0.25 miles of the target property.

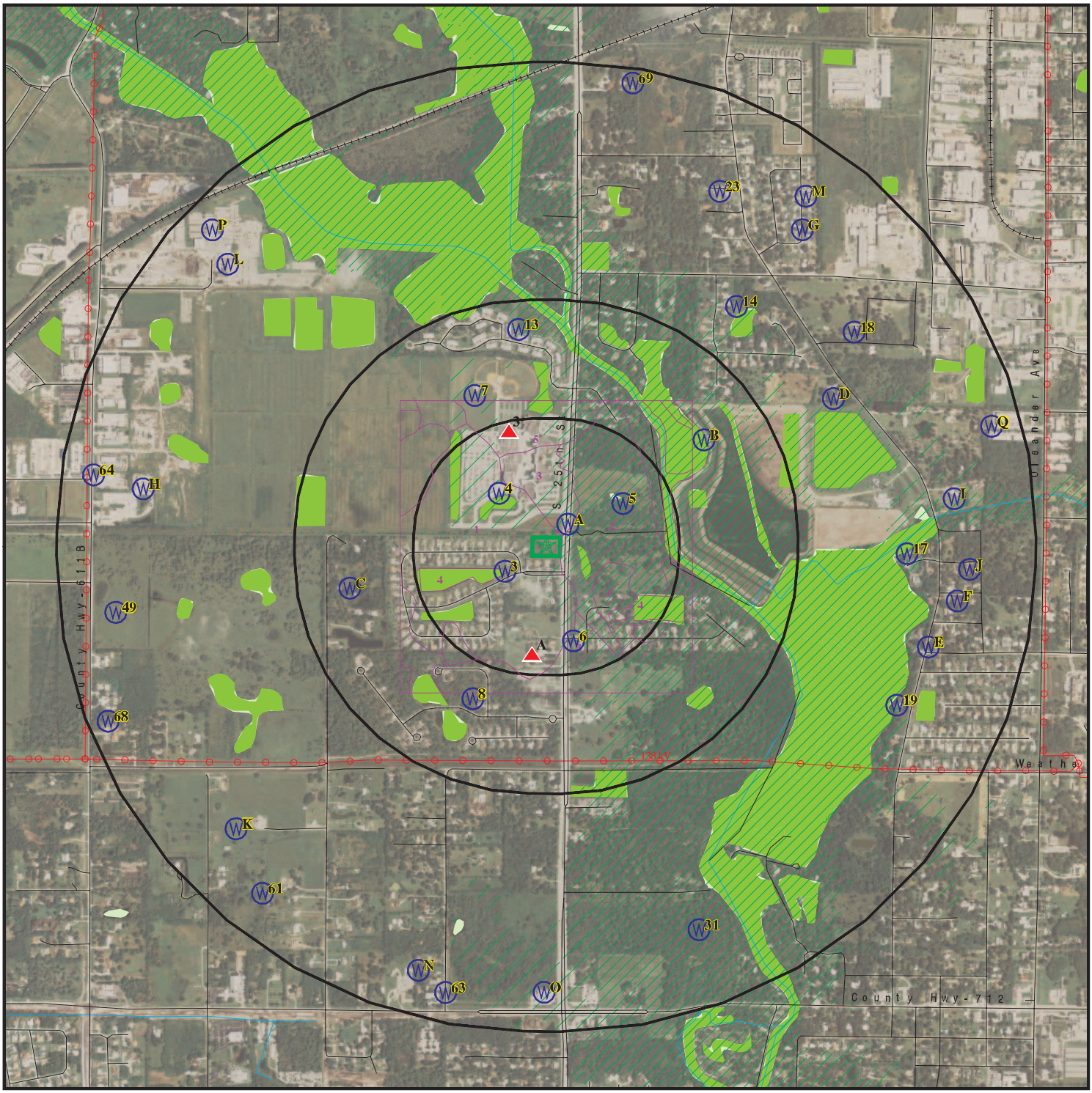
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 29 records.

Site Name	Database(s)
SOUTH FL WATER MGMT DIST.-OKEECHOB	RGA LUST
SOUTH FL WATER MGMT DIST-OKEECHOBE	RGA LUST
BOB STRIETER GROVE	RGA LUST
FL DEPARTMENT OF TRANSPORTATION RO	RGA LUST
FL DEP OF TRANSPORTATION ROE2	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
R & S EXPRESS INC 03-2I-0081	RGA LUST
R & S EXPRESS INC	RGA LUST
EVANS PROPERTIES INC-HALES 700	RGA LUST
COUNTRY STORE BAR-B-Q	RGA LUST
SKAGGS PROPERTY	RGA LUST
MERCHANT DISCOUNT FOOD	RGA LUST
HESS #09265	RGA LUST
RENTAL SERVICE CORP #47	RGA LUST
TRI W RENTAL	RGA LUST
AUTO SHOWCASE INC	RGA LUST
FORT PIERCE FOOD MART #2	RGA LUST
TEXACO - HEROES FOOD MART #2	RGA LUST
SOUTH FL WATER MGMT DIST.-FT PIERC	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
JOY H LEE PROPERTY	RGA LUST
CUMBERLAND FARMS #0989	RGA LUST
G & B SERVICE CENTER	RGA LUST
5105 SOUTH INDIAN DRIVE SITE	SEMS
FRESHCO LIMITED JUICE FACILITY	NPDES
INDIAN RIVER EXCHANGE PACKERS INC	Financial Assurance
ST. LUCIE COUNTY FAIRGROUNDS DEBRI	RGA LF

OVERVIEW MAP - 05390299.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

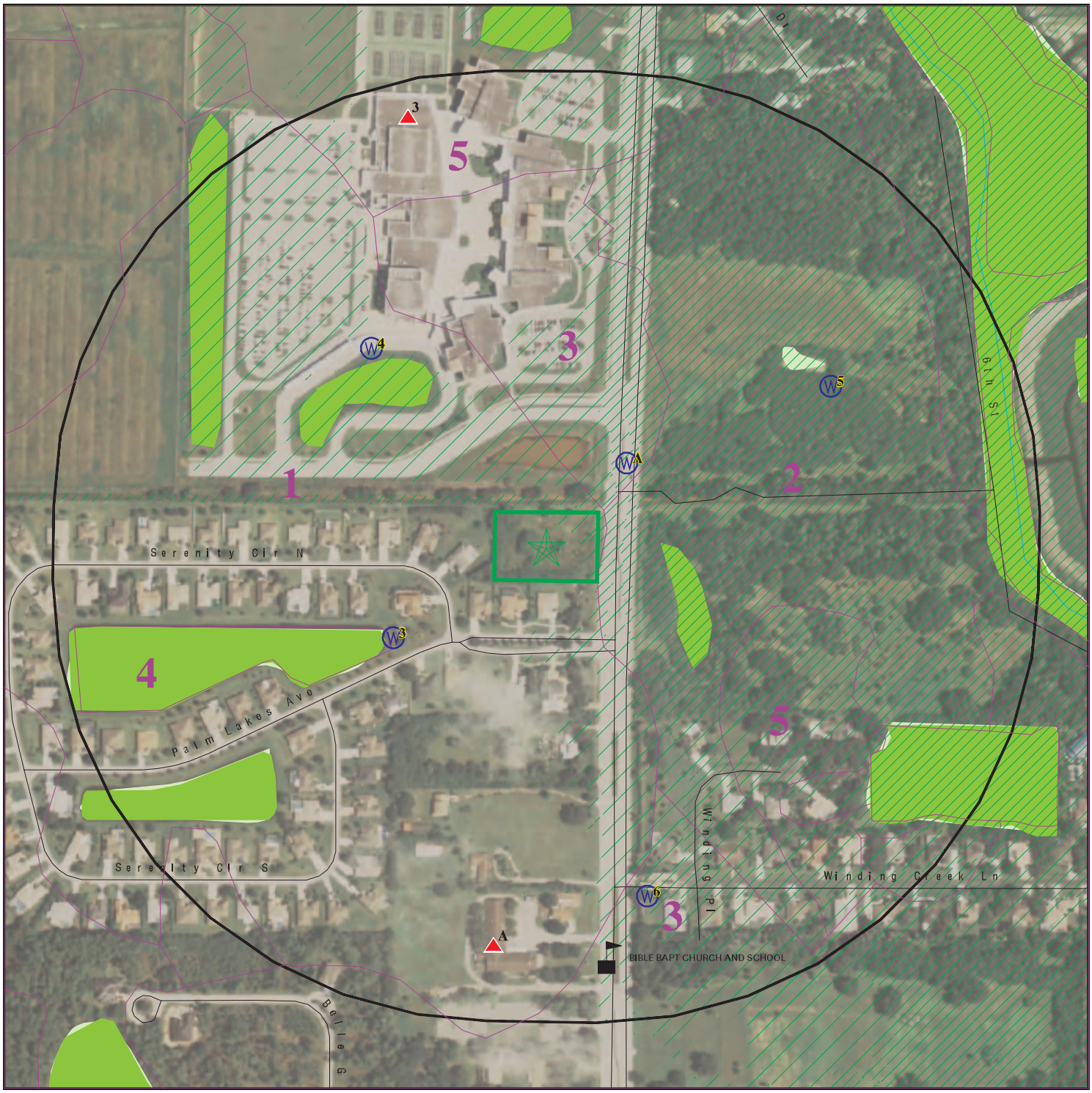
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1.4-Acre Undeveloped Property	CLIENT: GFA International
ADDRESS: 4201 South 25th Street Fort Pierce FL 34981	CONTACT: Rob Crowell INQUIRY #: 05390299.2r
LAT/LONG: 27.388404 / 80.350957	DATE: August 13, 2018 1:06 pm

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DETAIL MAP - 05390299.2R



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
100-year flood zone
500-year flood zone
National Wetland Inventory
State Wetlands
FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:09 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.250		0	0	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.250		0	0	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	0.250		0	0	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.250		0	0	NR	NR	NR	0
SPILLS	0.250		0	1	NR	NR	NR	1
SPILLS 90	0.250		0	0	NR	NR	NR	0
SPILLS 80	0.250		0	0	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	0.250		0	0	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.250		0	0	NR	NR	NR	0
RAATS	0.250		0	0	NR	NR	NR	0
PRP	0.250		0	0	NR	NR	NR	0
PADS	0.250		0	0	NR	NR	NR	0
ICIS	0.250		0	0	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.250		0	0	NR	NR	NR	0
RADINFO	0.250		0	0	NR	NR	NR	0
HIST FTTS	0.250		0	0	NR	NR	NR	0
DOT OPS	0.250		0	0	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.250		0	0	NR	NR	NR	0
US AIRS	0.250		0	0	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.250		0	2	NR	NR	NR	2
ECHO	0.250		0	1	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.250		0	0	NR	NR	NR	0
ASBESTOS	0.250		0	0	NR	NR	NR	0
CLEANUP SITES	0.250		0	0	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Financial Assurance	0.250		0	0	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.250		0	0	NR	NR	NR	0
UIC	0.250		0	0	NR	NR	NR	0
NPDES	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.250		0	0	NR	NR	NR	0
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.250		0	0	NR	NR	NR	0
RGA LF	0.250		0	0	NR	NR	NR	0
RGA LUST	0.250		0	0	NR	NR	NR	0
- Totals --		0	0	4	0	0	0	4

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
South
1/8-1/4
0.207 mi.
1092 ft.

IMMANUEL CHRISTIAN ACADEMY
4401 S. 25TH STREET
FORT PIERCE, FL 33482

Site 1 of 2 in cluster A

FINDS **1004456937**
N/A

Relative:
Higher

Actual:
10 ft.

FINDS:

Registry ID: 110011852780

Environmental Interest/Information System
NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2
South
1/8-1/4
0.207 mi.
1092 ft.

4401 SOUTH 25TH STREET, FT. PIERCE, FL 34981
FORT PIERCE, FL

Site 2 of 2 in cluster A

SPILLS **S108035501**
N/A

Relative:
Higher

Actual:
10 ft.

SPILLS:

OHMIT Incident Number:	5022
Incident Legacy:	Not reported
On-Scene Response:	Yes
Criminal Indicator:	No
Hurricane Indicator:	No
Incident Date:	04/28/2006
Incident Status:	Closed
Incident Report Date:	04/28/2006
Pollutant:	Elemental mercury
Pollutants Category:	Mercury, elemental
Substance Spilled:	Elemental mercury
Amount Spilled (Gallons):	0.01
Pollutant - Unit Measure:	pounds
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Local Health Department
Description:	Inland

3
NNW
1/8-1/4
0.230 mi.
1212 ft.

FORT PIERCE CENTRAL HIGH SCHOO
W SIDE OF 25TH ST
FORT PIERCE, FL 34981

FINDS **1010012273**
ECHO **N/A**

Relative:
Higher

Actual:
9 ft.

FINDS:

Registry ID: 110028288859

Environmental Interest/Information System

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1010012273
Registry ID:	110028288859
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110028288859

Count: 29 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FORT PIERCE	S115197709	SOUTH FL WATER MGMT DIST.-OKEECHOB	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115197690	SOUTH FL WATER MGMT DIST-OKEECHOBE	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115163734	BOB STRIETER GROVE	SR 68 & HEADER CANAL RD		RGA LUST
FORT PIERCE	S115175772	FL DEPARTMENT OF TRANSPORTATION RO	SR 68		RGA LUST
FORT PIERCE	S115175768	FL DEP OF TRANSPORTATION ROE2	SR 68		RGA LUST
FORT PIERCE	S115176219	FL DEPT OF TRANSPORTATION	HWY 70 & KINGS HWY		RGA LUST
FORT PIERCE	S115176233	FL DEPT OF TRANSPORTATION	SR 70 & KINGS HIGHWAY		RGA LUST
FORT PIERCE	S115193221	R & S EXPRESS INC 03-2I-0081	HWY 70		RGA LUST
FORT PIERCE	S115193220	R & S EXPRESS INC	HWY 70		RGA LUST
FORT PIERCE	S115173686	EVANS PROPERTIES INC-HALES 700	SR 70 & SUMMERLIN RD		RGA LUST
FORT PIERCE	S115170392	COUNTRY STORE BAR-B-Q	SR 70 & MCCARTY RD		RGA LUST
FORT PIERCE	S107931967	INDIAN RIVER EXCHANGE PACKERS INC	SR 70 & BLUEFIELD	34988	Financial Assurance
FORT PIERCE	S115197347	SKAGGS PROPERTY	S FEDERAL HWY		RGA LUST
FORT PIERCE	S115186641	MERCHANT DISCOUNT FOOD	6150 US HWY 1 S		RGA LUST
FORT PIERCE	S115180357	HESS #09265	3045 US HWY 1		RGA LUST
FORT PIERCE	S115193802	RENTAL SERVICE CORP #47	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115203538	TRI W RENTAL	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115162361	AUTO SHOWCASE INC	514 US HWY 1 N		RGA LUST
FORT PIERCE	S115177432	FORT PIERCE FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115201808	TEXACO - HEROES FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115197705	SOUTH FL WATER MGMT DIST.-FT PIERC	IDEAL HOLDING RD & SR 70		RGA LUST
FORT PIERCE	S115197682	SOUTH FL WATER MGMT DIST-FT PIERCE	5404 IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115197683	SOUTH FL WATER MGMT DIST-FT PIERCE	IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115182897	JOY H LEE PROPERTY	2550 KINGS HWY		RGA LUST
FORT PIERCE	S115170861	CUMBERLAND FARMS #0989	1020 ROYAL PALM WAY #A1A		RGA LUST
FORT PIERCE	S115157769	ST. LUCIE COUNTY FAIRGROUNDS DEBRI	SITE BEHIND FAIRGROUNDS SW PE-		RGA LF
FORT PIERCE	1022995900	5105 SOUTH INDIAN DRIVE SITE	5105 SOUITH INDIAN RIVER DRIVE	34982	SEMS
FORT PIERCE	S115177783	G & B SERVICE CENTER	5220 SUNSHINE STATE PKWY		RGA LUST
FORT PIERCE	S120048746	FRESHCO LIMITED JUICE FACILITY	3503 SOUTH U.S. HIGHWAY 1, NO.		NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 02/01/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 47

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/16/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/04/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 9
Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites
Listing of closed and active voluntary cleanup sites.

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 50

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

State and tribal Brownfields sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 01/10/2018
Date Data Arrived at EDR: 02/16/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 52

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 04/04/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 04/11/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 05/03/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/01/2018
Number of Days to Update: 30

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ASBESTOS: Asbestos Notification Listing
Asbestos sites

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 51

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing
This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/29/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 44

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results
Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities
The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES
A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing
A listing of financial assurance information for storage tanks sites.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats
From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 01/19/2017
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 05/19/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 49
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 08/02/2017
Number of Days to Update: 40
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 29

Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 05/01/2018
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 14

Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 08/06/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 03/22/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 9

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/22/2018
Number of Days to Update: 13

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit

What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement

The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE_IW2_4: Industrial Waste Type 2-4 Sites

IW2s are facilities having reclaim or recycling systems with no discharges, aboveground holding tanks or spill prevention and countermeasure plans. IW4s are facilities that discharge an effluent to the ground.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW5: Industrial Waste Type 5 Sites

Generally these facilities fall under the category of "conditionally exempt small quantity generator" or "small quantity generator".

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW6: Industrial Waste Type 6

Permits issued to those non-residential land uses located within the major drinking water wellfield protection areas that are not served by sanitary sewers. These facilities do not handle hazardous materials but are regulated because of the env. sensitivity of the areas where they are located.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 37
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/15/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1.4-ACRE UNDEVELOPED PROPERTY
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

TARGET PROPERTY COORDINATES

Latitude (North):	27.388404 - 27° 23' 18.25''
Longitude (West):	80.350957 - 80° 21' 3.45''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

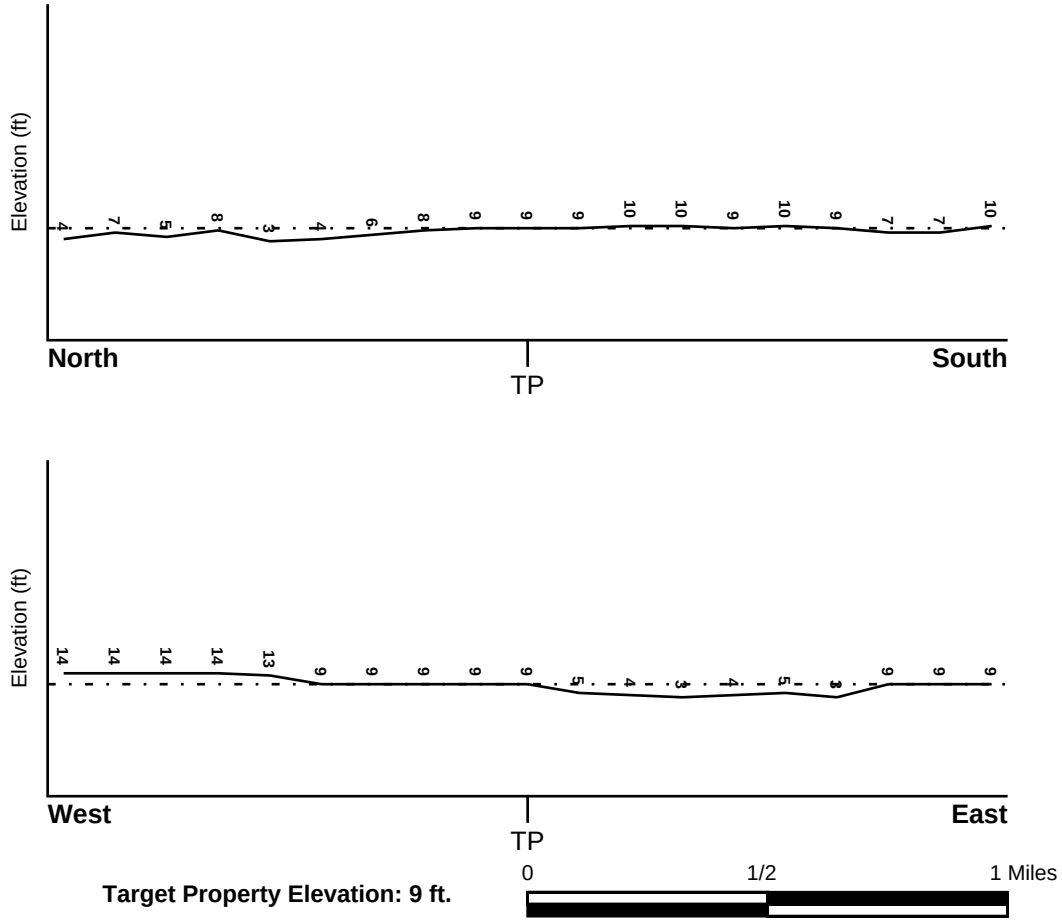
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12111C0188J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12111C0189J	FEMA FIRM Flood data
12111C0276J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
FORT PIERCE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

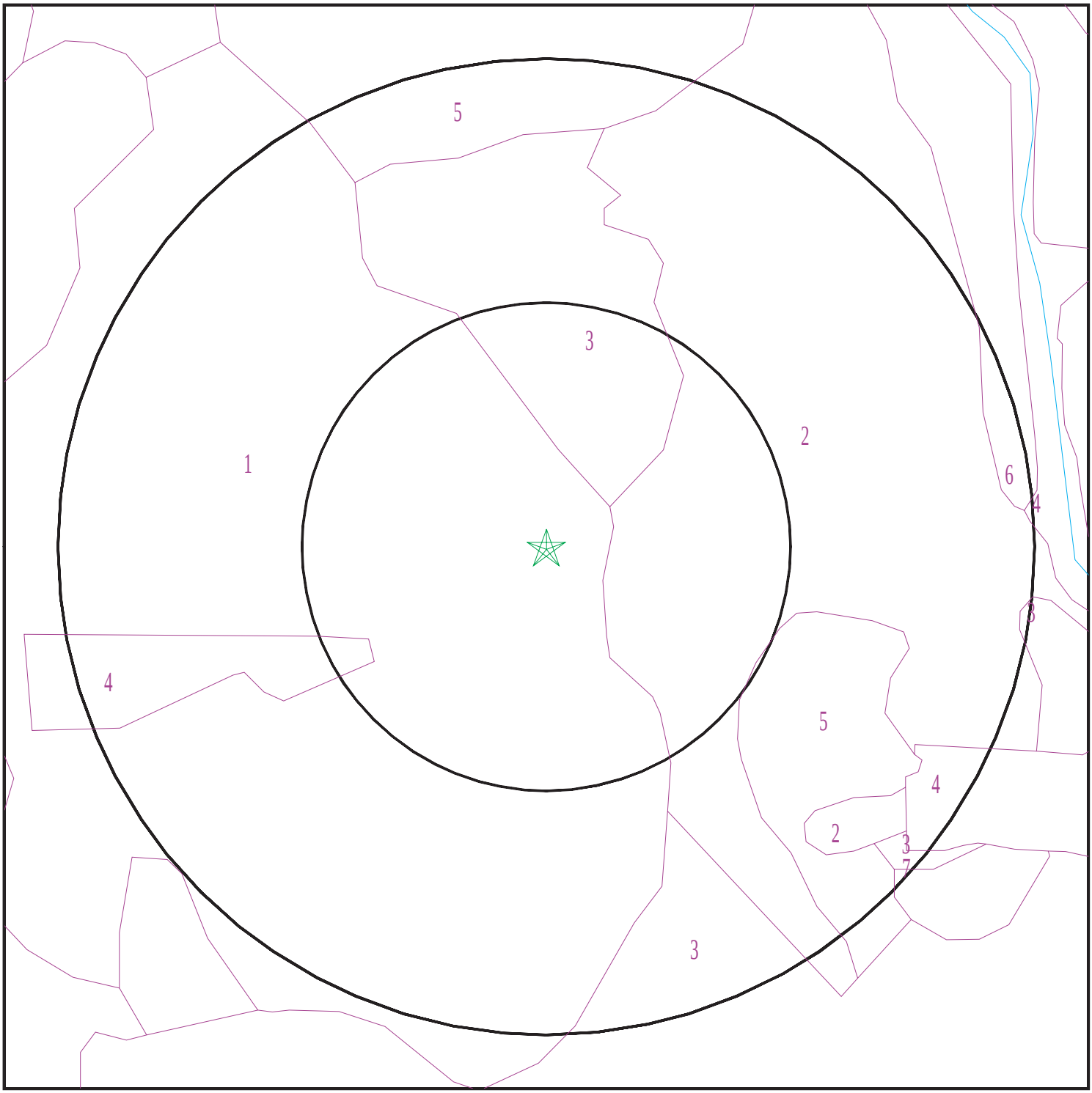
Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 05390299.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ankona

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
2	38 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
3	48 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	57 inches	79 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
5	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Winder

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	11 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
2	0 inches	5 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
3	11 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
4	33 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
5	48 inches	66 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
6	66 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6

Soil Map ID: 3

Soil Component Name: Susanna

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
2	5 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
3	25 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
4	29 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
5	48 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: Wabasso

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	25 inches	33 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	33 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
4	59 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: Fluvaquents

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 8 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	18 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
3	18 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
4	25 inches	38 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
5	38 inches	79 inches	sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 7

Soil Component Name: Riviera

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	29 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
2	29 inches	34 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
3	34 inches	53 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
4	53 inches	72 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
5	72 inches	79 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.250 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
N53	USGS40000241085	1/2 - 1 Mile SSW
N54	USGS40000241084	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

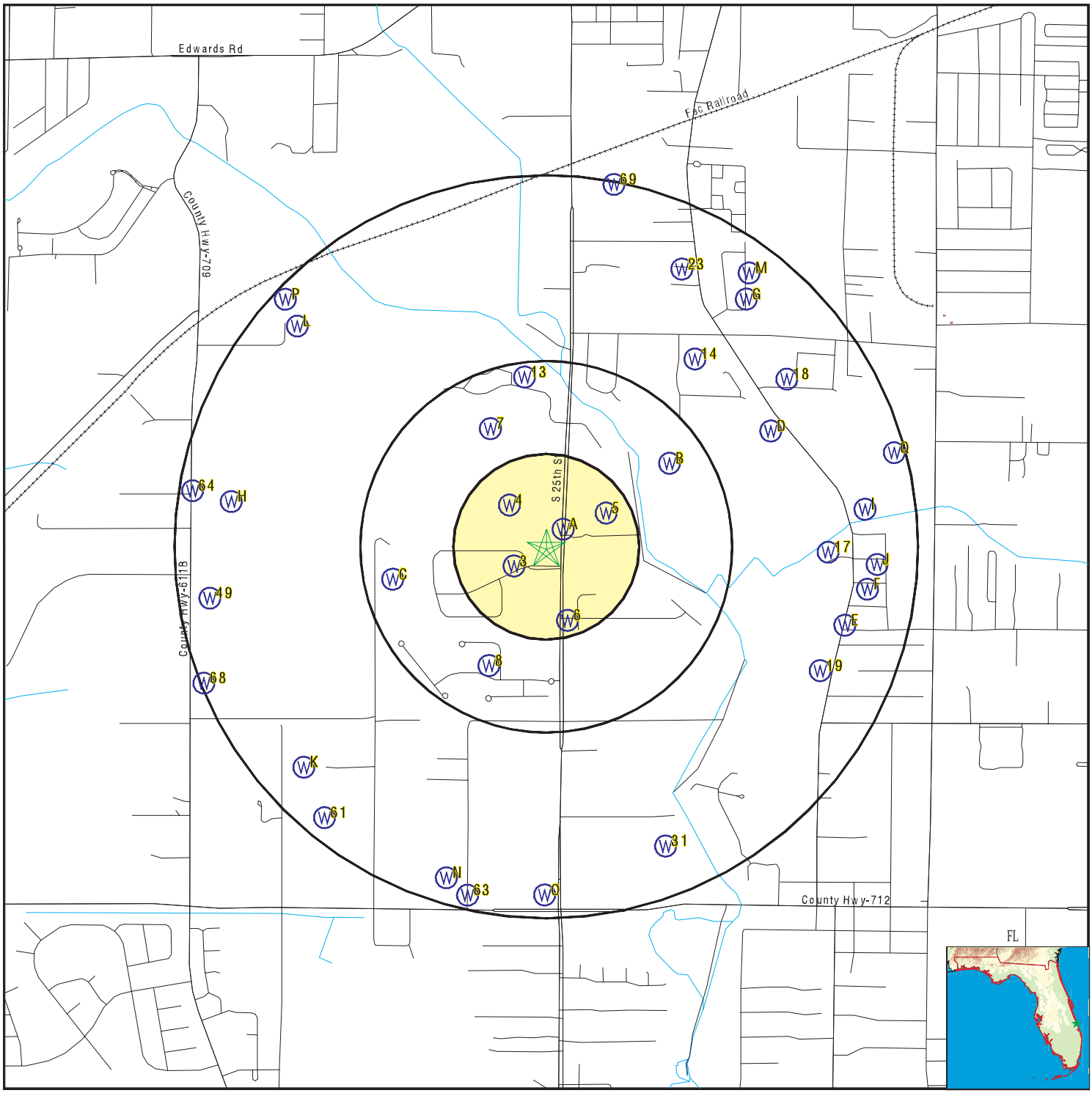
MAP ID	WELL ID	LOCATION FROM TP
A1	FLSO80000050887	0 - 1/8 Mile NNE
A2	FLSO80000032441	0 - 1/8 Mile NE
3	FLSO80000029622	0 - 1/8 Mile WSW
4	FLSO80000011811	1/8 - 1/4 Mile NW
5	FLDGW4000008459	1/8 - 1/4 Mile ENE
6	FLSO80000023559	1/8 - 1/4 Mile SSE
7	FLSO80000011812	1/4 - 1/2 Mile NNW
8	FLSO80000000412	1/4 - 1/2 Mile SSW
B9	FLDGW4000008460	1/4 - 1/2 Mile NE
B10	FLDGW4000008461	1/4 - 1/2 Mile NE
C11	FLSA80000065006	1/4 - 1/2 Mile WSW
C12	FLSA80000065007	1/4 - 1/2 Mile West
13	FLSO80000002184	1/4 - 1/2 Mile North
14	FLSO80000019903	1/2 - 1 Mile NE
D15	FLSA80000021945	1/2 - 1 Mile ENE
D16	FLSA80000021944	1/2 - 1 Mile ENE
17	FLSA80000020075	1/2 - 1 Mile East
18	FLSA80000021943	1/2 - 1 Mile NE
19	FLSA80000020081	1/2 - 1 Mile ESE
E20	FLSA80000020080	1/2 - 1 Mile ESE
F21	FLSA80000020076	1/2 - 1 Mile East
G22	FLSA80000023892	1/2 - 1 Mile NE
23	FLSO80000051853	1/2 - 1 Mile NNE
H24	FLSO80000049679	1/2 - 1 Mile West
G25	FLSA80000023893	1/2 - 1 Mile NE
E26	FLSA80000020079	1/2 - 1 Mile ESE
G27	FLSA80000023894	1/2 - 1 Mile NE
I28	FLSA80000021946	1/2 - 1 Mile East
I29	FLSA80000021922	1/2 - 1 Mile East
G30	FLSA80000023896	1/2 - 1 Mile NE
31	FLSO80000053793	1/2 - 1 Mile SSE
H32	FLSO80000049680	1/2 - 1 Mile West
J33	FLSA80000021959	1/2 - 1 Mile East
G34	FLSA80000023895	1/2 - 1 Mile NE
J35	FLSA80000021958	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
I36	FLSA80000017324	1/2 - 1 Mile East
F37	FLSA80000021955	1/2 - 1 Mile East
K38	FLSO80000050431	1/2 - 1 Mile SW
K39	FLSO80000050432	1/2 - 1 Mile SW
G40	FLSA80000023897	1/2 - 1 Mile NE
L41	FLSO80000049850	1/2 - 1 Mile NW
F42	FLSA80000021953	1/2 - 1 Mile East
L43	FLSO80000049849	1/2 - 1 Mile NW
F44	FLSA80000021954	1/2 - 1 Mile East
M45	FLSA80000023898	1/2 - 1 Mile NE
L46	FLSO80000049848	1/2 - 1 Mile NW
J47	FLSA80000021957	1/2 - 1 Mile East
J48	FLSA80000021956	1/2 - 1 Mile East
49	FLSO80000037089	1/2 - 1 Mile West
M50	FLSA80000023901	1/2 - 1 Mile NE
M51	FLSA80000023899	1/2 - 1 Mile NE
M52	FLSA80000023900	1/2 - 1 Mile NE
O55	FLSO80000055336	1/2 - 1 Mile South
O56	FLSO80000055337	1/2 - 1 Mile South
O57	FLSO80000055338	1/2 - 1 Mile South
O58	FLSO80000055333	1/2 - 1 Mile South
O59	FLSO80000055334	1/2 - 1 Mile South
O60	FLSO80000055335	1/2 - 1 Mile South
61	FLSO80000001280	1/2 - 1 Mile SW
P62	FLSO80000050036	1/2 - 1 Mile NW
63	FLSA80000071405	1/2 - 1 Mile SSW
64	FLSO80000037896	1/2 - 1 Mile West
Q65	FLSO80000051360	1/2 - 1 Mile ENE
P66	FLSO80000049847	1/2 - 1 Mile NW
Q67	FLSO80000003042	1/2 - 1 Mile ENE
68	FLSO80000044167	1/2 - 1 Mile WSW
69	FLSA80000003684	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 05390299.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

A1
NNE
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000050887**

Permit no:	56-01875-W	App no:	030625-17
Actual per:	GP	Project na:	25TH STREET FOUR LANING
Lu code:	LAN	Acres serv:	4.4
Id:	147637	Facinv typ:	WELL
Fac name:	W-2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	90
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866951
Pump coo 1:	1111189	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Donna L. Moscone, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000050887

A2
NE
0 - 1/8 Mile
Lower

FL WELLS **FLSO80000032441**

Permit no:	56-03343-W	App no:	140214-25
Actual per:	GP	Project na:	MOUNT BETHEL BAPTIST CHURCH
Lu code:	LAN	Acres serv:	2.87
Id:	267768	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867090
Pump coo 1:	1111134	Well depth:	100
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Jeffery Scott
Fee catego:	NGP	Site id:	FLSO80000032441

3
WSW
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000029622**

Permit no:	56-02717-W	App no:	070620-27
Actual per:	GP	Project na:	PALM LAKE GARDENS OWNERS ASSOCIATION
Lu code:	LAN	Acres serv:	2
Id:	214935	Facinv typ:	WELL
Fac name:	W-1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866325
Pump coo 1:	1110635	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Barbara Fronczek

Fee catego:	GP MIN	Site id:	FLSO80000029622

4
NW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000011811**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	194483	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866255
Pump coo 1:	1111501	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011811

5
ENE
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW4000008459**

Objectid:	8459	Fk station:	6026
Station na:	272323080205401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	23	Long dd:	80
Long mm:	20	Long ss:	54
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	09-SEP-85
Well total:	52	Well casin:	42
Well scree:	42	Well scr 1:	52
Well cas 1:	2	Well cas 2:	GALVANIZED IRON OR GALVANIZED STEEL
Site id:	FLDGW4000008459		

6
SSE
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000023559**

Permit no:	56-03348-W	App no:	140401-8
Actual per:	GP	Project na:	WINDING CREEK P O A
Lu code:	LAN	Acres serv:	.26
Id:	268065	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867089
Pump coo 1:	1109866	Well depth:	140
Cased dept:	120	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Priyantha Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000023559

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
NNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000011812**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	219263	Facinv typ:	WELL
Fac name:	Well 2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865980
Pump coo 1:	1112586	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011812

8
SSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000000412**

Permit no:	56-02037-W	App no:	040810-12
Actual per:	GP	Project na:	OAK ALLEY
Lu code:	LAN	Acres serv:	3.06
Id:	157360	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	3	Pump capac:	80
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865976
Pump coo 1:	1109218	Well depth:	90
Cased dept:	85	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Stephanie Newell
Fee catego:	GP MIN	Site id:	FLSO80000000412

B9
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008460**

Objectid:	8460	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008460		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B10
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008461**

Objectid:	8461	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	CONFINED AQUIFER	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008461		

C11
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065006**

Fluwid:	AAG3457	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35737	Latitude:	27.38689
Well depth:	60	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4286 CHRISTENSEN RD
Number:	4286	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560388	Gps id:	560388
Wsrp id:	560010901	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065006

C12
West
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065007**

Fluwid:	AAG3458	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35798	Latitude:	27.38738

Well depth:	70	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4284 CHRISTENSEN RD
Number:	4284	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560390	Gps id:	560390
Wsrp id:	560010801	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065007

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSO80000002184**

Permit no:	56-01884-W	App no:	040901-14
Actual per:	GP	Project na:	RIVER OAKS
Lu code:	LAN	Acres serv:	16.15
Id:	153968	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	150
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866461
Pump coo 1:	1113322	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Water Table Aquifer	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000002184

14
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000019903**

Permit no:	56-03119-W	App no:	080814-13
Actual per:	GP	Project na:	FORT PIERCE MOSQUE
Lu code:	LAN	Acres serv:	1.31
Id:	258312	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	100
Pump intak:	120	Pump int 1:	0
Invert ele:	0	Pump coord:	868880
Pump coo 1:	1113590	Well depth:	130
Cased dept:	100	Usests cod:	PRM

Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Morgan LeLay
Fee catego:	GP MIN	Site id:	FLSO80000019903

D15
ENE **FL WELLS** **FLSA80000021945**
1/2 - 1 Mile
Higher

Fluwid:	AAF4954	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34144	Latitude:	27.39297
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JASON CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-15.45
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3803 SUNRISE BLVD
Number:	3803	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313280	Gps id:	313280
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021945

D16
ENE **FL WELLS** **FLSA80000021944**
1/2 - 1 Mile
Higher

Fluwid:	AAF4953	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34081	Latitude:	27.39289
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	REGINA CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3805 SUNRISE BLVD
Number:	3805	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE

Loc id:	313278	Gps id:	313278
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021944

17
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000020075**

Fluwid:	AAF1247	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33861	Latitude:	27.38819
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	HOLDEN,MELANIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	25.01
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1404 PLATTS LANE
Number:	1404	Predir:	Not Reported
Prefix:	Not Reported	Street:	PLATTS LANE
Suffix:	Not Reported	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309542	Gps id:	309542
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020075

18
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021943**

Fluwid:	AAF4952	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34042	Latitude:	27.39496
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WHITE CITY CEMETERY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3800 SUNRISE BLVD

Number:	3800	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313276	Gps id:	313276
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021943

19
ESE **FL WELLS** **FLSA80000020081**
1/2 - 1 Mile
Lower

Fluwid:	AAF1253	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33896	Latitude:	27.38356
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	LEMAIRE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.95
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4311 SUNRISE BLVD
Number:	4311	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309554	Gps id:	309554
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020081

E20
ESE **FL WELLS** **FLSA80000020080**
1/2 - 1 Mile
Lower

Fluwid:	AAF1252	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33828	Latitude:	27.38518
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	KAPPAR	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.17
Gps date:	29-JAN-01	Loc method:	DGPS

Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4221 SUNRISE BLVD
Number:	4221	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309552	Gps id:	309552
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020080

F21
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020076**

Fluwid:	AAF1248	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33772	Latitude:	27.3866
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	POUNDS,GENNIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.4
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4201 SUNRISE BLVD
Number:	4201	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309544	Gps id:	309544
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020076

G22
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023892**

Fluwid:	AAF9221	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34232	Latitude:	27.39756
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	PARKS	First name:	Not Reported

Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.24
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3514 ROSELAWN BLVD
Number:	3514	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317174	Gps id:	317174
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023892

23
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051853**

Permit no:	56-01876-W	App no:	040223-1
Actual per:	GP	Project na:	HORIZON COMMUNITY CHURCH
Lu code:	PWS	Acres serv:	1
Id:	147724	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	15
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	868688
Pump coo 1:	1114868	Well depth:	75
Cased dept:	65	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000051853

H24
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049679**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140877	Facinv typ:	WELL
Fac name:	2	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862369
Pump coo 1:	1111529	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049679

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G25
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023893**

Fluwid:	AAF9222	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.3977
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	CRANE RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.72
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3510 ROSELAWN BLVD
Number:	3510	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317176	Gps id:	317176
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023893

E26
ESE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020079**

Fluwid:	AAF1251	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33748	Latitude:	27.38549
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	OOLEY,JERRY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.23
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4220 SUNRISE BLVD
Number:	4220	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309550	Gps id:	309550
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020079

G27
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023894**

Fluwid:	AAF9223	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34232	Latitude:	27.39812
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	HARRY HARDMAN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3491 ROSELAWN BLVD
Number:	3491	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317178	Gps id:	317178
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023894

I28
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021946**

Fluwid:	AAF4955	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33716	Latitude:	27.39
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JERRY FITZPATRICK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.75
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4006 SUNRISE BLVD
Number:	4006	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	313282	Gps id:	313282
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021946

I29
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000021922**

Fluwid:	AAF4931	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33695	Latitude:	27.38886
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	RILEY BARNES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.9
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4040 SUNRISE BLVD
Number:	4040	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313234	Gps id:	313234
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021922

G30
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023896**

Fluwid:	AAF9225	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34243	Latitude:	27.39837
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	KAREN KUHNER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.61
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported

County:	ST. LUCIE	Address:	3485 ROSELAWN BLVD
Number:	3485	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317182	Gps id:	317182
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023896

31
SSE
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000053793**

Permit no:	56-02178-W	App no:	060821-3
Actual per:	GP	Project na:	RIVER LANDING
Lu code:	LAN	Acres serv:	8.25
Id:	173778	Facinv typ:	PUMP
Fac name:	Pump 1	Pumptype c:	CEN
Pump diame:	4	Cul diamet:	0
Well diame:	0	Pump capac:	100
Pump intak:	0	Pump int 1:	-5
Invert ele:	0	Pump coord:	868500
Pump coo 1:	1106665	Well depth:	0
Cased dept:	0	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	On-site Lake(s)	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000053793

H32
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049680**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140878	Facinv typ:	WELL
Fac name:	1	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862238
Pump coo 1:	1111532	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049680

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J33
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021959**

Fluwid:	AAF4968	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33682	Latitude:	27.38788
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	DAVIS RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-9.3
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 ROYAL PALM BLVD
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313308	Gps id:	313308
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021959

G34
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023895**

Fluwid:	AAF9224	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.39813
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GLENN CRAINE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3506 ROSELAWN BLVD
Number:	3506	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317180	Gps id:	317180
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023895

J35
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021958**

Fluwid:	AAF4967	Well type:	43
Status:	INACTIVE	Casing mat:	Galvanized
Longitude:	-80.33671	Latitude:	27.3879
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WILLIAM DEWSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-1.64
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 ROYAL PALM BLVD
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313306	Gps id:	313306
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021958

I36
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000017324**

Fluwid:	AAE6109	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.33688	Latitude:	27.39075
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDY BIGLIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.46
Gps date:	25-SEP-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3950 SUNRISE AVE
Number:	3950	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	AVE	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	304044	Gps id:	304044
Wsrp id:	560014301	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000017324

F37
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021955**

Fluwid:	AAF4964	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38722
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDITH DAVIS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.17
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1202 OAK AVE
Number:	1202	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313300	Gps id:	313300
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021955

K38
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050431**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki

Fee catego:	GP MIN	Site id:	FLSO80000050431

K39
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050432**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000050432

G40
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023897**

Fluwid:	AAF9226	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34231	Latitude:	27.39864
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS RAY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.81
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3471 ROSELAWN BLVD
Number:	3471	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317184	Gps id:	317184
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023897

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L41
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049850**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27141	Facinv typ:	WELL
Fac name:	5	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863153
Pump coo 1:	1113869	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049850

F42
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021953**

Fluwid:	AAF4962	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38651
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	ELLEN DENMARK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.14
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 OAK AVE
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313296	Gps id:	313296
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021953

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L43
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049849**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27140	Facinv typ:	WELL
Fac name:	4	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	10
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863242
Pump coo 1:	1114011	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049849

F44
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021954**

Fluwid:	AAF4963	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33648	Latitude:	27.38665
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSE GONZALEZ	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.27
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 OAK AVE
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313298	Gps id:	313298
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021954

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M45
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023898**

Fluwid:	AAF9227	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34233	Latitude:	27.39911
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOYCE WILSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.21
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3411 ROSELAWN BLVD
Number:	3411	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317186	Gps id:	317186
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023898

L46
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049848**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27139	Facinv typ:	WELL
Fac name:	3	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863293
Pump coo 1:	1114209	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049848

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J47
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021957**

Fluwid:	AAF4966	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33617	Latitude:	27.38787
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GAIL GODWIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-3.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4100 SUNRISE BLVD
Number:	4100	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313304	Gps id:	313304
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021957

J48
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021956**

Fluwid:	AAF4965	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33618	Latitude:	27.38719
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	BARRY SMITH	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.87
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1200 OAK AVE
Number:	1200	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313302	Gps id:	313302
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021956

49
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037089**

Permit no:	56-00815-W	App no:	X000013040
Actual per:	GP		
Project na:	THERMAL PROCESSING FACILITY-MEDICAL WASTE INCINERATOR		
Lu code:	PWS	Acres serv:	1.7
Id:	19567	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862006
Pump coo 1:	1110156	Well depth:	70
Cased dept:	63	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Anne Roth
Fee catego:	GP	Site id:	FLSO80000037089

M50
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023901**

Fluwid:	AAF9230	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34187	Latitude:	27.39898
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	SHIRLEY OPALEWSKI	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.01
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3440 ROSELAWN BLVD
Number:	3440	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317192	Gps id:	317192
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023901

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M51
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023899**

Fluwid:	AAF9228	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.3421	Latitude:	27.39914
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS STOKES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.05
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3410 ROSELAWN BLVD
Number:	3410	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317188	Gps id:	317188
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023899

M52
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023900**

Fluwid:	AAF9229	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34198	Latitude:	27.39921
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSEPH BAUER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.29
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3436 ROSELAWN BLVD
Number:	3436	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317190	Gps id:	317190
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023900

N53
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241085**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 268	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Sand Aquifer
Aquifer Type:	Unconfined single aquifer	Construction Date:	19890406
Well Depth:	22	Well Depth Units:	ft
Well Hole Depth:	22	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	2	Level reading date:	1992-04-30
Feet below surface:	Not Reported	Feet to sea level:	8.45
Note:	Not Reported		

Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	10.61	Note:	Not Reported

N54
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241084**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 300	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19890206
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

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O55
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055336**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100

Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055336

O56
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055337**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055337

O57
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055338**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055338

O58
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055333**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829

Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055333

O59
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055334**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055334

O60
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055335**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055335

61
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000001280**

Permit no:	56-02054-W	App no:	040521-9
Actual per:	GP	Project na:	LARRY E GRUWELL
Lu code:	LIV	Acres serv:	7.5
Id:	157917	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0

Invert ele:	0	Pump coord:	863651
Pump coo 1:	1107044	Well depth:	60
Cased dept:	0	Usests cod:	STD
Facwlsts c:	E	Factypwu c:	LIV
Source nam:	Surficial Aquifer System	Display na:	Paulette M. Glebocki, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000001280

P62
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050036**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27138	Facinv typ:	WELL
Fac name:	2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863048
Pump coo 1:	1114351	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000050036

63
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000071405**

Fluwid:	AAG3475	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.3544	Latitude:	27.37478
Well depth:	98	Length:	0
Diameter:	2	Permit num:	59-14155
Comment:	Not Reported	Sanit seal:	Yes
Name:	COBB	First name:	THOMAS
Last name:	COBB	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	Not Reported	Hae:	-35.59
Gps date:	15-MAR-06	Loc method:	DGPS
Project id:	SUPER	Insp fname:	RYAN
Insp lname:	FRASIER	Insp chd:	ST. LUCIE
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4961 JORGENSEN RD
Number:	4961	Predir:	Not Reported
Prefix:	Not Reported	Street:	JORGENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FORT PIERCE
Loc id:	768042	Gps id:	768042
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	OWNER
Other id:	Not Reported	Software:	Well_Solo_v2
Streetside:	Yes	Agency:	DOH
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000071405

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

64
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037896**

Permit no:	56-00805-W	App no:	890517-6
Actual per:	GP	Project na:	HIGH TIDE SALES
Lu code:	PWS	Acres serv:	.1
Id:	7924	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	10
Pump intak:	80	Pump int 1:	0
Invert ele:	0	Pump coord:	861752
Pump coo 1:	1111682	Well depth:	90
Cased dept:	80	Usests cod:	STD
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Ann Marie Superchi
Fee catego:	GP	Site id:	FLSO80000037896

Q65
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051360**

Permit no:	56-02133-W	App no:	041209-12
Actual per:	GP	Project na:	BILTMORE COMMERCIAL PARK
Lu code:	LAN	Acres serv:	1.5
Id:	165217	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	22
Pump intak:	47	Pump int 1:	0
Invert ele:	0	Pump coord:	871705
Pump coo 1:	1112203	Well depth:	63
Cased dept:	47	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nikki Carlson
Fee catego:	GP MIN	Site id:	FLSO80000051360

P66
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049847**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27137	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863066
Pump coo 1:	1114469	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff

Fee catego:	GP	Site id:	FLSO80000049847

Q67
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000003042**

Permit no:	56-02031-W	App no:	040503-5
Actual per:	GP	Project na:	JFK LAND CORPORATION
Lu code:	LAN	Acres serv:	.97
Id:	156777	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	34
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	871733
Pump coo 1:	1112346	Well depth:	90
Cased dept:	75	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Kendra Miller
Fee catego:	GP MIN	Site id:	FLSO80000003042

68
WSW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000044167**

Permit no:	56-03111-W	App no:	101018-44
Actual per:	GP	Project na:	DOGS AND CATS FOREVER SELVITZ
Lu code:	LAN	Acres serv:	2
Id:	257964	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	861927
Pump coo 1:	1108947	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nancy Demonstranti, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000044167

69
North
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000003684**

Fluwid:	AAH8267	Well type:	45
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.34799	Latitude:	27.40257
Well depth:	0	Length:	0
Diameter:	Not Reported	Permit num:	4565032
Comment:	DATUM 84	Sanit seal:	Not Reported
Name:	TEACHER'S PLACE, THE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-JAN-03	Loc method:	DGPS
Project id:	DEP	Insp fname:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3366 S 25TH ST
Number:	3366	Predir:	S
Prefix:	Not Reported	Street:	25TH
Suffix:	ST	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	155434	Gps id:	155434
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	1940
Pws verify:	0	Site id:	FLSA80000003684

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34981	2	0.0	Certified Residential Database
34981	2	0.0	Mandatory Non-Residential Database
34981	5	0.0	Mandatory Residential Database

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public
Source: Department of Health
Telephone: 850-245-4250

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

OTHER STATE DATABASE INFORMATION

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

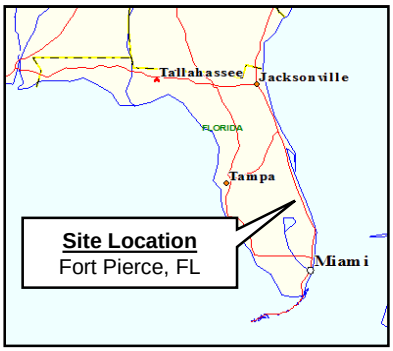
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Historical Topographic Maps



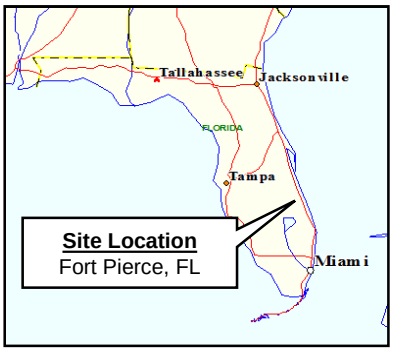
TOPOGRAPHIC MAP 1970

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



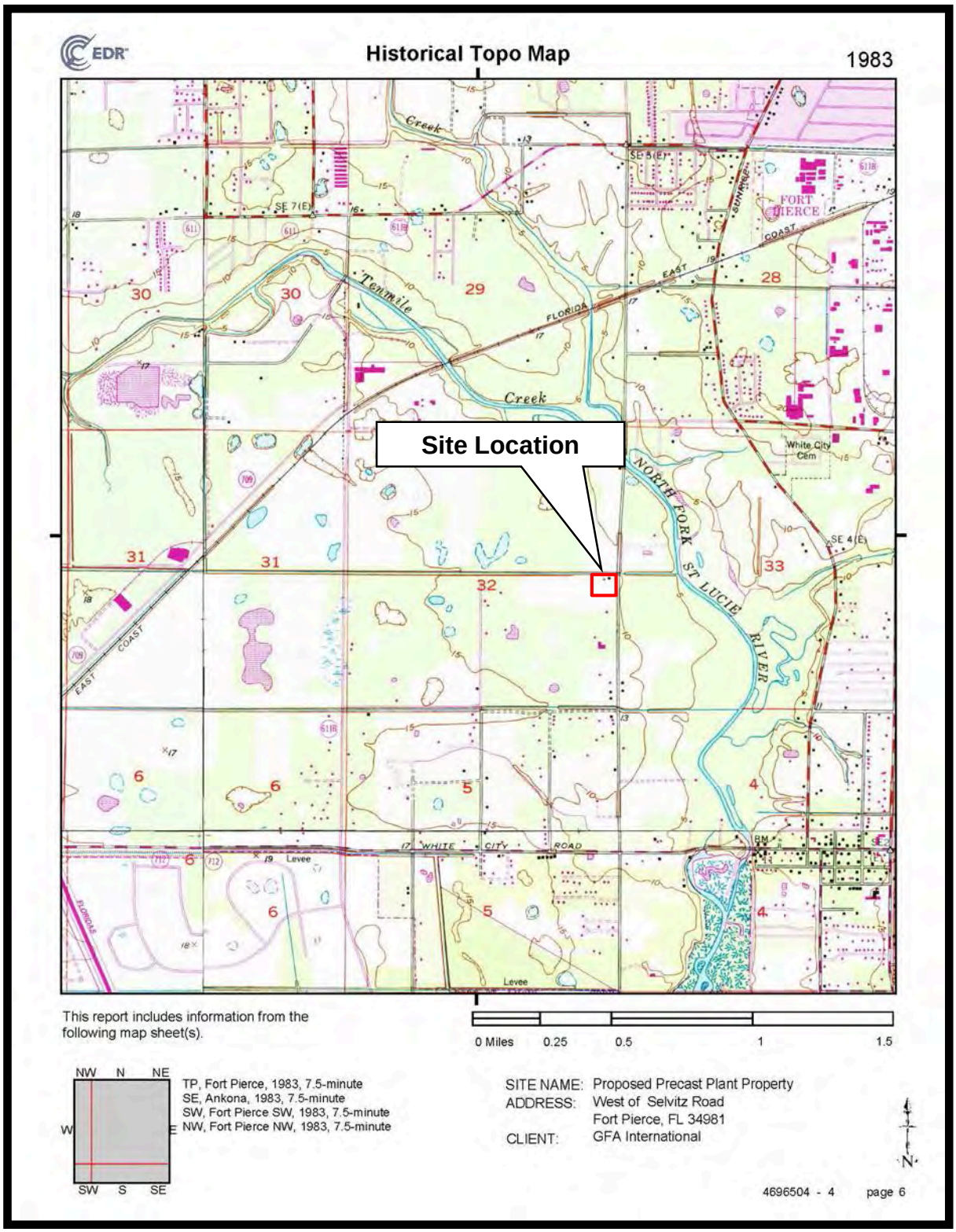


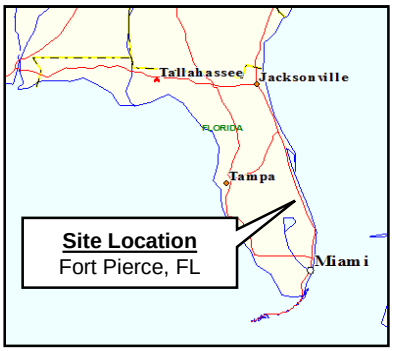
TOPOGRAPHIC MAP 1983

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W - E
S



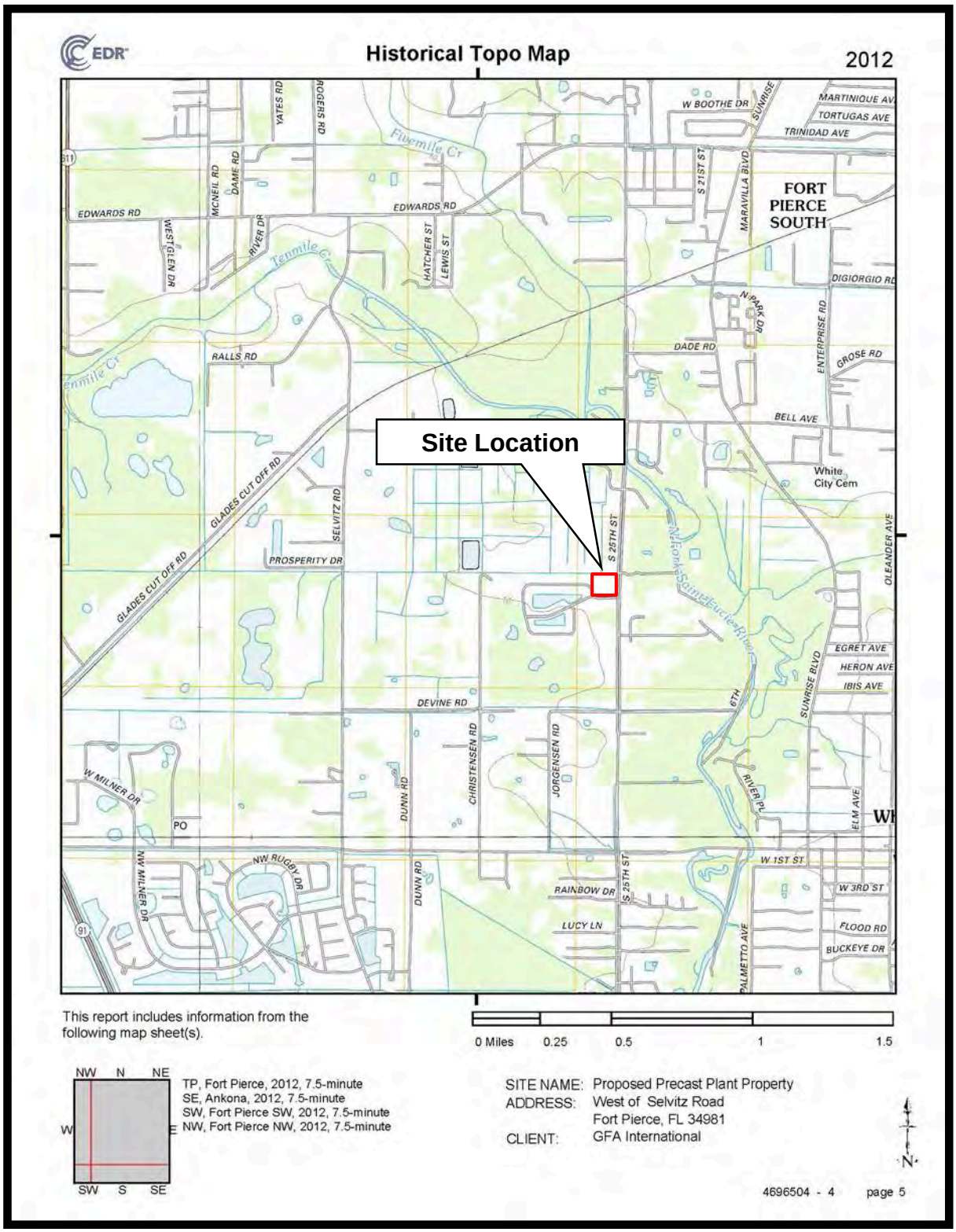


TOPOGRAPHIC MAP 2012

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



APPENDIX E

Site Reconnaissance Photographs

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



1. West View: Subject Property



2. South View: Subject Property along South 25th Street

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



3. West View: One of Several Discarded Debris/Trash Piles on the Subject Property



4. Northeast View: Discarded Debris/Trash Pile on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



5. East View: Five-Gallon Bucket with Lid Labeled "Bulls Eye Primer and Sealer" on the Subject Property. The Bucket was Observed to be filled with Liquid.



6. North View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



7. South View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property



8. Southeast View:: Two 1-Gallon Paint Cans on the Subject Property. Cured Paint was Observed on the Ground Surface Adjacent to one of the Paint Cans

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



9. Northeast View: Discarded Debris/Trash Pile on the Subject Property



10. North View: Discarded Water Filtration Cannister on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



11. Southeast View: Partially-Buried, Open-Top HDPE 55-gallon Drum Observed on the Subject Property



12. Southwest View: Discarded Open-Top, Cutoff HDPE 55-Gallon Drum Observed to Contain Trash and Broken Aquarium Glass

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



13. Northeast View: Discarded Debris/Trash Pile on the Subject Property



14. South View: Discarded Tires near the Southeast Corner of the Subject Property

APPENDIX F

Qualifications of Individuals

Robert P. Crowell, P.G.

Environmental Department Manager, Port St. Lucie office

Mr. Crowell has over 30 years of experience in environmental consulting. He has led and served as project manager for hundreds of environmental assessment and remediation projects. Mr. Crowell has performed Environmental Site Assessments (ESAs) in Florida, Georgia, Mississippi, Louisiana, California, Minnesota, Pennsylvania, West Virginia, South Carolina, and the U.S. Virgin Islands.

Education

- Bachelor of Science (B.S.) Geology, 1984, University of South Florida, Tampa, Florida

Experience

- GFA International, Inc. Port St. Lucie, FL, 2016-Present
- ARCADIS U.S., Inc. (previously Geraghty & Miller, Inc.), West Palm Beach, FL, 1991-2015.
- Roux Associates, Inc., Huntington, NY 1984-1991.

Licenses

- Professional Geologist (P.G.) , Florida (#1748) and Kentucky (#1215)
- AHERA Licensed Asbestos in Buildings Inspector
- OSHA HAZWOPER 40-Hour and Annual 8-Hour Refresher
- OSHA HAZWOPER Supervisor
- Transportation Worker Identification Credential (TWIC)

Key Project Experience:

- Served as lead Environmental Professional (EP) and Project Manager for Phase I and Phase II ESAs in accordance with ASTM E-1527 and All Appropriate Inquiry (AAI) for over four hundred (400) property transfers. Sites have included large and small manufacturing facilities, newspaper and other printing plants, citrus groves, agricultural land, oil and gas pipeline facilities, undeveloped land, automobile dealership and automotive repair facilities, airport facilities, aircraft manufacturing and aerospace facilities, marinas and boat dealerships, residential apartment and condominium complexes, commercial office buildings, medical facilities, nursing home and assisted living facilities, shopping centers, dry cleaning facilities, power generation facilities, agricultural research facilities, mining facilities, self-storage facilities, port and other maritime industry facilities, renewable energy (wind and solar) facilities, waste treatment facilities, railroad facilities, a 107-acre former County correctional facility (closed prison) and right of ways for roadway expansion. Many of the assessments were performed as part of a “portfolio” of multiple properties included in a single transaction.

- Served as Project Manager for an Underground Storage Tank (UST) Closure Assessment forremoval of two 10,000-gallon USTs at a former citrus grove in St. Lucie County, Florida in February 2016. The project consisted of field-screening of 53 soil samples for volatile organic vapors, collection and analysis of confirmatory soil samples, installation of a monitoring well and collection and collection of a groundwater sample. Mr. Crowell was involved with all aspects of the project and prepared a Tank Closure Assessment

Report, which was submitted to the Florida Department of Environmental Protection. The site achieved "No Further Action" status.

- Served as Project Manager and lead assessor for the investigation and remediation of a toluene release at a manufacturing facility in Pompano Beach, Florida. The assessment required the installation of multiple depth clustered monitoring wells for determination of the horizontal and vertical extent of groundwater impacts. A recovery well was utilized for contaminant extraction and the facility's existing air-stripping system (for its process water) was utilized for treatment of recovered groundwater. Use of the existing air-striping system resulted in significant cost savings to the Client. Coinciding with plant closing, the three toluene underground storage tanks and impacted soils in the vicinity of the tanks were excavated and removed. Hot-spot removal of groundwater using a series vacuum extraction events at one location was performed. The site achieved "No Further Action" status in following Post Active Remediation Monitoring (PARM). The monitor and recovery wells were properly abandoned.

- Served as Task Manager for the Contamination Evaluation and Screening (CSE) portion of a Project Development and Environmental (PD&E) study of the intersection of 20th Street (State Road 60) amd 43rd Avenue (County Road 611) in Vero Beach, Indian River County, Florida. The CSE evaluated every property within the proposed right of way expansion and assigned a risk ranking value to each property for its potential for contamination. The CSE was incorporated into a PD&E report which evaluated many components of the right of way improvements.

- Served as Project Manager and lead assessor for investigation and remediation of lead impacts to soil and groundwater at a former battery manufacturing facility in West Palm Beach, Florida. Remediation efforts included soil excavation and groundwater extraction-and-treatment from "hot spots". Groundwater monitoring showed that lead concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Served as Project Manager performing contamination assessment activities for arsenic impacts to soil and groundwater at a golf course maintenance facilityin Palm Beach Gardens, Florida. Soils in the vicinity of a former washdown area were excavated and removed as part of the source removal. Groundwater monitoring showed that arsenic concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Performed AHERA-compliant asbestos in buildings surveys at numerous sites in Florida.

- Served as Project Manager for a Site Inspection (SI) including soil and groundwater sampling of a former small-arms firing range at a former U.S. Army base in Hobe Sound, Florida. The project was completed under Formerly-Used Defense Site (FUDS) program. The project included preparing a Work Plan, Quality Assurance Plan, and Health and Safety Plan, conducting Technical Project Plan (TPP) meetings with project stakeholders, and preparing the SI report. The project was designed to utilize X-Ray Fluorescence (XRF) technology which allowed for evaluation of lead in soil samples with a sizable reduction of cost for laboratory analysis.

- Served as Project Manager for preparation and implementation of a Dewatering Plan for 100 feet of petroleum pipeline replacement in Port Everglades, Florida. The dewatering activities lasted for 24 days. A total of 589,602 gallons of water was removed for treatment and recycling. Prepared a technical report documenting the pipeline replacement and dewatering. The dewatering plan and technical reports were approved by the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department.

- Served as Project Manager for assessment and remediation of petroleum impacts at a former 4,000-acre agricultural property in St. Lucie County containing citrus groves. The initial assessment began as a Phase I and II ESA. Several Recognized Environmental Conditions (RECs) were identified and assessed as part of the Phase II ESA. Impacts to soil and groundwater were identified adjacent to two underground fuel tanks at the grove maintenance area. Served as Project Manager for implementation of a Tank Closure Assessment and a Site Assessment. The remediation was achieved by source removal/soil excavation and Post Active Remediation Monitoring (PARM). The site achieved "No Further Action" status following PARM.

- Served as Project Manager for assessment and remediation of petroleum and arsenic impacts at a former agricultural property. The initial assessment began as a Phase I and II ESA of a ±300-acre agricultural parcel for future residential development. Four separate impacted areas (three by petroleum in areas of former USTs and ASTs) and one by arsenic in the area of the former farm operations were identified. The three petroleum areas were remediated using source removal and monitoring. Each of these three areas achieved "No Further Action" status. The arsenic-impacted area was remediated by extraction of groundwater through a series of dewatering socks and soil excavation. Mr. Crowell was involved with preparation of the Dewatering Plan and permit approval, and negotiating with Palm Beach County Utilities Department for acceptance of the removed groundwater. The site achieved "No Further Action" status following PARM. The monitor wells were properly abandoned. The site has been redeveloped for residential use.

- Served as Project Manager for assessment and remediation for two separate petroleum releases at a mushroom growing facility in Zellwood, Orange County, Florida. The remediation systems for both areas consist of multi-phase extraction from recovery wells. The treated groundwater is discharged to separate on-site infiltration galleries. One of the releases was eligible for funding under the State Petroleum Cleanup Program. The second release was not eligible. Site work for both areas was scheduled to be performed during single mobilizations for cost saving purposes.

- Served as Project Manager for more than 80 wind energy projects in various states. Projects included due diligence assessments, wind farm site location, permitting, and construction. Responsibilities included conducting Phase I and II ESAs, coordinating with the Program Manager, tracking budgets, reviewing and approving client invoices.

- Served as Project Manager for closure assessment and removal of a 12,000-gallon aboveground kerosene tank and more than 4,000 linear feet of underground pipeline at

a former landscape nursery facility in Palm Beach County, Florida. The AST and underground pipeline provided fuel to heaters in numerous shadehouses located throughout the property. The assessment was designed to test soil at every location where the 20-foot lengths of pipeline connected, at every "T" or "L" connector, and every stub-up to a heater. Source removal activities were completed at each location where impacted soil was identified.

District Use Only: No. _____ - 019 - 008 - 101

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction* The Manor Adult Living Facility

A. General Information:

Applicant Information:

Name: RED LION CONSTRUCTION INC

Address: 7548 U.S. HIGHWAY #1

PORT ST. LUCIE FL 34952

Telephone: (772) 463-3800

Email: REDLIONCORP1@GMAIL.COM

Owner Information (if different from Applicant):

Name: SAME

Address: _____

Telephone: ( )

Email: _____

Engineer of Record Information (if applicable):

Name: LADYKO DESIGN GROUP LLC

Address: 4400 BELLE GROVE DR

FT. PIERCE FL. 34981

Telephone: (772) 530-8261

Email: enginpod225@AOL.COM

Billing Contact Information:

Name: SAME

Address: _____

Telephone: ( )

Email: _____

B. Project Information: (Check appropriate box and attach drawings to show location and details):

☒ Culvert Connection to District canal for irrigation or gravity drainage.

☐ Pump Connection to District canal for irrigation or drainage.

☐ Installation of culvert or water control structure in District canal for crossing or water control.

☐ Utility Crossing:

☐ Electric ☐ Telephone ☐ Gas

☐ Cable Television ☐ Water Main ☐ Force Main

☐ Other (specify): _____

Location: Section(s): 32 Township: 35S Range: 40E Canal No.: 101

Description of Indirect Connection: _____

Drainage area served: 1.36 acres (Culvert or pump Connections.)

C. Construction Schedule:

Estimated commencement date: NOV. 2019 Estimated completion date: OCTOBER 2020

D. Application, Use Fee: $ N. **Review Deposit:** $ _____

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature: _____

Owner Name (Type or Print): MARK NICHOLAS - PRESIDENT

Date: 8-6-19

District Use Only: No. _____ - 09 - 005 - 101

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

SPECIAL CONDITIONS: (for District Use Only):

Attached

****

Application Approved and Permit for Construction Issued:

By:_____ Date of Approval: 9-26-19

For the North St. Lucie River Water Control District

Permit Expiration Date: 9-26-21 Construction Expiration Date: _____

****

Project Certification Received and Accepted:

By:_____ Date of Approval:_____

For the North St. Lucie River Water Control District

Certification Expiration Date:_____

**This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

****

September 26, 2019
The Manor Adult Living Facility –Drainage Connection to Canal 101
NSLRWCD Permit Application No. 019-008-101

Permit Conditions

1. The permittee is proposing improvements to 1.36 acres of vacant land located 1.0 mile north of Midway Rd. on the west side of South 25th St. As part of the proposed improvements, the future site will consist of 26,926 square foot of building space to be constructed in two phases and includes the associated parking and landscaping. The site will capture stormwater into a dry detention area before discharging into Canal 101 via the proposed control structure. The permittee shall install the proposed improvements in accordance with the plans dated August 5, 2019.

2. The permittee shall be responsible for all permit application review fees associated with this permit application.

3. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.

4. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.

5. The contractor shall provide the NSLRWCD with a 24 hour contact number and personnel for emergency situations.

6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.

9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

STANDARD PROVISIONS

for

Application / Permit No. 019-008-101

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the attached approved drawings supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."








SPEED
HUMP
AHEAD
10


FORT PIERCE CENTRAL HIGH SCHOOL








PALM LAKE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - The Manor ALF - 4201 S. 25th Street

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: December 22, 2019

NOTICE BY MAIL: December 17th, 2019

NOTICE BY SIGNS: December 26th, 2019

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** December 30, 2019

1
Brie C Lamb ETAL
2506 Serenity Cir N
Fort Pierce, FL 34981-5045

2
Jennifer M Register ETAL
2602 Serenity Cir N
Fort Pierce, FL 34981-5047

3
Eunice R Bunting (LF EST)
2604 N Serenity CIR
Fort Pierce, FL 34981-5047

4
Dieter Beringer ETAL
2502 Palm Lakes AVE
Fort Pierce, FL 34981-5038

5
Ossie L Paige
PO Box 3543
Fort Pierce, FL 34948-3543

6
John R Rea Jr ETAL
2501 Palm Lakes AVE
Fort Pierce, FL 34981-5039

7
Stowasser Consulting Corp - Jurgen Stowasser
2503 PALM LAKES AVE
Fort Pierce, FL 34981

8
Kelly Smith ETAL
2045 SE Avon Park DR
Port St Lucie, FL 34952-7798

9
Kevin D Franklin
2509 Palm Lakes AVE
Fort Pierce, FL 34981-5039

10
Paul A Jakubczak ETAL
2601 Palm Lakes AVE
Fort Pierce, FL 34981-5041

11
Jeffrey Mullins ETAL
4337 Winding PL
Fort Pierce, FL 34981-5058

12
Ashok S Parikh ETAL
165 Calico Ln
Indialantic, FL 32903

13
William H Taylor ETAL
2601 N Serenity CIR
Fort Pierce, FL 34981-5048

14
Denise Miller
2600 Serenity Cir N
Fort Pierce, FL 34981-5047

15
Peter Meinel
2605 Serenity CIR
Fort Pierce, FL 34981

16
Linda S Mcilvoy
2507 Palm Lakes AVE
Fort Pierce, FL 34981-5039

17
Robert E Humphrey ETAL
2504 Palm Lakes AVE
Fort Pierce, FL 34981-5038

18
St Lucie County
2300 Virginia Ave
Fort Pierce, FL 34982-5632

19
Palm Lake Gardens Owners Assn
PO Box 13660
Fort Pierce, FL 34981

20
Rita B Stikelether LLC ETAL
801 S Ocean Dr # 1001
Fort Pierce, FL 34949-3382

21
Randall L Coggins ETAL
2508 N Serenity CIR
Fort Pierce, FL 34981-5045

22
Dennis L Kirkover ETAL
2603 N Serenity N CIR
Fort Pierce, FL 34981-5048

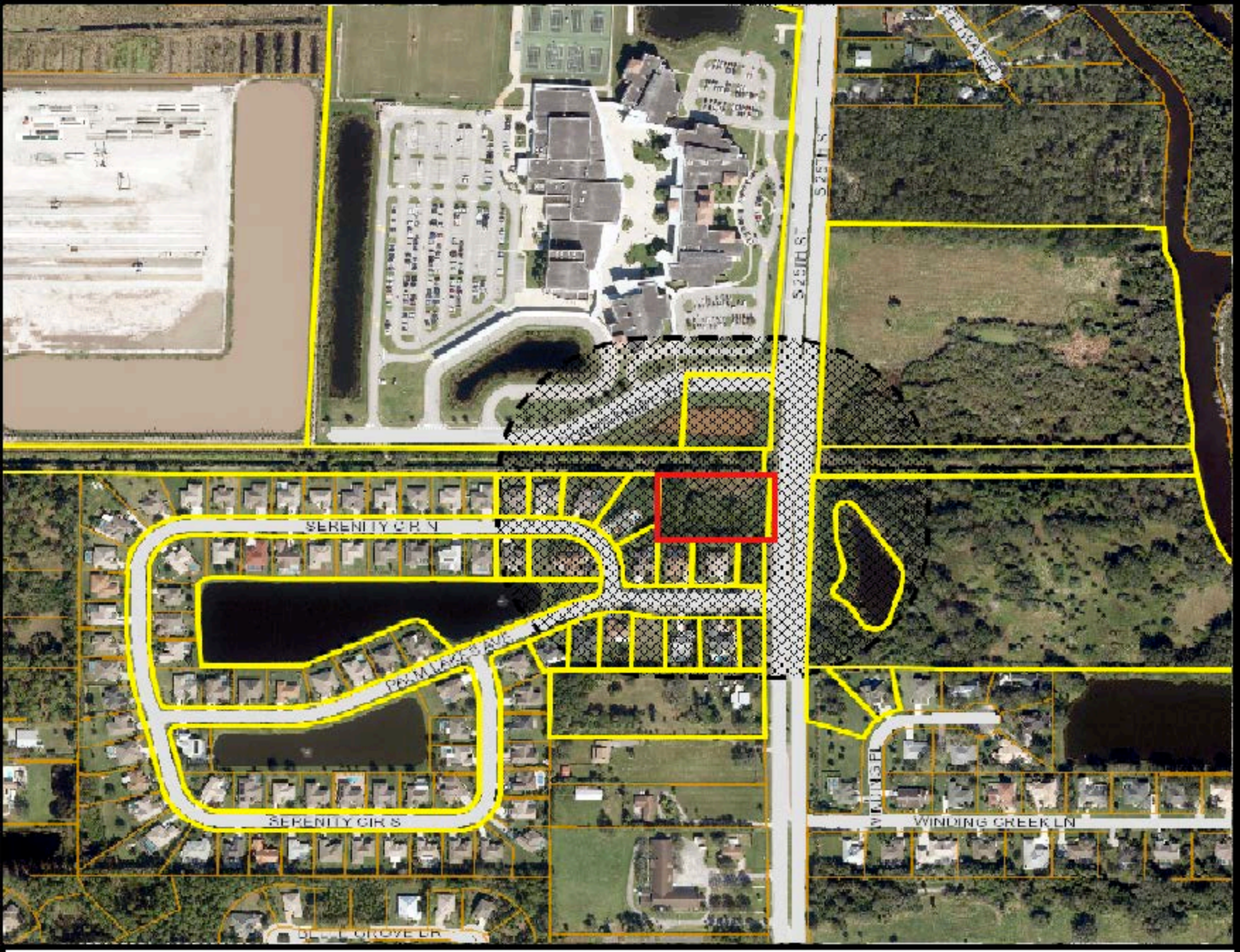
23
NSLRWCD
14666 Orange AVE
Fort Pierce, FL 34945-4511

24
James H Saunders ETAL
2910 S Serenity CIR
Fort Pierce, FL 34981-5055

25
Joseph M Fortun
2908 S Serenity Cir
Fort Pierce, FL 34981

26
Mount Bethel Baptist Church Inc
901 NW 11th Ave
Fort Lauderdale, FL 33311-7124

27
School Board Of St Lucie Co Fl
501 NW University BLVD
Port St Lucie, FL 34986-2209



Location Map

4201 S. 25th Street

The Manor ALF

THE SUNRISE CITY
FORT PIERCE
Florida

City Commission Regular Meeting **12. b.**

Meeting Date: 01/06/2020

Re: Major Amendment to Planned Development - Harbour Isle - 835 Seaway Drive

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SUBJECT:

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

SUMMARY:

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of the following (Major Amendment) to the Harbour Isle Planned Development:

1. Allow for the addition of a Fueling Station to be a permitted and allowed use in the Planned Development.
2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

The proposed building is 5,625 square feet in size with twelve fueling positions. All affected City Departments have reviewed the proposed applications for a Major Amendment to a Planned Development & Design Review and have provided conditional approval based on compliance with requirements of City Code. The Planning Board at their July 9, 2019 meeting voted 5-0 to recommend approval of the request to the City Commission. 164 letters were mailed to property owners within 500 feet of the subject property.

As of August 7, 2019, 51 letters have been received in opposition and 2 letters have been received in support. An update of these numbers will be given at the City Commission meeting.

RECOMMENDATION:

Approve, subject to 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 provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.
3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.
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.

ALTERNATIVES:

- Approve with Alternate Conditions
- Disapprove

RESPONSIBLE STAFF:
Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

19-037 w/ Updated Conditions
Site Plan Approval Letter
Updated Presentation
Traffic Review
Ordinance 19-037 original version
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Presentation & Supporting Documents
Applicant Packet Submitted to City
Intervenor #1 Presentation & Supporting Documents
Intervenor #2 Presentation & Supporting Documents
Affidavit of Notification & Mailing
Public Notification Certification
Proof of Publication
Proof of Publication Updated
Kimley Horn Traffic Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2019 11:19 AM

Form Started By: Brandon Creagan
Started On: 08/07/2019 12:01 PM
Final Approval Date: 12/03/2019

ORDINANCE NO. 19-037

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT** TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a Planned Development; and;

WHEREAS, on August 4, 2004, the City Commission granted approval for the Planned Development known as Harbour Isle at Hutchinson Island ("Harbour Isle"), and

WHEREAS, on July 26, 2006, the plat for the Harbour Isle subdivision was recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida; and

WHEREAS, the current property owner, Harbour Isle Development Commercial, LLC, has submitted a development review application for a major amendment to the Planned Development to allow for two (2) modifications; and

WHEREAS, City Code Section 22-40 requires a major modification to any Planned Development to follow the same procedure as set forth for a new Planned Development request.

WHEREAS, the City of Fort Pierce Planning Board, at its July 9, 2019, meeting, voted 5-0 to recommend approval of the application for Development Review (Major Amendment) to the City Commission; and

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Harbour Isle Planned Development as recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida, is hereby amended as follows and as shown in Exhibit "A"

1. Allow for the addition of a fueling station to be a permitted and allowed use in the Planned Development.

2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

SECTION 3. At the Quasi-Judicial Hearing by the City Commission on August 19, 2019, the Mayor and Commission approved the following additional requirements to the Planned Development as conditions of approval:

1. Turning movements from Seaway Drive shall be right in and right out only; and

2. Reinstate the rear driveway connection to Harbour Isle Drive incorporating a shared access agreement with all three parcel owners (2402-500-0009-000-8, 2402-504-0001-000-4, and 2402-504-0002-000-1); and

3. Additional conditions of approval shall attach to the Cumberland Farms site plan.

SECTION 4. All other aspects of the original Harbour Isle Planned Development remain in full force and effect.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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. 19-037 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, August 4, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3, 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 September 3, 2019.

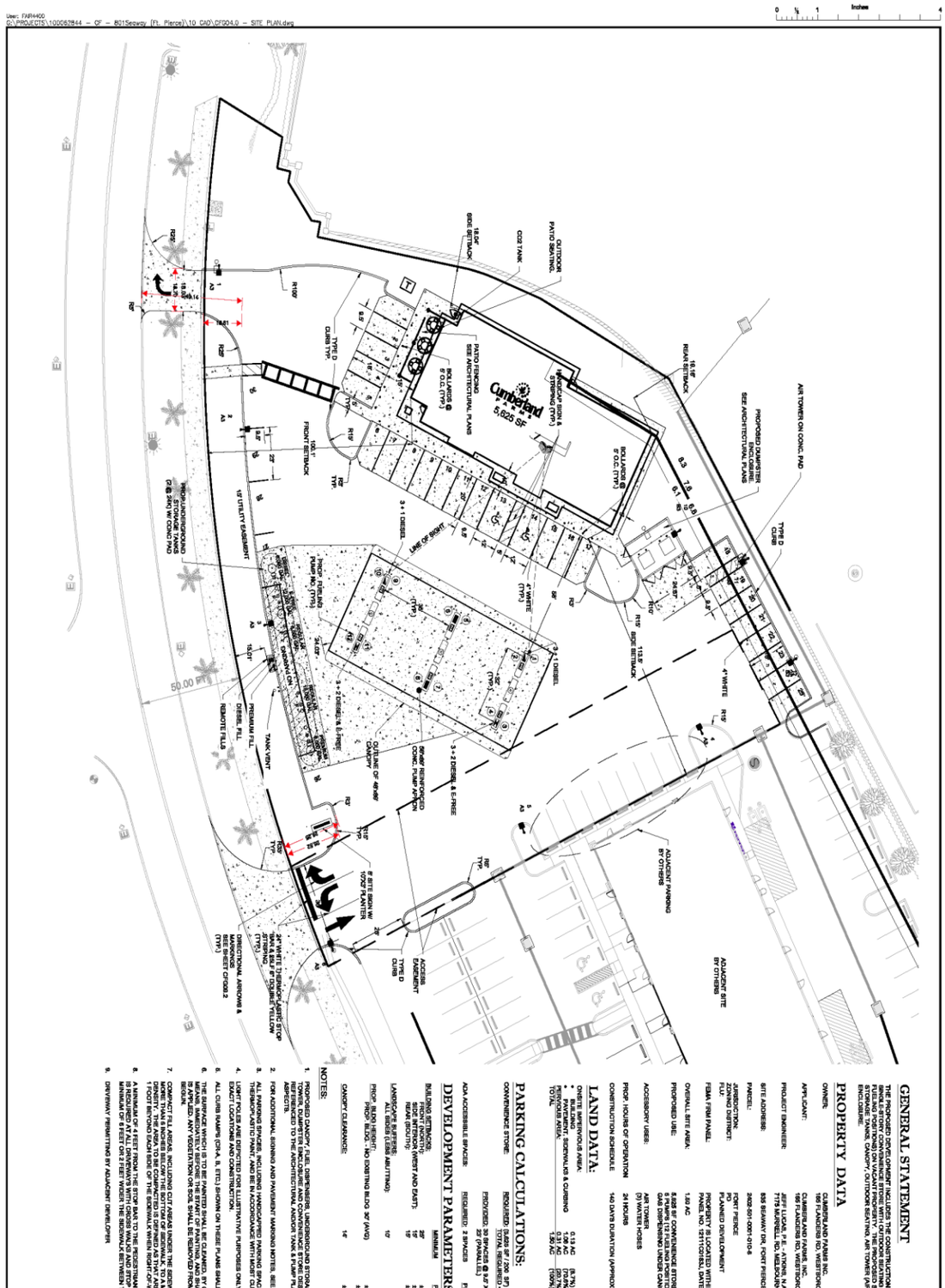
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Site Plan
Major Modification to Planned Development



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

August 21, 2019

Jeffery Lucas, Atkins, NA (Applicant Representative)
7175 Murrell Road
Melbourne, FL 34940

SHIP Group, Robert Malatesta and Annette Rudd, Party Intervenors
c/o Max Forgey, AICP, Representative
4704 Vincennes Blvd.
Cape Coral, FL 33904

Mr. Keith J. Madsen, Party Intervenor
38 Harbour Isle East Unit 103
Fort Pierce, FL 34949

Dear Ladies and Gentlemen:

The City Commission conducted a Quasi-Judicial Hearing on Monday, August 19, 2019 to consider on first reading Ordinance 19-037 modifying the Harbour Isle Planned Development to revise the site plan to allow for a 5,625 square foot convenience store with fuel sales on property generally located at 835 Seaway Drive; Parcel ID: 22402-501-0001-010-8. After deliberations, the Ordinance and site plan were approved with the following 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 provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.
3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.
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.
5. Increase onsite stormwater storage to 1" with approval by the City Engineer.
6. Addition of pervious pavers on the site to include parking spaces as appropriate.
7. All other conditions as approved in Ordinance 19-037 (draft attached).

The City Commission will conduct a legislative public hearing for the second reading of Ordinance 19-037 on September 3, 2019 at 6:30 p.m. which will incorporate all of the conditions of approval. Anyone interested in speaking will be limited to three minutes at this public hearing.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

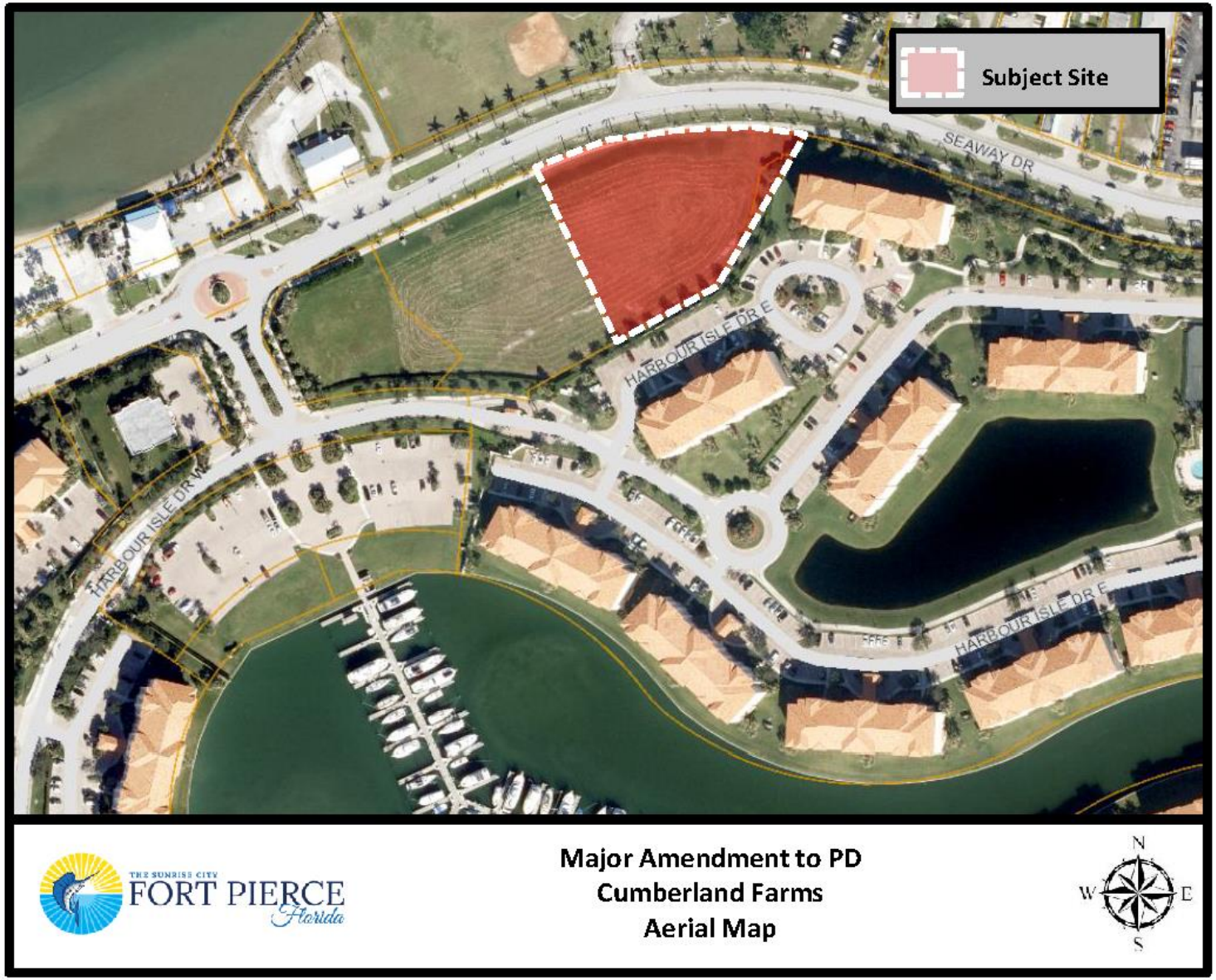
cc: Rebeca Guerra, Interim Planning Director
madsenk1@verizon.net
max@zoningtechnologies.com
zmiddlebrooks@metrogroupdevelopment.com
ralfbrookes@gmail.com
anetrudd@aol.com
jhester86@gmail.com
bema328@aol.com

Major Amendment to a Planned Development

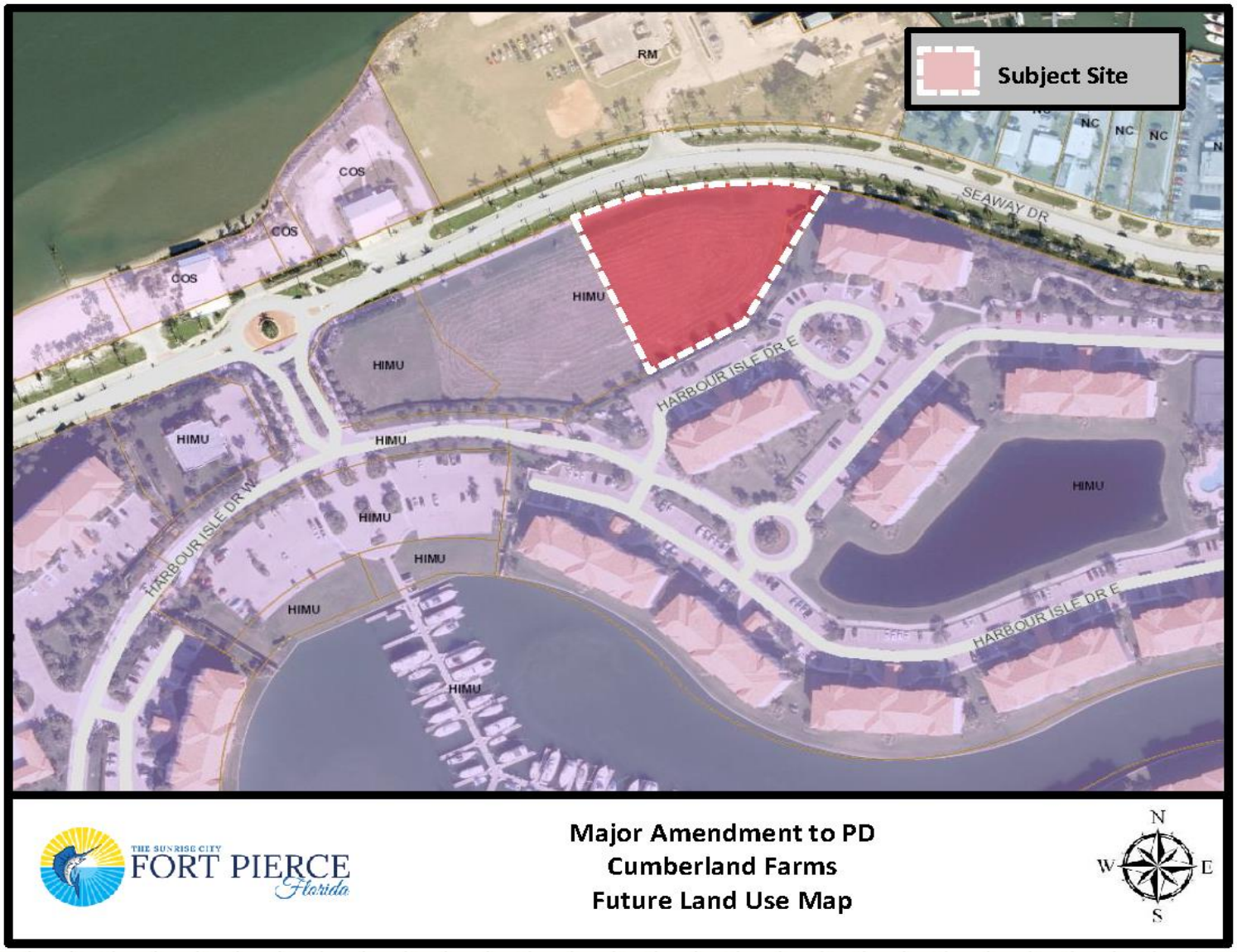


835 Seaway Drive

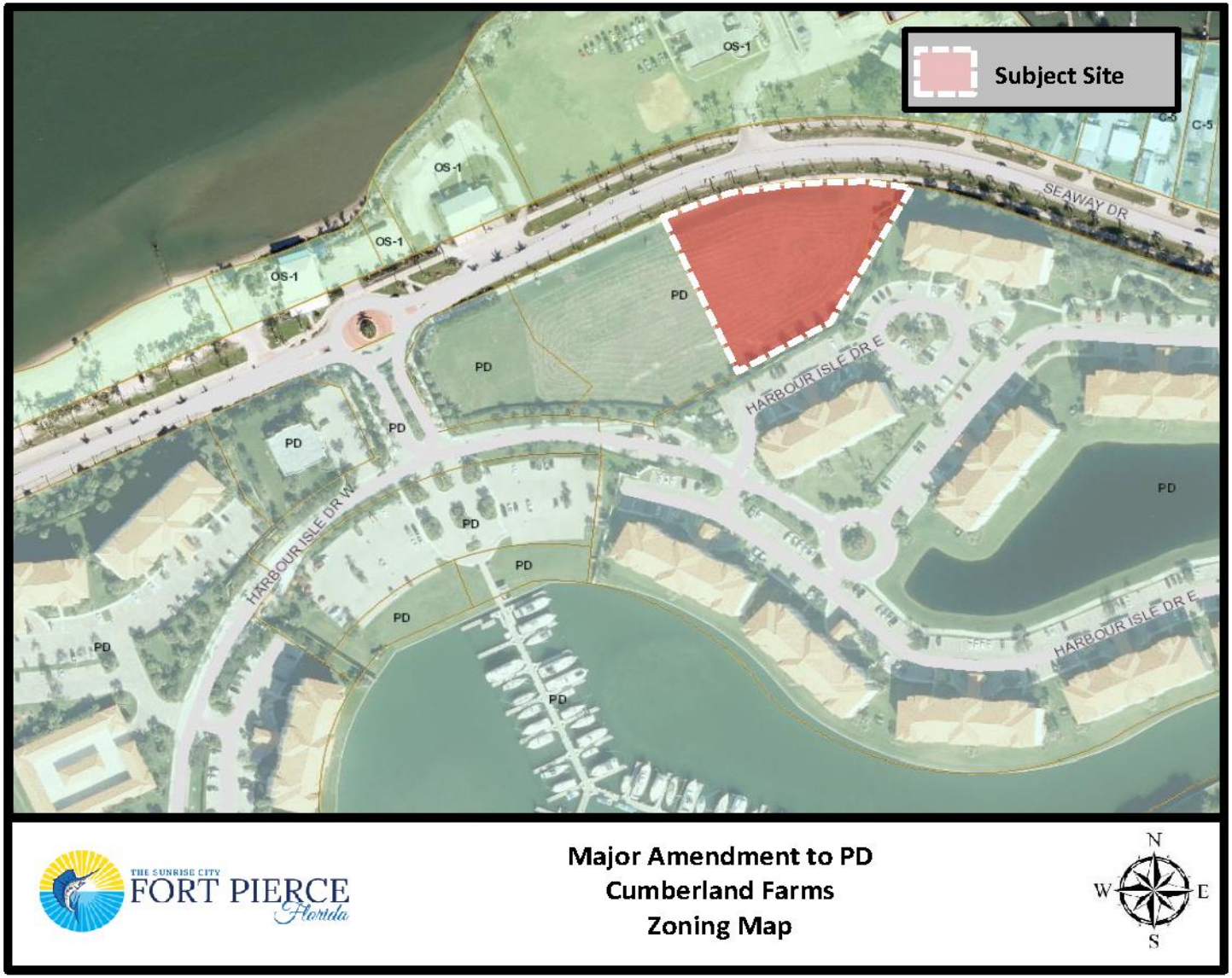
Aerial Map


Subject Site
SEAWAY DR
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map

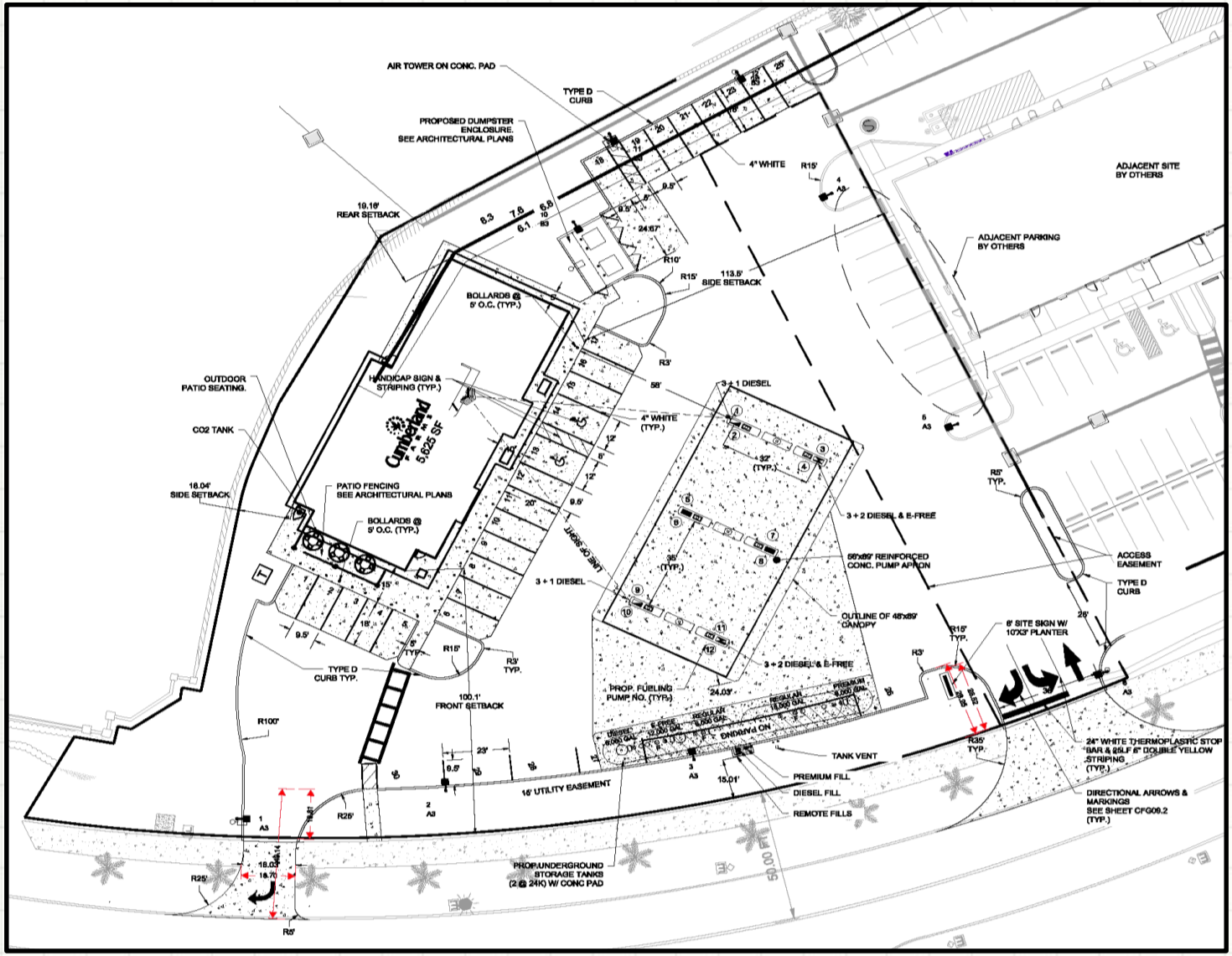

Subject Site
OS-1
OS-1
OS-1
OS-1
C-5
C-5
SEAWAY DR
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Zoning Map
N
W
E
S

Major Amendment to PD

Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a PD to add a fueling station as a permitted use

- Staff recommends **Approval** with seven (7) Conditions
  - ❑ The area where this fueling station will be located is designated as commercial space and the proposed development is a commercial use.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


AIR TOWER ON CONC. PAD
TYPE D CURB
PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
4" WHITE
R15'
ADJACENT SITE BY OTHERS
ADJACENT PARKING BY OTHERS
19.19' REAR SETBACK
113.8' SIDE SETBACK
BOLLARDS @ 5' O.C. (TYP.)
OUTDOOR PATIO SEATING.
HANDICAP SIGN & STRIPING (TYP.)
CO2 TANK
Cumberland
5,625 SF
18.04' SIDE SETBACK
PATIO FENCING SEE ARCHITECTURAL PLANS
BOLLARDS @ 5' O.C. (TYP.)
3 + 1 DIESEL
4" WHITE (TYP.)
3 + 2 DIESEL & E-FREE
95'x89' REINFORCED CONC. PUMP APRON
ACCESS EASEMENT
TYPE D CURB
OUTLINE OF 48'x89' CANOPY
6' SITE SIGN W/ 10'X3' PLANTER
TYPE D CURB TYP.
100.1' FRONT SETBACK
PROP. FUELING PUMP NO. (TYP.)
DIESEL 30,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
E-FREE 10,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
UNDERGROUND
TANK VENT
PREMIUM FILL
DIESEL FILL
REMOTE FILLS
16' UTILITY EASEMENT
PROP. UNDERGROUND STORAGE TANKS (2 @ 24K) W/ CONC PAD
24" WHITE THERMOPLASTIC STOP BAR & 25LF 6" DOUBLE YELLOW STRIPING (TYP.)
DIRECTIONAL ARROWS & MARKINGS SEE SHEET CFG09.2 (TYP.)
R100'
R25'
R5'
R35' TYP.
R3' TYP.
R15' TYP.
R5' TYP.
LINE OF SIGHT
500'

Notifications



164 Notifications

3 = In favor

2 = No Comment

76 = In Opposition (46.3%)

If 20% or more of property owners within 500 feet are in opposition, an **Approval** will require a concurring four-fifths vote by the City Commission.

Staff Recommendation

Staff recommends that the City Commission **APPROVE** the plan as presented 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.

Staff Recommendation

5. Turning movements from Seaway Drive shall be right in and right out only

6. Reinstate the rear driveway connection to Harbour Isle Drive incorporating a shared access agreement with all three parcel owners (2402-500-0009-000-8, 2402-504-0001-000-4, and 2402-504-0002-000-1).

7. Additional conditions of approval shall attach to the Cumberland Farms site plan.

CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the Major Amendment to PD with no changes.
    - Staff recommends that the City Commission APPROVE, subject to seven (7) Conditions of Approval.
    - Approval of the Major Amendment will require a 4/5 vote from the City Commission.
- APPROVAL of the proposed Major Amendment to PD with changes or additional Conditions.
- DISAPPROVAL of the proposed Major Amendment to PD.

Major Amendment to a Planned Development



835 Seaway Drive

Kimley»Horn

December 9, 2019

Jack Andrews, P.E.
City of Ft. Pierce, City Engineer
100 North US 1
Ft. Pierce, FL 34954
Phone: 772-467-3773

RE: Cumberland Farms Traffic Impact Analysis Review
City of Ft. Pierce

Dear Mr. Andrews,

As requested by the City, Kimley-Horn has reviewed the Traffic Impact Analysis, FDOT Pre-Application Letter and site plan. It is our understanding a commercial development is proposed at 823 and 835 Seaway Drive consisting of the following land uses and development intensities:

High Turnover Sit -Down Restaurant	3,250 SF
Apparel Store	5,785 SF
Convenience Store with Gas Pumps	5,625 SF & 12 Fueling Positions
Liquor Store	1,495 SF

The proposed commercial site plan indicates three (3) driveway connections to Seaway Drive described as follows:

Driveway 1 – Right-in Only, located approx. 200 feet east of Harbour Isle Drive

Driveway 2 – Full Access Driveway, located approx. 460 feet east of Harbour Isle Drive

Driveway 3 – Right-Out Only, located approx. 720 feet east of Harbour Isle Drive

Based upon the applicant's Traffic Impact Analysis (TIA) dated May 2019, the commercial site plan is identified to have the following vehicular trip characteristics:

Kimley»Horn

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

Please note the table above is an excerpt from the applicant's TIA and has been noted to contain numerous mathematical summation errors.

Kimley-Horn has reviewed the proposed trip generation calculation provided by the applicant and agrees with most of the utilized land use classifications utilized to project future traffic characteristics with the following exceptions:

1. To describe the vehicular trip characteristics associated with the Convenience Market with Gas Pumps, the applicant utilized a 2014 FDOT Trip Generation

Kimley»Horn

Recommendation Report. FDOT developed this report to improve trip generation characteristics associated with convenience markets that have large numbers of fueling positions which have become an emerging land use trend.

This study provided additional information relative to trip generation characteristics associated with this land use as compared to what the Institute of Transportation Engineers (ITE) described in the following land uses:

- ITE Code 853: Convenience Market with Gas Pumps
- ITE Code 945: Gasoline/Service Station with Convenience Market

A couple of major notations associated with the 2014 FDOT study are:

- It did not provide any information relative to AM Peak-Hour trip characteristics, which is typically the higher trip volume as compared to the PM Peak-Hour.
- It recommended 78% bypass capture percentage as compared to 66% for ITE 853 and 56% for ITE 945.

The 2017 ITE Trip Generation Manual, 10th Edition, introduced land use Code 960: Super Convenience Market/Gas Station. This land use was developed to again improve the trip generation characterization associated with the emerging land use trend. It is Kimley-Horn's opinion the latest ITE trip generation land use characterization is an improvement from the 2014 FDOT study performed because it is recognized as a national standard and provides AM Peak-Hour trip characteristics whereas the 2014 study did not.

Based upon the latest ITE trip generation codes, Kimley-Horn prepared an independent trip generation calculation as follows:

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Apparel Store	5,785 SF	384	6	5	1	24	12	12
Liquor Store	1,495 SF	152	1	1	0	24	12	12
High-Turnover (Sit-Down) Restaurant	3,250 SF	365	32	18	14	32	20	12
Super Convenience Market/Gas Station	12 VFP	2,766	337	169	168	276	138	138
	Subtotal	*3,667*	*376*	*193*	*183*	*356*	*182*	*174*
Internal Capture	Daily AM PM							
Overall Development	24% 0% 28%	212	0	0	0	22	11	11
	Subtotal	212	0	0	0	22	11	11
Pass-By Traffic	Daily AM PM							
Apparel Store/Liquor Store	34% 34% 34%	146	2	2	0	12	6	6
High-Turnover (Sit-Down) Restaurant	43% 43% 43%	111	14	8	6	9	6	3
Super Convenience Market/Gas Station	56% 62% 56%	1,549	209	105	104	154	77	77
10% of Adjacent Street Traffic	10%	1,921	105	53	52	157	79	78
Applied Pass-By Traffic Reduction (lesser of above two rows) [2]	*Subtotal*	1,660	105	53	52	157	79	78
Driveway Volumes		**3,455**	**376**	**193**	**183**	**334**	**171**	**163**
TOTAL NET NEW EXTERNAL TRIPS		**1,795**	**271**	**140**	**131**	**177**	**92**	**85**

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 10th Edition

Apparel Store [ITE 876]

Daily	T = 66.40*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 1.00*(X); (X is SF/1000); (80% in/20% out)
PM Peak Hour of Adjacent Street	T = 4.12*(X); (X is SF/1000); (51% in/49% out)

Liquor Store [ITE 899]

Daily	T = 101.49*(X); (X is SF/1000)
AM Peak Hour of Generator	T = 4.55*(X); (X is SF/1000); (51% in/49% out)
PM Peak Hour of Adjacent Street	T = 16.37*(X); (X is SF/1000); (50% in/50% out)

High-Turnover (Sit-Down) Restaurant [ITE 932]

Daily	T = 112.18*(X); (X is SF/1000)
AM Peak Hour of Adjacent Street	T = 9.94*(X); (X is SF/1000); (55% in/45% out)
PM Peak Hour of Adjacent Street	T = 9.77*(X); (X is SF/1000); (62% in/38% out)

Super Convenience Market/Gas Station [ITE 960]

Daily	T = 230.52*(X); (X is number of vehicle fueling positions)
AM Peak Hour of Adjacent Street	T = 28.08*(X); (X is number of fueling positions); (50% in/50% out)
PM Peak Hour of Adjacent Street	T = 22.96*(X); (X is number of fueling positions); (50% in/50% out)

Note 1: ITE 960 Super Convenience Market/Gas Station does not have a pass-by percentage, therefore ITE 945 Gasoline/Service Station with Convenience Market pass-by percentages were used because it is the most similar use.
Note 2: 10% of Adjacent Street Traffic was established using an FDOT 2018 Synopsis Report for station 940115, which represents the nearest count station to the proposed development along SR A1A in the City of Fort Pierce.

The following table summarizes the differences in anticipated project driveway volumes between the applicant's and Kimley-Horn's trip generation calculations:

Table 1: Projected Driveway Volume Summary

	Daily Driveway Volume	AM Peak-Hour Driveway Volume	PM Peak-Hour Driveway Volume
Applicant's May 2019 TIA	4,058	269	301
KH Calculations	3,455	376	334
% Difference	**15% decrease**	**40% increase**	**11% increase**

Note: Applicant's trip generation volumes reflect corrected mathematical errors.

The primary differences between the two calculations are the 2014 FDOT study does not provide any guidance for AM Peak-Hour trip characteristics and the applicant reiterated the PM Peak-Hour characteristic to reflect this time of day. The 2017 ITE Trip Generation Manual provides an AM Peak-Hour trip characteristic which Kimley-Horn utilized in our calculations.

The following figures depict the applicant's and Kimley-Horn projected driveway volumes based upon the trip generation calculations identified by each:

Figure 1 – Applicant's Projected Driveway Volumes

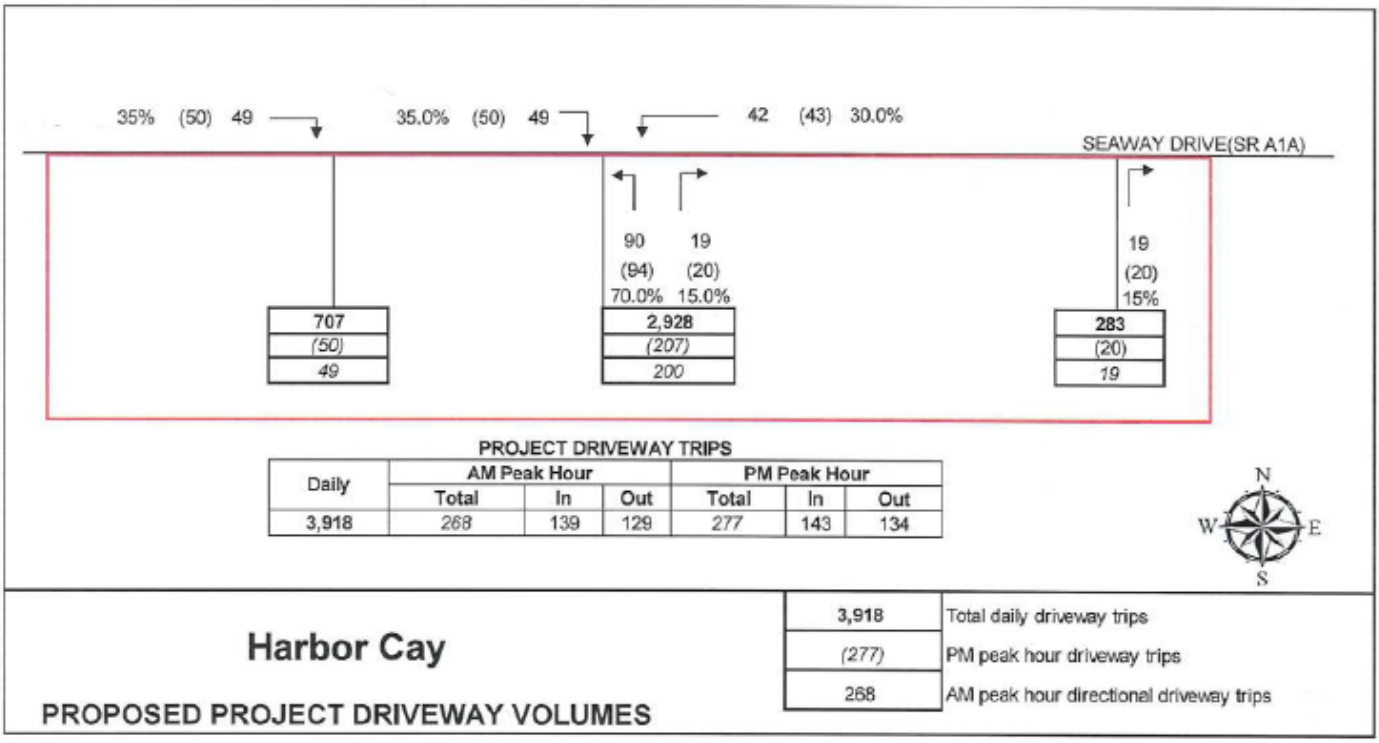
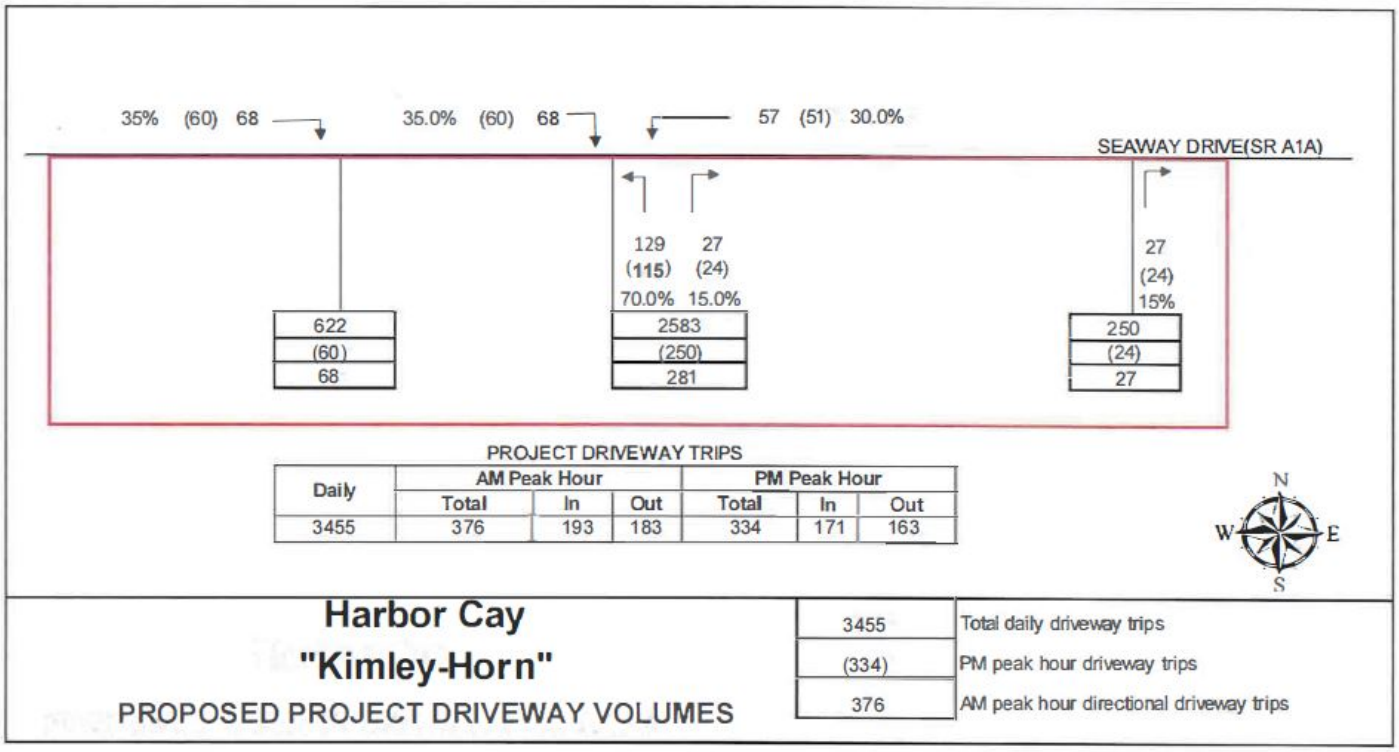


Figure 2 – Kimley-Horn Projected Driveway Volumes



Neither the City of Ft. Pierce, nor St. Lucie County, are identified to have numerical warrants as to when driveway connection auxiliary lanes are warranted. Based upon the applicant's TIA, no auxiliary lanes are identified to be warranted to support the proposed application.

Kimley-Horn would submit there is justification to support the need for a westbound auxiliary lane to support the application. Based upon the St. Lucie County Transportation Planning Organization (TPO) roadway capacity designations, and the FDOT Traffic Monitoring Site (940115) PM Peak Hour vehicular volumes, the following table summarizes the current Level of Service (LOS) associated with Seaway Drive in the immediate vicinity of the project site:

Kimley»Horn

Table 2: Seaway Drive LOS Evaluation

Roadway		Roadway Attributes [1]				Peak Hour Directional Maximum Service Volume [2]	Existing Peak Season Traffic Conditions			
							Volumes [3]		Max V/C Ratio	LOS
From	To	Functional Classification	Area Type	Adopted LOS Standard	Number of Lanes		NB / EB	SB / WB		
SR A1A South										
Ocean Drive	Binney Drive	Minor Arterial	U	D	2U	600	718	852	1.42	F
Binney Drive	S Causeway Park	Minor Arterial	U	D	2U	790	718	852	1.08	F

Note:
1. The roadway attributes were obtained from the St. Lucie County Transportation Element and the latest FDOT Federal Functional Classification and Urban Area Boundaries Map for St. Lucie County.
2. Peak Hour Directional Maximum Service Volumes were determined using St. Lucie County Transporation Planning Organization (TPO) Traffic Counts and Level of Service Report Fall 2018.
3. Existing peak season traffic volumes are based on FDOT 2018 Synopsis Report for station 940115 along SR A1A in the City of Fort Pierce.

The values within Table 2 indicate Seaway Drive is currently operating between 108 to 140% of the roadway corridor capacity designation, and projections indicate this corridor will continue to operate at or above capacity. Auxiliary turn lanes at major corridor turning movement locations provide for increased corridor capacity; therefore, Kimley-Horn would recommend the applicant include a westbound left turn auxiliary lane at Driveway 2. Please refer to *Attachment 1* for additional information relative to Seaway Drive (SR A1A South) capacity evaluation.

Kimley-Horn's evaluation is based upon the turn lane necessity guidance contained within the National Cooperative Highway Research Program (NCHRP) Report 457 entitled, "Engineering Study Guide for Evaluation Intersection Improvements." Based upon the identified Seaway Drive peak hour vehicular volumes and anticipated project turn volumes, at both AM and PM Peak-Hour conditions, a westbound left turn auxiliary lane is warranted. Please refer to *Attachment 2* for Driveway 2 auxiliary lane NCHRP Report 457 evaluations.

As the full access driveway (Driveway 2) is identified to have a discontiguous or off-set driveway relative to the existing U.S. Coast Guard station, Kimley-Horn has developed a conceptual layout depicting the westbound left turn auxiliary lane that is recommended to serve the proposed commercial development. Please refer to *Attachment 3* for the conceptual auxiliary lane exhibit.

In addition, it is our understanding that a driveway connection to Harbour Isle Drive East was contemplated which would provide vehicular access to the commercial land uses located between Seaway Drive and the Harbour Isle community. Kimley-Horn would recommend that the City support such a vehicular connection as it would provide access to the commercial land uses without utilizing Seaway Drive, thereby reducing the vehicular loading to Seaway Drive. Please refer to *Attachment 3* for the

contemplated Harbour Isle Drive East driveway connection location.

Should you have any comments or concerns, please feel free to contact me at 772-794-4083.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brian A. Good, P.E.
Senior Vice President

Attachments:

Attachment 1	Seaway Drive Capacity Evaluation
Attachment 2	Driveway 2 NCHRP Report 457 Evaluations
Attachment 3	Driveway 2 Conceptual Westbound Auxiliary Lane Layout

ATTACHMENT A

Table 2: Existing Roadway Conditions - PM Peak Hour

Roadway		Roadway Attributes [1]				Peak Hour Directional Maximum Service Volume [2]	Existing Peak Season Traffic Conditions			
							Volumes [3]		Max V/C Ratio	LOS
From	To	Functional Classification	Area Type	Adopted LOS Standard	Number of Lanes		NB / EB	SB / WB		
SR A1A South										
Ocean Drive	Binney Drive	Minor Arterial	U	D	2U	600	718	852	1.42	F
Binney Drive	S Causeway Park	Minor Arterial	U	D	2U	790	718	852	1.08	F
S Causeway Park	Indian River Drive	Minor Arterial	U	D	4U	1,550	718	852	0.55	C
Indian River Drive	US 1	Minor Arterial	U	D	4D	1,710	530	726	0.42	C

Note:

1. The roadway attributes were obtained from the St. Lucie County Transportation Element and the latest FDOT Federal Functional Classification and Urban Area Boundaries Map for St. Lucie County.

2. Peak Hour Directional Maximum Service Volumes were determined using St. Lucie County Transporation Planning Organization (TPO) Traffic Counts and Level of Service Report Fall 2018.
3. Existing peak season traffic volumes are based on FDOT 2018 Synopsis Report for station 940115 along SR A1A in the City of Fort Pierce.

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 02/06/2018
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	16	4	17	9	46	4	10	9	11	34	80
0100	6	7	1	5	19	10	4	5	8	27	46
0200	3	3	4	5	15	8	3	7	7	25	40
0300	5	4	3	5	17	3	2	3	4	12	29
0400	6	10	13	18	47	7	10	9	8	34	81
0500	35	41	45	45	166	10	12	26	33	81	247
0600	60	65	58	67	250	43	55	69	82	249	499
0700	61	93	82	109	345	102	139	149	154	544	889
0800	114	104	112	115	445	137	131	155	178	601	1046
0900	112	115	130	154	511	161	153	146	157	617	1128
1000	131	134	144	151	560	161	167	159	151	638	1198
1100	176	219	191	183	769	171	151	162	166	650	1419
1200	232	237	205	242	916	169	150	192	177	688	1604
1300	243	254	167	222	886	191	156	199	202	748	1634
1400	200	207	194	199	800	236	185	186	187	794	1594
1500	173	221	196	216	806	188	173	175	222	758	1564
1600	177	184	174	183	718	255	216	213	168	852	1570
1700	220	193	186	232	831	164	180	176	148	668	1499
1800	163	143	136	142	584	165	158	117	104	544	1128
1900	123	112	82	86	403	102	78	66	46	292	695
2000	76	94	58	58	286	58	54	42	43	197	483
2100	62	54	58	47	221	35	31	50	35	151	372
2200	45	45	25	18	133	37	22	24	18	101	234
2300	22	14	12	13	61	20	13	19	16	68	129
24-HOUR TOTALS:					9835					9373	19208

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	472	830	647	845	1110
P.M.	1230	944	1545	906	1230	1660
DAILY	1230	944	1545	906	1230	1660

GENERATED BY SPS 5.0.53P

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
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	850	2019	670	53	B	0.241	65	B	0.295
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	34,500	2018	790	2,257	F	2.687	2,061	F	2.454
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	6,800	2017	920	346	C	0.398	524	C	0.602
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	9,378	2017	0	514	C	0.591	548	C	0.630
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,500	2017	920	338	C	0.389	480	C	0.552
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,100	2017	920	204	C	0.234	318	C	0.366
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	4,100	2017	700	121	C	0.183	311	C	0.471
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2017	600	293	C	0.977	471	D	0.785
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	14,800	2017	600	587	D	0.978	777	F	1.214
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	14,800	2017	790	587	D	0.743	777	D	0.984
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,800	2017	1,550	454	C	0.658	664	C	0.962
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,800	2017	1,710	454	C	0.590	664	C	0.862
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,955	2017	2,100	1,284	C	0.639	1,226	C	0.610
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,602	2017	2,100	1,229	C	0.611	1,184	C	0.589
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,955	2017	1,800	1,284	C	0.747	1,226	C	0.713
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	24,233	2017	2,100	1,464	C	0.728	1,443	C	0.718
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,667	2017	790	274	C	0.703	270	C	0.692
ST LUCIE BLVD	KINGS HWY to 25TH ST	156	6,600	2019	880	358	C	0.431	470	C	0.566
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2017	750	189	C	0.511	253	C	0.684
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2017	790	189	C	0.485	253	C	0.649
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	12,500	2018	700	596	C	0.903	607	C	0.920
ST LUCIE WEST BLVD	I-95 to CASHMERE BLVD	318	35,500	2018	2,100	1,441	C	0.717	1,552	C	0.772
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,000	2018	3,170	2,205	C	0.714	2,332	C	0.755
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,569	2016	540	247	C	0.915	232	C	0.859
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,835	2016	750	254	C	0.686	287	C	0.776

* 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.**

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,074	2016	600	482	D	0.803	423	D	0.705
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,074	2016	750	482	D	0.643	423	D	0.564
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	4,836	2016	750	291	C	0.786	350	C	0.946
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,833	2017	1,540	239	C	0.346	277	C	0.401
SUNRISE BLVD	7TH ST to US 1	708	3,833	2017	1,710	239	C	0.310	277	C	0.360
TIFFANY AVE	US 1 to VILLAGE GREEN DR	322	16,520	2016	2,100	941	C	0.468	834	C	0.415
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,740	2017	2,100	246	C	0.122	265	C	0.132
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	7,400	2018	630	383	C	0.638	421	C	0.702
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,300	2018	630	255	C	0.425	222	C	0.370
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,500	2018	1,710	892	D	0.522	1,025	D	0.599
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	35,500	2018	3,170	1,795	C	0.581	1,819	C	0.589
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,267	2017	790	596	D	0.754	463	D	0.586
TULIP BLVD	PORT ST LUCIE BLVD to DARWIN BLVD	714	8,700	2018	790	609	D	0.771	470	D	0.595
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	0	2015	660	No Data	No Data	No Data	No Data	No Data	No Data
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,500	2017	870	598	C	0.687	669	C	0.769
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	14,500	2017	870	632	C	0.726	778	C	0.894
US 1	MARTIN C.L. to LENNARD RD	945071	38,500	2017	4,240	1,737	C	0.417	2,177	C	0.522
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	38,500	2017	4,040	1,737	C	0.438	2,177	C	0.548
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	41,500	2017	3,020	1,278	C	0.435	1,646	C	0.560
US 1	JENNINGS RD to TIFFANY AVE	945070	41,500	2017	3,020	1,278	C	0.435	1,646	C	0.560
US 1	TIFFANY AVE to WALTON RD	945070	41,500	2017	3,020	1,278	C	0.435	1,646	C	0.560
US 1	WALTON RD to VILLAGE GREEN DR	945150	58,500	2017	3,020	1,854	C	0.631	2,407	C	0.819
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	51,500	2017	3,170	2,386	C	0.772	2,452	C	0.794
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	51,500	2017	3,170	2,386	C	0.772	2,452	C	0.794
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	48,500	2017	3,170	1,404	C	0.454	1,772	C	0.573

* 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.**

ATTACHMENT B

INTERSECTION VOLUME DEVELOPMENT

SR A1A @ Cumberland Farms

AM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 10/16/2019	0	0	0	0	0	2	5	331	0	0	412	1
Peak Season Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
2019 Peak Season Volumes	0	0	0	0	0	3	6	427	0	0	531	1

PM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 10/16/2019	0	0	0	1	0	6	2	677	0	0	465	1
Peak Season Factor	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
2019 Peak Season Volumes	0	0	0	1	0	8	3	873	0	0	600	1

AM PK HR

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

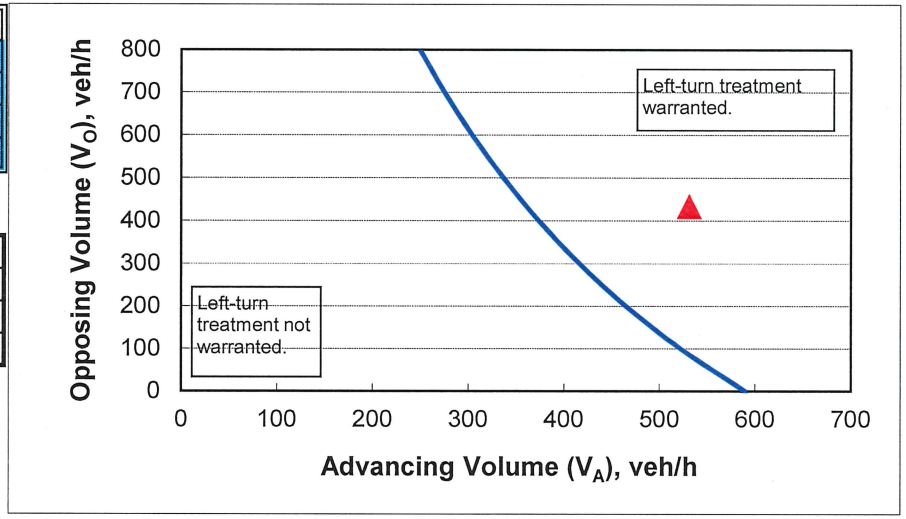
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	11%
Advancing volume (V_A), veh/h:	531
Opposing volume (V_O), veh/h:	433

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	361
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

PM PK HR

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

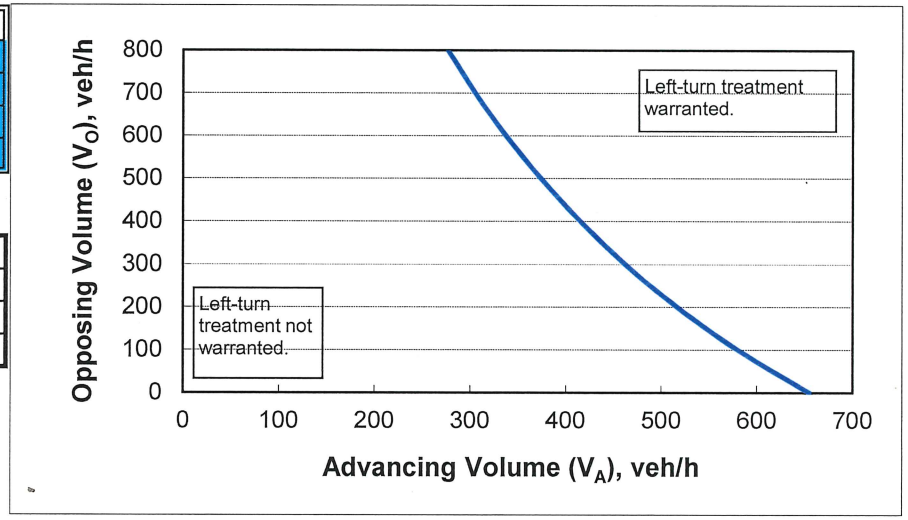
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	9%
Advancing volume (V_A), veh/h:	600
Opposing volume (V_O), veh/h:	876

OUTPUT

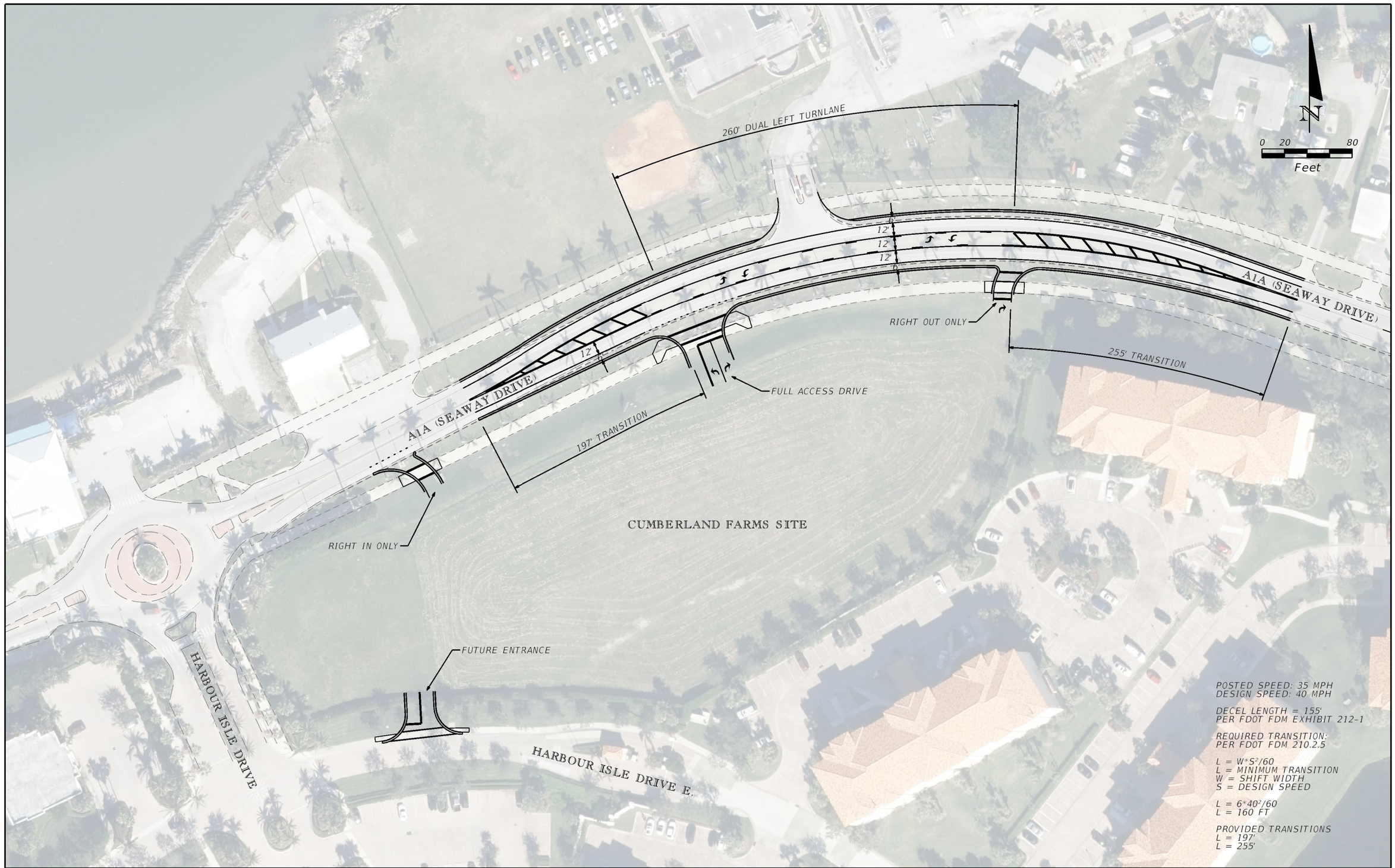
Variable	Value
Limiting advancing volume (V_A), veh/h:	257
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

ATTACHMENT C



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn

CUMBERLAND FARMS

A1A (SEAWAY DRIVE)
ROADWAY IMPROVEMENTS

VAC EXHIBIT

SHEET NO.

Eric.Kleier 11/26/2019 5:02:48 PM K:\VRB_Roadway\Cumberland Farms Fort Pierce\CADD\RDWY\EXHIBITS\Exhibit02.dgn

ORDINANCE NO. 19-037

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a Planned Development; and;

WHEREAS, on August 4, 2004, the City Commission granted approval for the Planned Development known as Harbour Isle at Hutchinson Island ("Harbour Isle"), and

WHEREAS, on July 26, 2006, the plat for the Harbour Isle subdivision was recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida; and

WHEREAS, the current property owner, Harbour Isle Development Commercial, LLC, has submitted a development review application for a major amendment to the Planned Development to allow for two (2) modifications; and

WHEREAS, City Code Section 22-40 requires a major modification to any Planned Development to follow the same procedure as set forth for a new Planned Development request.

WHEREAS, the City of Fort Pierce Planning Board, at its July 9, 2019, meeting, voted 5-0 to recommend approval of the application for Development Review (Major Amendment) to the City Commission; and

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Harbour Isle Planned Development as recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida, is hereby amended as follows and as shown in Exhibit "A"

1. Allow for the addition of a fueling station to be a permitted and allowed use in the Planned Development.

2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

SECTION 3. All other aspects of the original Harbour Isle Planned Development remain in full force and effect.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
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. 19-037 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, August 4, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19, 2019; and was duly introduced, read by title only, and passed on second and final reading September 3, 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 September 3, 2019.

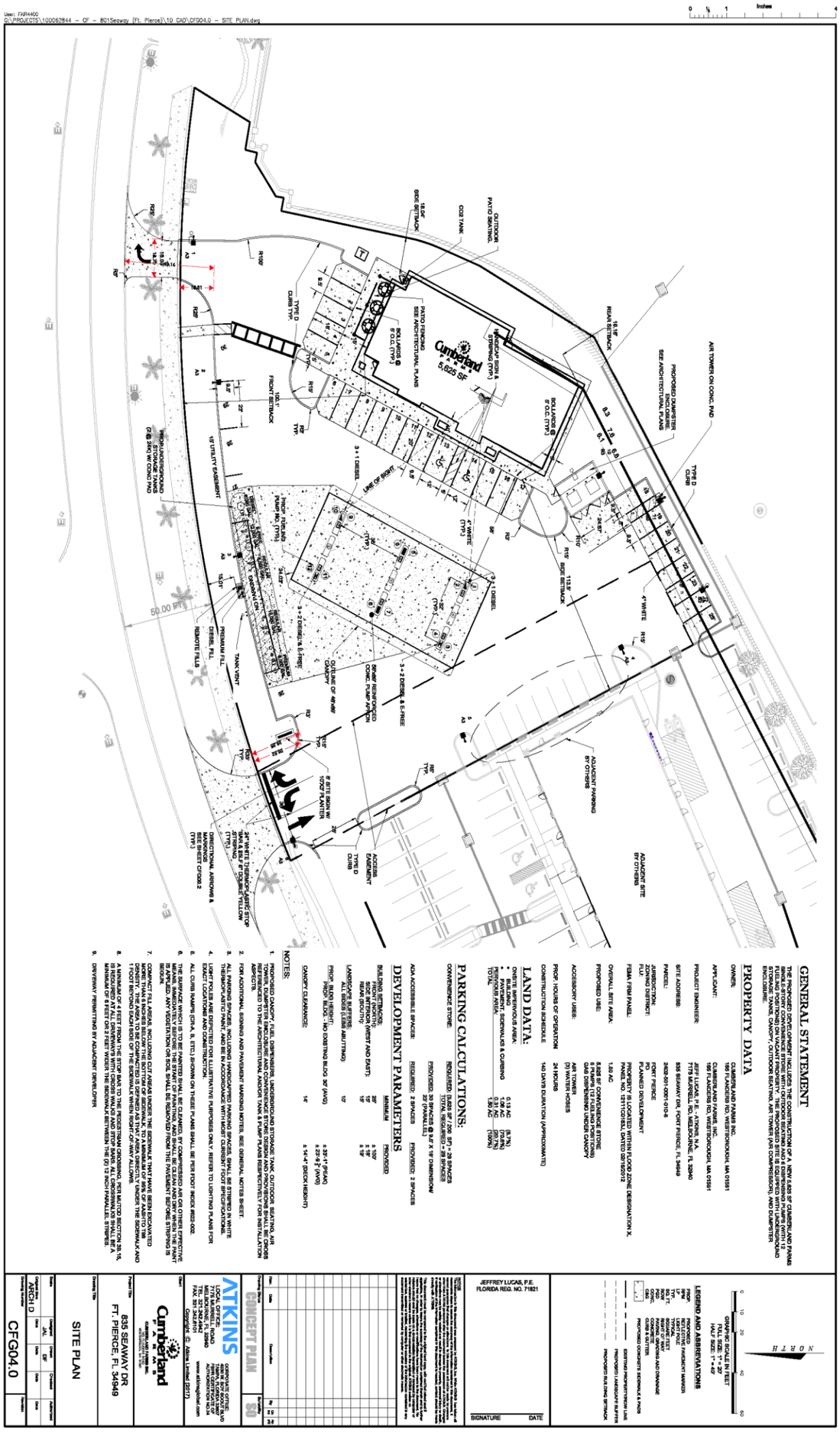
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Site Plan
Major Modification to Planned Development

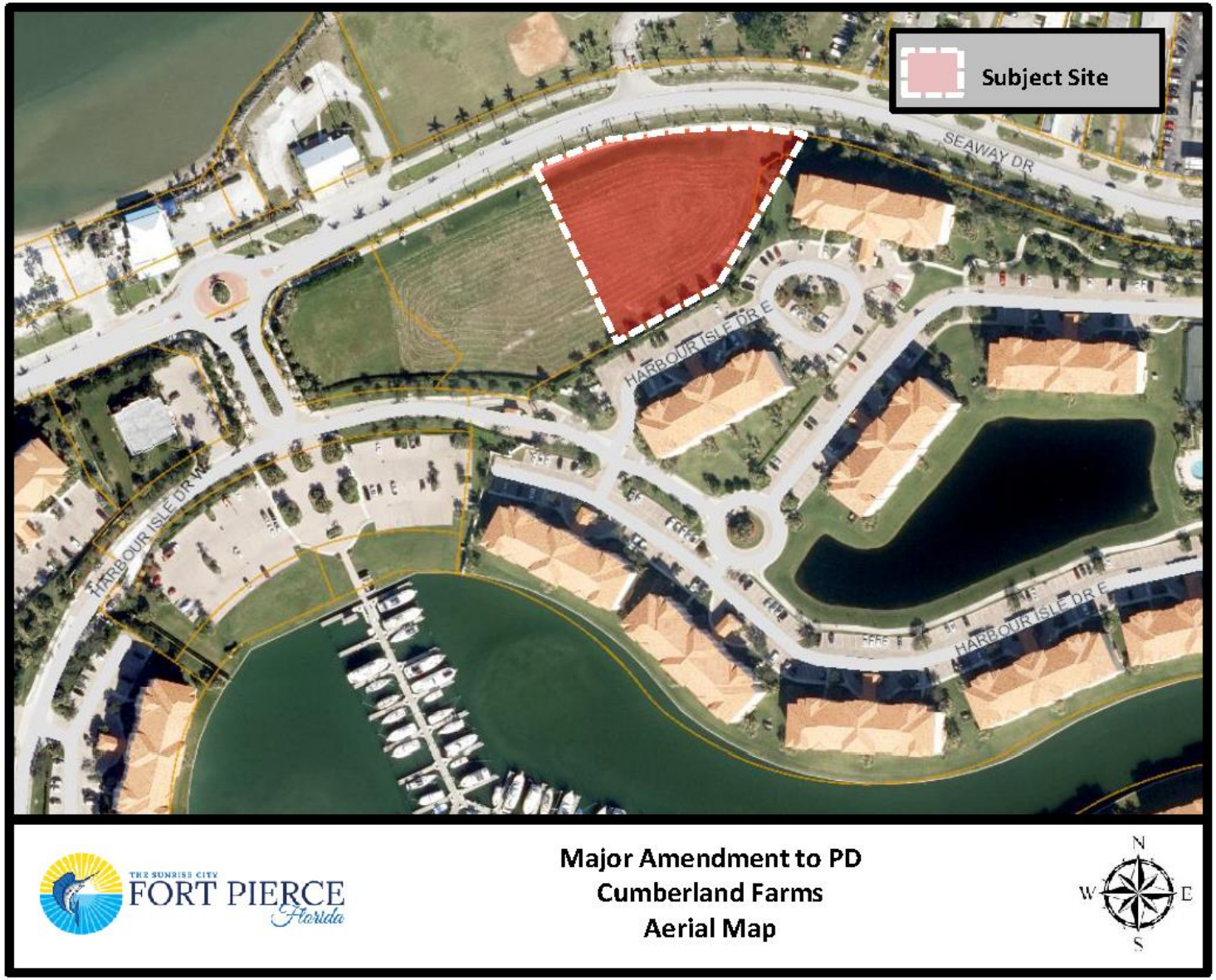


Major Amendment to a Planned Development

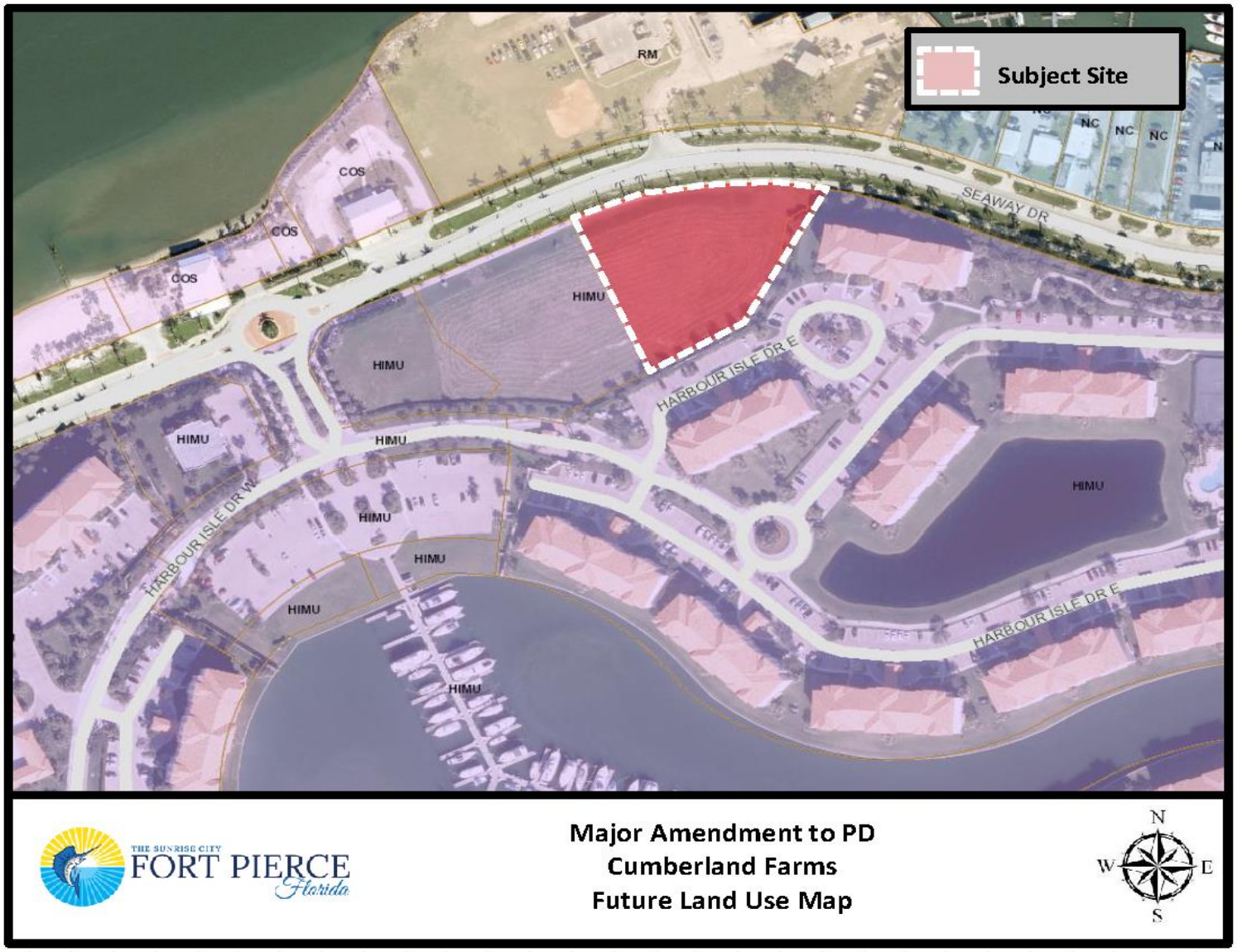


835 Seaway Drive

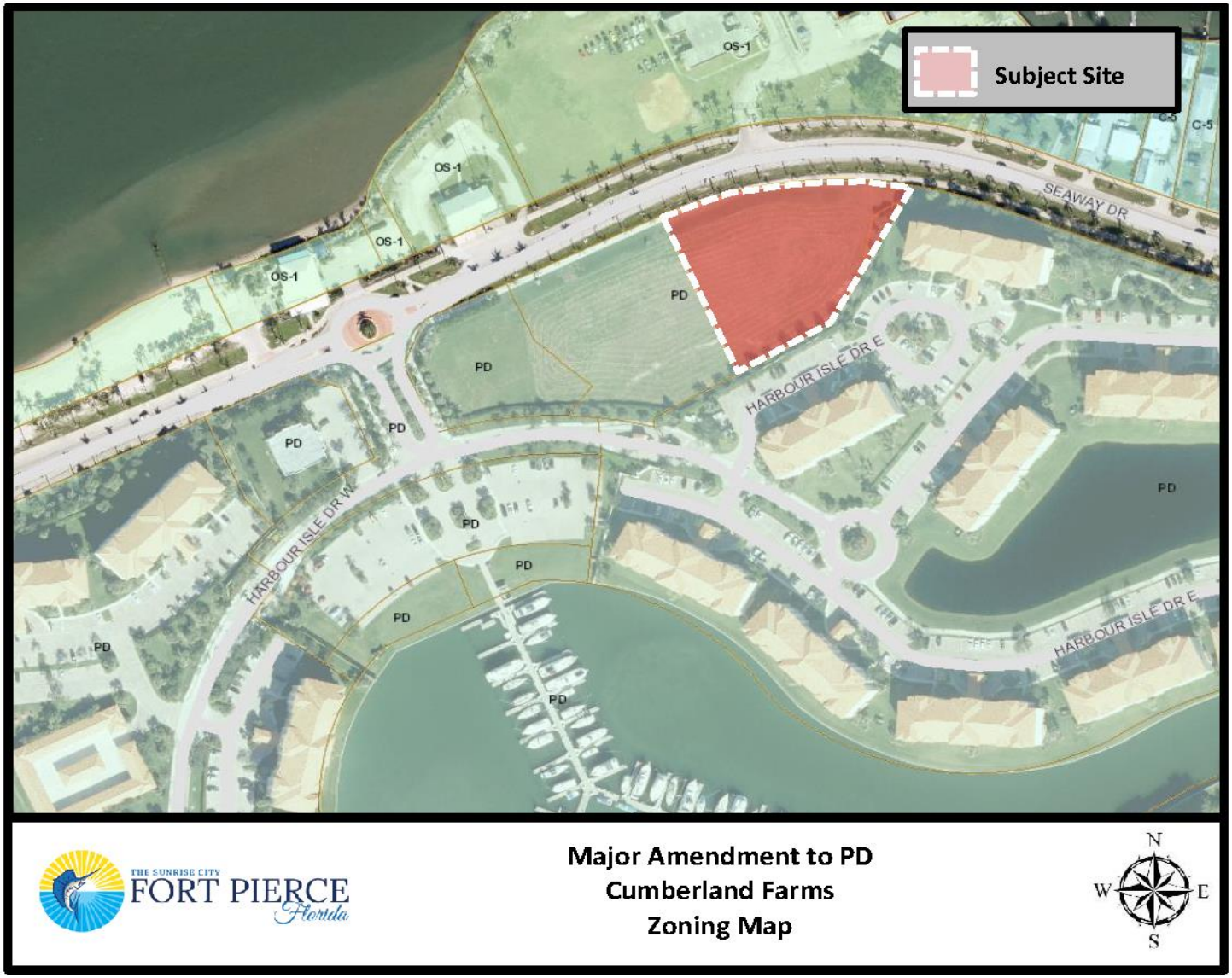
Aerial Map


Subject Site
SEAWAY DR
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Aerial Map
N
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Future Land Use Map



Zoning Map

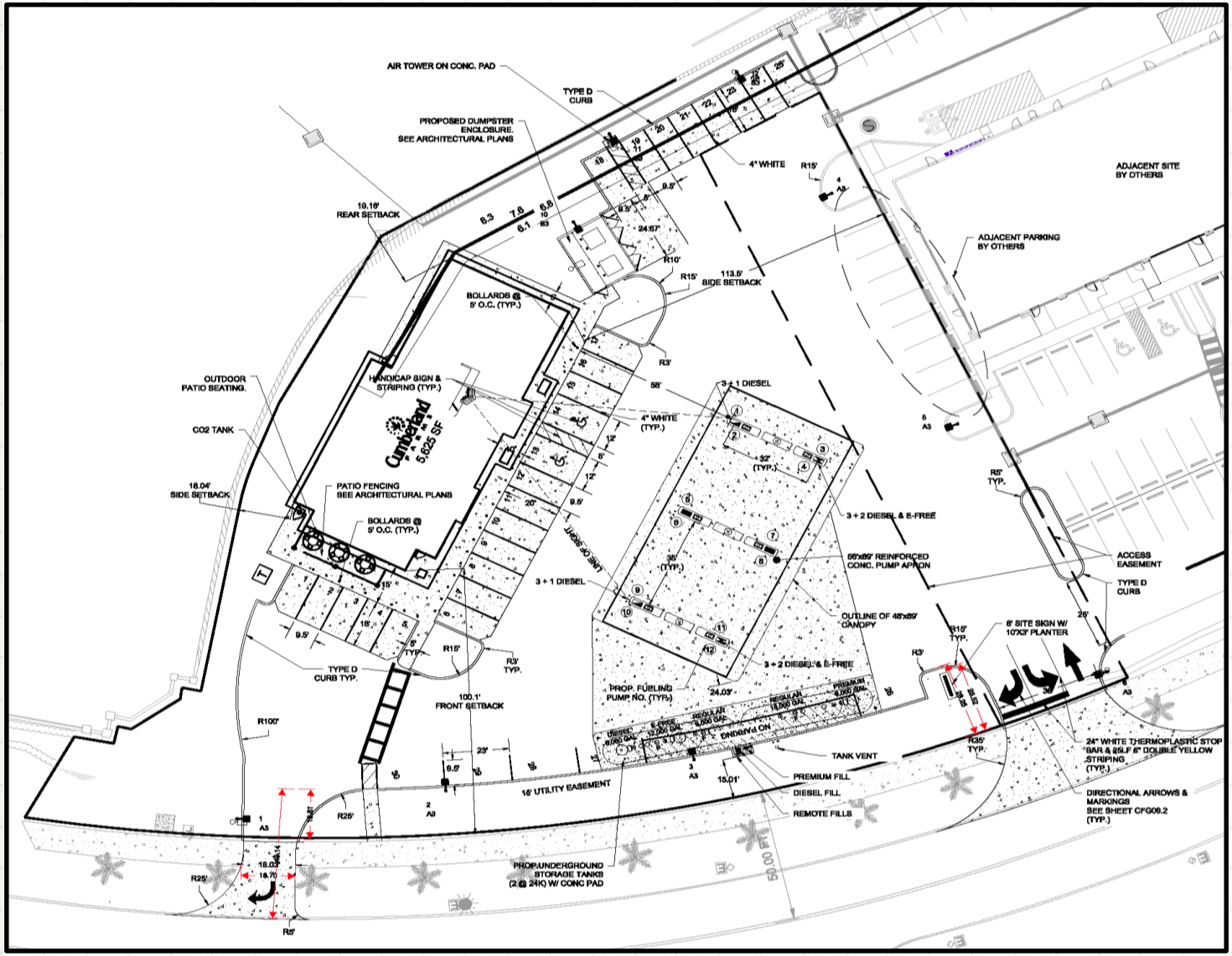

Subject Site
OS-1
OS-1
OS-1
OS-1
C-5
C-5
SEAWAY DR
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
PD
HARBOUR ISLE DR E
HARBOUR ISLE DR W
HARBOUR ISLE DR E
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
Cumberland Farms
Zoning Map
N
W
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Major Amendment to PD

Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a PD to add a fueling station as a permitted use

- Staff recommends **Approval** with four (4) Conditions
  - ❑ The area where this fueling station will be located is designated as commercial space and the proposed development is a commercial use.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


AIR TOWER ON CONC. PAD
TYPE D CURB
PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
4" WHITE
R15'
ADJACENT SITE BY OTHERS
ADJACENT PARKING BY OTHERS
19.19' REAR SETBACK
113.8' SIDE SETBACK
BOLLARDS @ 5' O.C. (TYP.)
OUTDOOR PATIO SEATING.
HANDICAP SIGN & STRIPING (TYP.)
CO2 TANK
Cumberland
5,625 SF
18.04' SIDE SETBACK
PATIO FENCING SEE ARCHITECTURAL PLANS
BOLLARDS @ 5' O.C. (TYP.)
3 + 1 DIESEL
4" WHITE (TYP.)
3 + 2 DIESEL & E-FREE
95'x89' REINFORCED CONC. PUMP APRON
ACCESS EASEMENT
TYPE D CURB
OUTLINE OF 48'x89' CANOPY
6' SITE SIGN W/ 10'X3' PLANTER
TYPE D CURB TYP.
100.1' FRONT SETBACK
PROP. FUELING PUMP NO. (TYP.)
DIESEL 30,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
E-FREE 10,000 GAL.
REGULAR 15,000 GAL.
PREMIUM 8,000 GAL.
DIESEL 30,000 GAL.
UNDERGROUND
TANK VENT
PREMIUM FILL
DIESEL FILL
REMOTE FILLS
16' UTILITY EASEMENT
PROP. UNDERGROUND STORAGE TANKS (2 @ 24K) W/ CONC PAD
24" WHITE THERMOPLASTIC STOP BAR & 25LF 6" DOUBLE YELLOW STRIPING (TYP.)
DIRECTIONAL ARROWS & MARKINGS SEE SHEET CFG09.2 (TYP.)
R100'
R25'
R5'
R35' TYP.
R3' TYP.
R15' TYP.
R5' TYP.
LINE OF SIGHT
500'

Notifications



164 Notifications

2 = In favor

2 = No Comment

54 = In Opposition (32.9%)

If 20% or more of property owners within 500 feet are in opposition, an **Approval** will require a concurring four-fifths vote by the City Commission.

Staff Recommendation

Staff recommends that the City Commission **APPROVE** the plan as presented 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.

CC Recommendations

Possible actions of the City Commission:

- APPROVAL of the Major Amendment to PD with no changes.
    - Staff recommends that the City Commission APPROVE, subject to four (4) Conditions of Approval.
    - Approval of the Major Amendment will require a 4/5 vote from the City Commission.
- APPROVAL of the proposed Major Amendment to PD with changes or additional Conditions.
- DISAPPROVAL of the proposed Major Amendment to PD.

Major Amendment to a Planned Development



835 Seaway Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

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

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Major Amendment to a PD and Design Review**
Cumberland Farms
835 Seaway Drive

BOARD DATE: August 19, 2019

STAFF REPORT

Owner: Harbour Isle Development Commercial, LLC
825 Seaway Drive
Fort Pierce, FL 34949

Representative: Atkins, NA (Jeffery Lucas)
7175 Murrell Road
Melbourne, FL 34940

Applicant's Request: Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a Planned Development (PD) to amendment to add a fueling station as a permitted use

Location: 835 Seaway Drive

Parcel ID: 2402-501-0001-010-8

Current Zoning: Planned Development (PD)

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Site Size: 1.50 Acres

Utilities: FPUA

Staff Analysis:
Request

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of the following (Major Amendment) to the Harbour Isle Planned Development:

1. Allow for the addition of a Fueling Station to be a permitted and allowed use in the Planned Development, and
2. Approve a site plan that would include a 5,625 square foot convenience store with fuel sales and associated improvements.

History:

On September 20, 2004, the City Commission granted approval for the Planned Development known as "Harbour Isle at Hutchinson Island." This PD consisted of both residential and commercial components. The commercial aspects of the project are located along Seaway Drive. One of the commercial developments proposed was a 15,000 square foot retail building. This commercial development was never built and the property remains vacant.

On January 21, 2019, the City Commission approved a 11,050-square foot retail development known as "Harbour Cay Shoppes" to be developed on the western parcel that abuts the subject property. Additionally, Harbour Cay Shoppes requested a reduction in the approved square footage of their building to accommodate an access driveway that needed to be reconfigured. On April 24, 2019, a Minor Amendment for the reduction (10, 530 sq. ft) in the building's square footage was approved through the Administrative Review process.

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. Designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The fueling station's design presentation is intended to blend in with the surrounding architecture in the area. Most notably, Chucks Seafood that is located nearby and the adjacent Harbour Cay Shoppes that was recently approved for development by the City Commission. The applicants have proved renderings of what the building will look like against the back drop of its surroundings. The provided 3D renderings show that the development would not overtly stand out, architecturally, from the surrounding buildings. The gas canopy will not feature a flat roof, but will instead feature a design that seeks to mimic the design and feel of the main building.

Site & Landscaping Plan

The proposed building is 5,625 square feet in size with twelve fueling positions. There are twenty-nine parking spaces that are required and the applicant is providing thirty parking spaces. Two handicap parking spaces are also required and are being provided as part of the thirty spaces. They will also be proving bicycle

parking in accordance with City Code 22-60(f)(1)(a). The Lighting Plan provided appears to be consistent with City Code Section 22-60(j)(1)(a), which stipulates that commercial projects shall have site lights that are a minimum average of two footcandles. It should be noted that Staff has detected some potential errors on the calculation summary and have requested that the applicant address this. After the Planning Board meeting the applicant addressed the above with Planning Staff and the error has been corrected on the plans, the applicant will submit a revised Lighting Plan with the Building Permit.

The Landscape Plan provides for seven Live Oaks, fourteen Sabal Palms, & six Mahogany Trees, as well as 551 various types of shrubs and groundcovers. Upon review of the Landscape Plan, Staff notes that it appears to be consistent with City Code 22-187, General Landscaping requirements. Staff has detected, however, some potential errors between the Code requirement table that the applicant provided on the Landscape Plan. Staff is asking the applicant to address this and provide clarification as it does not match the Landscape Plan provided. After the Planning Board meeting the applicant addressed the landscaping with Planning Staff, the applicant will have a revised Landscape Plan submitted with the Building Permit. The site plan does provide for pedestrian cross access from the sidewalk on Seaway Drive to the front door of the building.

Traffic

The Traffic Impact Report provided by the applicant incorporates data for not only the Cumberland Farms, but also for the recently approved Harbour Cay Shoppes. Staff has instead utilized the Capacity Analysis numbers provided as that data is germane only to the Cumberland Farms. The Capacity Analysis has determined that there will be an increase of 2,200 new additional daily trips that will be generated by the proposed project. Of these trips, 53 AM peak hour trips and 19 PM peak hour trips will enter into the site and 58 AM peak hour trips and 18 PM peak hour trips be dispersed onto the surrounding roadway network. The presented increase in daily trips has been stated to have no impact on the levels of service (LOS) within the project radius of the impact area. It should be noted, the traffic numbers presented take into account that the current Cumberland Farms site, with its associated traffic impact, is still active and in operation.

Technical Review Committee

All affected City Departments have reviewed the proposed applications for a Major Amendment to a Planned Development & 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 for review.

Planning Board:

The Planning Board at their July 9, 2019 meeting voted 5-0 to recommend approval of the request to the City Commission.

Public Notification:

164 letters were mailed to property owners within 500 feet of the subject property. As on August 7, 2019 49 letters have been received in opposition and 2 letters have been received in support. An update will be given at the City Commission meeting.

Staff Recommendation

The requested Applications for a Major Amendment to the Planned Development and Design Review meets 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 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 provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.

3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.

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.



THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
Cumberland Farms
Aerial Map

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THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
Cumberland Farms
Future Land Use Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
Cumberland Farms
Zoning Map

N
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Jeffrey Lucas (Atkins NA)
7175 Murrell Road
Melbourne, FL 34940

SUBJECT: **Cumberland Farms – 835 Seaway Drive**
TECHNICAL REVIEW PROJECT: # 19-43900002
DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)

Comments:

1. The site plan denotes a 23 foot tall sign along Seaway Drive. Per City Code 15-6(b)(3)(a), Sites that are less than or equal to three (3) acres shall have a maximum sign height of ten (10) feet. Because this project is in a Planned Development a Variance would not be allowed. Please adjust the height so that both the planter and sign are no more than 10 feet combined. Please note that all signs will be approved separately under individual Building Permits.
2. Provide documentation of the proposed cross access agreement with the adjacent property owner.
3. A lighting plan or photometric survey that is consistent with City Code 22-60(j)(1)(a) will be required at the time of Building Permit.
4. Advisory Comment: If possible please provide trip generation numbers for the current Cumberland Farms Site to compare the number of trips on the current site to the number of anticipated trips on the proposed site.
5. Provide bike parking pursuant to City Code 22-60 (f)(1)(a)

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by April 30, 2019 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

Date : June 5, 2019

RECEIVED
JUN 06 2019
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on June 3, 2019:

- [x] Development Design Submittal Package
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering advisory comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING ADVISORY COMMENTS:

1. **Advisory Comment:** Prior to issuance of a Site Work permit, the applicant shall provide a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17' Access Easement.
2. **Advisory Comment:** The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on an updated traffic study.

JRA/TST/tst
TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

RECEIVED
MAY 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 9, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 30, 2019:

- [x] Development Design Submittal Package
- [ ] 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 Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING COMMENTS:

1. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly, specifically the eastern and northern property lines.
2. Add a note to the site plan specifying the relocation of the two (2) SR A1A streetlights and one (1) royal palm tree must be coordinated with the City of Fort Pierce Engineering Department.
3. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545, or provide a revised recorded Access Easement permitting parking.
4. It does not appear that the appropriate landscape buffers are in place between the building and the proposed detention area; refer to Code of Ordinances Section 22-187(4).
5. All detention and retention areas are required to be screened with a 36" hedge per City of Fort Pierce Code of Ordinances Section17-34; please revise the landscape plan accordingly.
6. The new detention area appears to encroach into the existing oak trees root system as the trees will be located within the detention bank; how will this be accomplished without damaging the root system and ultimately the trees?
7. The demolition plan reflects the removal of six (6) oak trees along the southern property line yet the landscape plan identifies four (4) of these oak trees to remain, please identify the size of these trees and provide the appropriate mitigation calculations.
8. The submitted traffic report inaccurately identified Seaway Drive as a four-lane roadway between Indian River Drive and Harbour Isle Drive (refer to Exhibits 2 thru 5). The applicant shall revise the exhibits and applicable roadway/intersection analysis to reflect Seaway Drive as a two-lane roadway east of Causeway Cove Marina located near the base of the bridge.
9. Relocate the proposed site lights situated at the two driveways, from within the limits of the 15' Utility Easement.
10. Remove the mitered endwalls and culvert pipe from the two driveways, as the SR A1A drainage system is void of roadside swales.
11. Add a stop sign and stop bar to the eastern driveway.
12. Advisory Comment: The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on the updated traffic study.

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 : Cumberland Farms – 835 Seaway Drive
Development Design Review
TRC No. 19-43900002

DATE : April 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Development Design Submittal Package
- [ ] 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 Development
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING COMMENTS:

1. Update the site plan to identify all property boundary dimensions and bearings.
2. The site plan shall include a legal description of the property.
3. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly.
4. The survey submitted was not certified nor did it identify all recorded easements situated within the limits of the property. Please update the survey to include project boundaries per the recently submitted plat documents, recorded easements, total site area, and any other pertinent information as specified Section 17-27 of the City of Fort Pierce Code of Ordinances.
5. Update the site plan to reflect all impacted existing improvements (streetlights, palm trees, etc.) located with SR A1A and the proposed relocation these items.
6. Relocate the northeastern detention area to the rear of the property as specified in the City of Fort Pierce Code of Ordinances Section 17-34(c).
7. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545.
8. Provide a copy of the Auto-Turn analysis depicting the movements of a fuel tanker truck servicing the fuel tanks.
9. Provide a copy of the traffic report supporting the specified peak hour traffic as specified on the submitted Transportation Analysis. The report shall include information required under Section 22-217 for large-scale developments.
10. The site plan reflects a 15' utility easement along the north side of the parcel; is this existing or proposed and to whose benefit?

JRA/TST/tst

TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4.18.19
Property Address: 835 Seaway
Property Name:
Project Name: Cumberland Farms
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: 4/17/19

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900002

Development and design review

Cumberland Farms, 835 Seaway Dr., Ft Pierce

Comments:

Please consider moving the outdoor seating area further out (sliding the entire area towards the front of the building) to maximize the opportunity for natural surveillance of the fuel pumping area and general parking area by the users of that outdoor space.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900002

Development & Design Review – Cumberland Farms – 835 Seaway Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved - Both electric and fiber optic services are available to the site. Utility easement will be require for the propose FPUA facilities.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	April 18, 2019
SUBJECT:	**Development Review – Development & Design Review – Cumberland Farms – 835 Seaway Drive** Technical Review Project: #19-43900002

The St. Lucie County Planning & Development Services Department has completed a review of the April 4, 2019 distribution of Technical Review Project: #19-43900002.

Background

Application for Development (Major Amendment to PD) & Design Review for Cumberland Farms located at 835 Seaway Dive. The parcel is zoned PD, Planned Development with a Future Land-Use of HIMU, Hutchinson Island Mixed Use. The parcel ID for the property is 2402- 501-0001-010-8. The applicant would like to develop a gas station at the front of the Harbour Isle Development, along Seaway Drive. The proposed fueling station and convenience store will be approximately 5,625 square feet with 12 fueling positions.

Review Comments

1. Please provide a Traffic Impact Report for the proposed development, inclusive of driveway analysis. Based upon the projected trip generation, access points, roadway level of service, turn lanes may be recommended. In review of the project size and type, ITE Use Code 960, Super Convenience Market/Gas Station, based upon the independent review variable of 1,000 sq. ft. GFA, the project is estimated to generate 4707 AADT, whereas much may be pass-by, however such analysis should be conducted. Based upon the proposed traffic generation, greater capacity for vehicle stacking (in an organized fashion) is encouraged to avoid back-up into Seaway Drive.

2. The City of Fort Pierce in encouraged to conduct driveway analysis of the proposed adjustment, and corresponding adjustment pending to the west, including proposed driveway location(s), internal stacking/turn lanes, proximity of the cross access driveway to the eastern parcel to the property line, future driveway location for the parcel to the west. Restoration of internal connection would provide HI residents access without placing an external trip onto the roadway.

General Note(s):

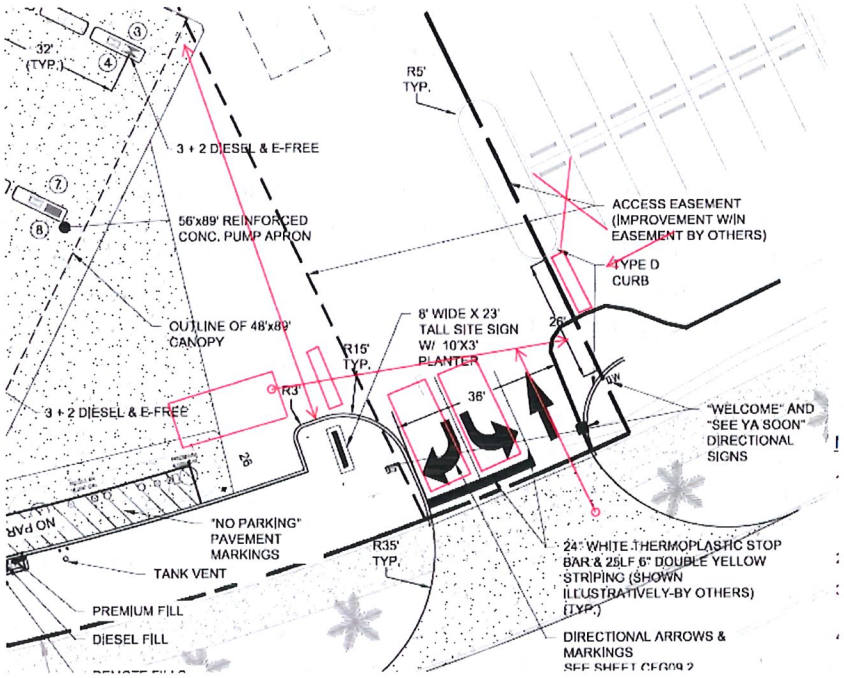
- What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted placed the commercial building towards the right-of-way to provide enhancement urban design, as well as greater separation of the commercial operation from adjacent residential units. Limiting hours of operation may improve compatibility, especially with the relocated building(s).

- Please consider a pedestrian connection between the proposed establishment and the development considered to the west.

- Is the applicant providing a loading space/zone for deliveries of stock or fuel? The loading area is encouraged to be located outside of the front yard, but in an area which may minimize impacts to the adjacent residences.

- The proposed parallel parking spaces (27-30) appear to conflict with the adjacent two-way driveway which reduces to a one-way exit, at the adjacent driveway. The spaces would cause movements against interior traffic flow.

- The alignment of the project's drive-aisle approaching the joint drive and adjacent project's northern most row of parking appear to cause an unsafe condition, if vehicles seek to traverse across this full access driveway to enter the western project:



- The applicant is proposing a reduction in vehicular use area landscaping based upon "preserved trees" which were planted (required) as part of the PD. The trees are required and not pre-existing to the Planned Development, therefore should not be eligible. The landscape plan should be amended to reflect the required interior vehicular use area landscaping.

- Please review clear vision areas as it pertains to proposed driveways, landscaping, etc.

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

Ordinance No. K-113 entitled, "AN ORDINANCE **REZONING** PROPERTY GENERALLY LOCATED **EAST OF SOUTH CAUSEWAY BRIDGE ON THE SOUTH SIDE OF SEAWAY DRIVE**, FROM R-3, SINGLE FAMILY MODERATE DENSITY ZONE, TO PUD, PLANNED UNIT DEVELOPMENT ZONE, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE." was placed on first reading and read by title only. (Property Owner: Causeway Island Trust)

Mayor Enns said he is sure all of them have had some contact with either Smithsonian or the applicant or others on this. Let the record reflect that they have. They are not trying to hide anything. (The Commissioners agreed they had been contacted regarding this item from people on both sides of the issue.)

Mayor Enns declared a Public Hearing on Ordinance No. K-113 in session and asked if anyone in the audience wished to be heard.

Mayor Enns asked is Mr. Simpson is he prepared to make a presentation at this point? This first item is the ordinance which changes the zoning from single family to PUD and the second Public Hearing will be on the application for the Preliminary Development Plan.

Mr. Philippe Jeck said he is an attorney for Jeck, Harris, & Jones and he represents the applicant here today. For his own clarification, is it the will of the Commission that he address one issue at a time or can he address them both together?

Mayor Enns said he can address both of them at one time; but if somebody gets up to speak on it, the first one is going to be on the zoning, if they could do it that way. He thinks it would save them a little time.

Mr. Jeck said he will address them together. By way of introduction to this project, he would like to take a moment of their time and introduce the developer that is behind the project. He believes that is important for them all to know for a couple of reasons. One being their code addresses the fact that they should be considering whether there is demand for the project before them and also the capacity of this developer to complete the project. He thinks for them to understand that element of what is before them, it would be helpful to understand Mr. Simpson's history. He started about 30 years ago in development with Ashland Oil and he was a pipeline engineer and built pipelines for Ashland Oil across the country. When they decided to commence a development arm in Florida, he became their first head of their development in Florida in the early 1970's. From that point in time he was then fully immersed into the development of residential projects and commercial projects. His first major project in Jupiter was The Bluffs. It was about a 324 acre site mixed-use. It had mid-rise condominiums, it had town homes, it had single family homes. And interestingly it had a marina, very similar to the marina that is going to be proposed to them today, that is an upland marina, a marina dredged out with development around it. He moved on from that extremely successful project in Jupiter to another project in Jupiter called The Shores, which was a 600 residential lot development that was actually the most successful project of that kind that Palm Beach County ever had. The next project he moved to was Jupiter Island. He moved into the luxury arena, building three consecutive high-rise condominium luxury projects on Jupiter Island, each one right after the other, and they were the last three condominium projects built on Jupiter Island. All three of

them were extremely successful, selling out a majority before the first stake hit the dirt in pre-sales. It was a very successful project that demonstrates, as all these projects have demonstrated, the ability to predict the market and develop a product that meets the market demand. The next project, he moved north up to Vero Beach area, Indian River County, and started a project called The Carlton at Vero Beach. Some of them may have visited that project, a very strong high luxury condominium project with multiple buildings with single family lots as well. It was a very successful project proceeded immediately by another project in the same area in Vero Beach or actually in the City of Indian River Shores. That next project is called River Club at Carlton. It is about 200 units, all luxury, single family, duplex units, carriage homes, and mid-rise condominiums again. That project then led to two more projects, one also in the same area in Vero Beach, single family lots, mid-rise, very successful project. It is well underway and almost all sold out as well. The next project immediately preceding this one is one known as Claridge by the Sea and that project is located right on the Martin County/St. Lucie County line just this side. It is in St. Lucie County. That project is again a luxury condominium high-rise project of 20 units that has received approval and is proceeding very strongly. That leads to this project, the Causeway Island project. This is his current on-going development project. His experiences with all of these other projects have let him choose this particular design which will be shown to them today, the product mix, and the pricing of it. He has been very well received in all the communities that he has had the opportunity to build in and develop in. But this project is of particular significance. This piece of property they have at Causeway Island in the City of Fort Pierce is a tremendous opportunity to build a gateway type of project. It is the gateway for the community to the beach side, to the island. Right now they have uses there as they know, a mobile home park and a water treatment facility. And this is going to change the entire character and the impression that this City creates for people heading to the beaches. Mr. Simpson feels extremely privileged to be given the opportunity to bring them a plan and be able to develop something that will be a signature of this City for many years to come. He would like to pass the microphone to Mr. Simpson and Mr. Boggs to explain some of the details of the project.

Mr. Greg Boggs said he is with Thomas Lucido & Associates. He won't spend much time talking about the site. There is a picture of the site. (Plans showing the project were displayed and Mr. Boggs distributed a drawing entitled "Harbour Isle Preliminary Master Plan".) It is approximately 108 acres. The application before them tonight is for 102 acres. There is a piece by reference in the development plan that Sandy Steele is passing out. It excludes six and a half acres just east of Smithsonian and south of A-1-A right of way. The site is a man-made spoil area basically consisting of primarily Australian Pines and Brazilian Pepper. It does have a shoreline of mangrove that the project will preserve. There appears to be no endangered or threatened plants or animals on the site. They have been authorized to begin some brief clearing to begin looking at the site for survey and topographic survey purposes. They have all been by it many times looking into it. It is a jungle of exotics. They are looking forward to removing the exotics and building the project and reinstituting the natives and some ornamental plant materials and other complimentary plant materials. Obviously, not the plant material that is there today except for the mangrove shoreline. Are there any questions before he moves on to the plan about the site itself?

Mayor Enns asked are there any questions? If not, proceed.

Mr. Boggs said the project itself, just for clarification, is for preliminary PUD. They will be back again before them for a final PUD. But tonight they are simply here to gain permission to proceed through the preliminary PUD process. Without belaboring the technical aspects of the plan, they meet or exceed all of their performance standards in the PUD section - parking, common area open space, building spacing, fire access, and police access. They went through site plan review with staff as well as the technical review committee. So they are confident based on that thorough review that it conforms to the ordinances. Just keying in on the plan, the site is basically bisected by the upland marina. It is a 73 slip public marina. On each side there are sixteen 24-unit, four story buildings. As they go through the project from A-1-A, the beginning is a paver stone roundabout, much like the one at the corner down at P.P. Cobb, probably half again as big as that. That is the beginning of the feature not only for their project but for passers-by that go on to the beach. It is a major landscape architecture and architectural feature. Progressing on, it is a double lane divided road. What they are picturing is a double outlay perhaps of Royal Palms that lead them to the restaurant which is along the public area together with a 1,500 square foot ship's store, public parking that accommodates the restaurant and ship's store and the marina. He would like to point out the areas that are being designated for public access for the general public. Obviously the entry into the project. But following the plan, they will go along the bulkhead of the marina where the restaurant and ship's store is. All the area in white, coming back to this area south of this building and back to A-1-A, will all be public. If they note the plan, it is kind of hard to see because of the scale of that plan, but there are two security gates - one on the east and one on the west. Past the gate is private for residents only. In terms of he thinks they are talking about a manned security system which will obviously maintain 24 hours a day security. But from that point on it is a private gated residential community. Each side of the community will have an eight or nine acre lake, approximately a nine acre lake with a 4,500 square feet cabana or activity area. There is a jogging path around each lake, two tennis courts, and sufficient open space for a gathering such as where they may rent a party tent for Christmas or some event out on the lawn. Each side as well, if they look at the little boxes on each side, those are 16,000 square foot storage areas for residents only, where if they have stuff they can't handle in their unit they have a storage unit. Basically it is a glorified garage unit that has an interior core that will be landscaped and architecturally detailed like the rest of the buildings. That is an overview. There are 768 units which is around seven and a half dwelling units an acre. In the PUD ordinance, they could go to 15 dwelling units per acre, so they are a little under half of what is allowed on the land. It would be four story buildings, much lower than the 200 feet allowed in the PUD ordinance. Other than that, the dwelling units he spoke about, the marina, the restaurant, the ship's store, and the storage. Mason Simpson will join him in a minute and they will talk about details. The other component to this just to the west of the entry is a six and a half acre kind of a wedge shaped parcel that appears to be part of the Smithsonian expansion. So all along the frontage of A-1-A will part of the Smithsonian, which is an exciting part of this project naturally to have this Smithsonian Institution come along. With that he will stop and maybe they can just limit it to questions versus continuing to discuss the plan.

City Manager Beach said he has a question regarding the six and a half acres they are considering for the Smithsonian. What type of development criteria are they placing on the Smithsonian for that site; or have they reached that point?

Mr. Boggs said he understood some discussion has gone on between Mr. Simpson and Dr. Rice. Perhaps Mr. Simpson could address.

Mr. Mason Simpson said he thanks the Mayor and Commissioners for the opportunity to speak before them tonight. As these fellows have said, they regard this as a real opportunity to come to Fort Pierce and provide what they think will be the gateway project to the island out there. They think they will set the tone and are very pleased to be here and pleased and honored to have that opportunity. They are here to affirm the decision of the Planning Board who voted 7 to 1 in favor of this project. The staff has been very helpful in working with them to work out conditions which at the end of this presentation they will want to go through one by one and clarify each one of them. But they have worked hard with them for a couple of months now and prior to actually making application for two or three months before that just trying to get their arms around this thing. As Mr. Boggs mentioned, they propose no high rise development here. They think that is an advantage to this town. They think it is an advantage to the Treasure Coast in general. And they are pleased they are able to come in with a plan that shows no highrise development. They believe they have the marina right in that they got it out of the river and put it on the upland property where it doesn't bother the existing boat traffic and in fact provides protected dockage for anyone who would like to use it. As Mr. Boggs mentioned, that is part of the public component of the project. Just a quick word or two about the economics of this. This will cost approximately $100 million to build, somewhere between $90 and $100 million. They see that as a very significant impact on the local economy. They think a very significant positive impact. At the end of the day when it is sold, they think it will add something in terms of $120 to $130 million to the assessed value of property here in St. Lucie County and Fort Pierce. They also see that as a very significant contribution to the local economy, not to mention the fact there will be 768 folks or households that will be living here and will be spending money in local restaurants and local stores and helping the economy in that fashion. That is all he had to say. He doesn't want to belabor this point any more than they already have because he knows they have a long agenda tonight. Just to answer Mr. Beach's question about where they are with the Smithsonian folks, he sees Dr. Rice is here tonight and she will probably speak to the issue and she is a much more eloquent speaker than he is. They are in the process of getting very close, and he would assume she would affirm this, to an agreement between them. They are trying to work their way toward a term sheet that will specify a number of different items including whatever conditions will be associated with that 6.5 acre parcel and the donation of that to the Smithsonian. If they have any questions for him, he will be right here; but he would like, unless they have some immediately, to go ahead and ask Mr. Jeck come up so they can go through one by one the conditions staff has placed on the project so they can clarify for their satisfaction as well as the City's anything that might be outstanding. (Mr. Boggs distributed a drawing showing the architecture of the proposed buildings.) He forgot about his pretty picture here. But this is the architectural style they intend for Harbour Isle and they think this is a very attractive building. This is a 24-unit condominium complex, four living

levels. And again, they think it is a very attractive building. They hope the Commissioners agree with them.

Mr. Jeck said staff has come up with seven recommendations for this project (outlined in the Memorandum from the Planning Coordinator dated September 5, 2001). In addition, there was some recommendations that came out of the Planning Board. He would just like to address them specifically so they understood clearly and hopefully they will share the understanding of what those conditions are. He has discussed these clarification points with Mr. Trias today and he believes he is comfortable with these points of clarification, but he can let Mr. Trias address that himself. The first item they have no change. They think it is clear. What it is Item #1: "The developer is required to design, permit, and construct the roundabout and the related sidewalks and landscaping that are shown on the plan." They are detailed further in this application submittal in terms of number of trees and what not, so they are comfortable with that.

Mayor Enns asked is Mr. Trias comfortable with that?

Mr. Trias said yes.

Commissioner Nelson asked let him ask staff at this point, in the event of an evacuation of that route, have they considered the possibility of slowing traffic down so much that they might have a safety hazard there?

Mr. Trias said yes. They consider that in every design of a roundabout and a roundabout is designed to actually make traffic flow better, so they have been shown to work well in those conditions.

Commissioner Nelson asked so they don't envision a problem slowing traffic down in the event of an emergency?

Mr. Trias said no.

Mr. Jeck asked may he move to Item #2? "The developer will construct a 20 foot sidewalk connecting the project with the Smithsonian aquarium on the north side of A-1-A and related landscaping." That would be the sidewalk at the bottom of the exhibit here. And the only point of clarification, like the description of the roundabout being as shown in the plan, they would like the sidewalk to be "as shown on the plan" so they are all clear that is where they are going to put it and approximately the type of vegetation they are going to put around it.

Mayor Enns asked Mr. Trias?

Mr. Trias said yes, that is acceptable wording. And of course, this is part of the overall master plan of that South Causeway area that eventually will get built.

Commissioner Nelson asked is that City-owned or County-owned property?

Mr. Trias said the right of way is D.O.T. right of way.

Commissioner Nelson asked is that in the right of way?

Mr. Trias said the sidewalk is going to be in the right of way. He is pretty sure of that.

Commissioner Nelson said that is a pretty far piece from the road there. It is not in the little park area there on the side?

Mr. Trias said the right of way is 100 feet. Those details will have to be worked out with the engineering plans.

Commissioner Nelson said if it is, they will work it out with the County?

Mr. Trias said they could do it either way.

City Manager Beach said they actually have the ability to do either of those. They could either put it in the park or in the right of way.

Assistant City Attorney Schwerer said just as point of clarification. There are some references in the staff report here and Mr. Jeck's references on the record tonight are referring to the plan, the proposed plan, and it is shown in the plan. Could they get that identified? Is that the plan that was submitted with the materials? And is that the same in every respect as this color rendition they have here before the Commission, so they understand for the record what...?

Mr. Jeck said yes. It is the plan that is included in the official application that is in their package for consideration.

Assistant City Attorney Schwerer asked is that plan the one that is attached to the agenda materials that is here?

Mr. Trias said yes. It is the preliminary site plan for the PUD application.

Mr. Jeck said thank you for that clarification. Item #3 is where they have a little bit of wording change to be a little more specific. It says in the original recommendation, "Reconstruction of an adequate portion of A-1-A...", which they propose to clarify by saying, "Reconstruction of not more than a 600 foot portion of A-1-A..."

Mr. Hector Arias, City Engineer, said on this A-1-A they will be hopefully administering the project for D.O.T. The 600 feet, he doesn't want to have that restriction because sometimes because of the type of requirements from D.O.T. it may be more than 600 feet. Let's say whatever D.O.T. requires. He would be more than happy to accept that.

Mr. Trias said some language that limits that to whatever is required to make the roundabout work with the design may be acceptable.

Mr. Jeck said that is all they are trying to qualify.

Mayor Enns said he thinks they need something more than just "an adequate portion". Somebody might take that to mean to the Martin County line.

Mr. Trias said yes.

Mayor Enns asked would the wording "acceptable to D.O.T." to make that roundabout work? Tie it to the roundabout.

Mr. Jeck said he thinks that would work fine. It's good clarification. That would be fine.

Mr. Trias said that is the intent of the recommendation.

Mr. Jeck said on Item #4, "Public access to those areas defined as public..." and he would like to clarify that to say, "Public access as those public areas as shown on the plan..." Previously when the plan was explained to them by Mr. Boggs, he outlined what the public areas were and they just want to make sure that is the public area they are referring to in Item #4.

Mayor Enns asked is there any question about that?

Mr. Trias said no, that is fine, that is acceptable.

Mayor Enns said he guesses it is up to the gates for the residents.

Mr. Trias said that is the intent of that Item #4, yes.

Mr. Jeck said going on at the very end of the recommendation of Item # 4, he will continue to read it. It says, "...shall remain in perpetuity to include parking lots, marina and pedestrian access to the waterfront." He would like to add clarification since they have lots of waterfront here - around lakes and everything. So that the clarification is "...the waterfront within the public area as shown on the plan" referring to the public area that was defined by Mr. Boggs. Then he would like to make one exception to that - "Except for any exclusive area conveyed to the Smithsonian." He will explain that. They are discussing with the Smithsonian of giving them a secure berth for two boats on one of the finger piers along the bulkhead and it is their request they be able to secure that area exclusively to their use so the public is not endangering their equipment. They are perfectly comfortable with that, so he would like to make that as an exception to this requirement of public access in this area.

Mayor Enns asked does Mr. Trias have any problems with that?

Mr. Trias said he thinks it is acceptable in the context of some design guidelines for the development of the Smithsonian property and so on. He thinks in addition to this, he thinks that would be a good thing.

Commissioner Nelson asked on the south side near the water, they are going to have 100 set back there for the water?

Mr. Jeck said actually the code requires a 50 foot setback from mean high water line for these buildings. The staff has recommended a 75 foot set back from this. This plan they are seeing is basically a minimum of 50 foot setbacks. And they are going to ask for the Commission here to depart from that recommendation of 75 feet and agree that 50 feet is sufficient for the purposes of the code and would be sufficient for the purpose of this plan.

Mayor Enns said that it Item #6. Let's go back to Item #5.

Commissioner Sessions said Item #4.

Commissioner Nelson said he was concerned about the public access of that.

Mayor Enns said they have an orderly process, going one at a time.

Mr. Trias said there are two recommendations that deal with public access. One deals with the public areas, that is the one that is being described now; and the second one deals with the setback in that area, that is #6.

Commissioner Nelson said what he is trying to address now is whether or not the public is going to have access to that area back there.

Mayor Enns said no.

City Manager Beach said if they go back to Item #5 and have that discussion, it will lead them to Item #6.

Mayor Enns said right, that is what he is trying to get to. Let's not play leap frog. They are going good.

Mr. Jeck said all right, they are rolling to Item #5 which says, "No additional gates or other means to eliminate public access shall be installed..." And again, he just wants to clarify that means no other gates, "No additional gates or other means to eliminate public access to the public areas shown in the plan..." Again relating back to that description of those public hearings. They are not going to restrict this area in here.

Mayor Enns said the gates that are proposed in this, will they point those out to the Commission?

Mr. Jeck said there is this guard gate to serve this half of the residential private area and there is a second guard gate at this point for the east half of the residential area. And they will agree not to move those. Perhaps there was a concern they would be moved up to this point and they agree not to do that. And that is what was his point of clarification addresses.

Mayor Enns said they would restrict public access they talked about previously.

Mr. Jeck said that is correct.

Commissioner Bryan asked on the public access to the marina, the public would be allowed to enter the marina area by boat?

Mr. Jeck said yes. There is no...

Commissioner Bryan asked they can come in to the docks and the restaurant, etc. that way?

Mr. Jeck said yes. There is no restriction in the plan, their proposal, or in staff's to alter that element.

City Manager Beach said if he may just for clarification, what they just described in Item #5 appears to conflict with Item #6. Is he going to go into that shortly?

Mayor Enns said let's get through with Item #5. Do they agree with Item #5?

Mr. Trias said it has to do with Item #6.

City Manager Beach said they don't, because it conflicts with Item #6 the way he stated it.

Mayor Enns said let's get through Item #5. Apparently they don't want them to move the gates, right?

Mr. Trias said that is right. The recommendation was that the gates would not be moved, as the attorney mentioned, to the entrance, for example. The second part of that is what Mr. Beach is...

Mayor Enns said okay, now they get to Item #6.

Mr. Trias said maybe a discussion of both issues at the same time would be appropriate.

Mr. Jeck said okay. Moving to Item #6, this deals with the setbacks between the buildings and the waterfront. In the first sentence they don't have any concern about "The setback between the buildings and the waterfront shall remain open space and properly landscaped and accessible to pedestrians." They would like to add for clarification that means "...pedestrians who live in the area within these residential developments." And then the next sentence, "The minimum setback for buildings shall be 75 feet from mean high water line." His point of clarification on that, it really is not a point of clarification, this is a change. They would like to have the right to build the way the code says, which is within 50 feet of the mean high water along the existing shore line. And as to the marina, they would like to have the right to build not closer than 30 feet to the edge of the marina. This plan shows the approximate location and it is to scale of where those buildings would be with a 30 foot setback or less than 30 foot setback on buildings around the marina.

Mayor Enns said let's get the clarification. The recommendation on the shore line is 75 feet. Mr. Jeck is asking for 50 feet which is in the code. The marina part is 30 feet. What does the code require?

Mr. Jeck said he believes that is minimum code requirement. The code does not talk about an internal marina setback.

Commissioner Benton asked how many of the buildings are basically about 50 feet away from the water? He thinks there are three. And the rest of them are more and in some cases 100 feet. It is just the way of the contour of the shore line. So just to state for the record they are looking at three buildings.

Mr. Jeck said they can see how this is a far greater distance.

Commissioner Sessions said he has one question while they are on that issue too for the City Attorney. Is it true the code is mute on that issue regarding internal facilities setbacks?

Assistant City Attorney Schwerer said he doesn't know. He thinks it does address it, but he thinks it is unclear in this particular case, if staff looks at it. He thinks Mr. Boggs and Mr. Trias would agree with him that it is unclear as to whether or not it is addressing the internal marina area. So it could be read either way. On the internal marina area he thinks it could be read for

the lower number. But it is a question of interpretation. He would like Mr. Trias's input on that since he administers that code regularly in the site plan review process and how he has interpreted that in the past if at all.

Mr. Trias said they have not interpreted it in the past or at least he hasn't; but he would apply the same rule to both the natural shore line and the marina. Their recommendation is based on the fact that the waterfront is one of the most valuable areas of the City. And the 75 foot setback allows for a more general use of that water's edge and maybe in the future perhaps some further development of amenities on the water. And that is a very important issue. There is a substantial amount of land in that interior of those two gated areas to redesign the plan to allow for a wider grass area along the water.

Assistant City Attorney Schwerer asked is it staff's recommendation in response to Commissioner Sessions' question that the 50 foot code for setback purposes from the mean high water line would apply to the Marina area and Mr. Trias' recommendation is for this project to increase it an additional 25 feet so it would be 75 feet in the marina area and 75 feet in the building area?

Mr. Trias said he thinks one possible compromise to that would be 50 foot within the marina and 75 feet along the natural edge of the lagoon. And that may work a little better from the point of the geometry there. The marina clearly has some different design issues there. It seems to be a beneficial thing for the City. In the PUR, there is a Section (d) on Open Spaces does talk about waterfront access for the public being one of the most important issues. The thinking here was that this is a very low intensity access. It is just simply grass and people may be able to walk around and so on. And the opportunity for something a little more could happen in the future if the residents of the community and the condo association chooses to do that in the future. He thinks that is a very valid planning idea at this point.

Mayor Enns asked is the property that is in question here, which is 75 feet versus 50 feet versus 30 feet, is that going to be part of the common elements of the condominium association?

Mr. Jeck said absolutely. This will all be common area owned by the condominium association as a common element to the individual units. That is correct.

Mayor Enns asked so any changes that ever took place in the future would be done by a vote of the majority of or maybe 2/3rds of the people in that condominium association?

Mr. Jeck said right. That is correct. In fact, he represented to Mr. Trias under the authority of his client that they will not put anything into their condominium declaration that would prohibit the association from in the future agreeing to do something if they wanted to do something as far as public access in that area.

Mayor Enns said when he is saying public access, is he talking about public access or private access for the residents?

Mr. Jeck said he used the term public in that instance to mean the general public. In other words, they will not prohibit as the developer, the future condominium association board from choosing what they want to do with this property along the water's edge.

They won't restrict it. If they choose to do it, that is up to them.

Mayor Enns said he won't have to, because they won't do it. That is fine. That is the way it should be. They own it.

Commissioner Benton said he was sitting at the Planning Board and the discussion with the setbacks off the water. He doesn't think there was ever any discussion on the marina part where they have the little canal leading back to the marina. To him, he would hate to put that restriction. He doesn't want to see any restrictions on the site plan as is, because once they start picking it apart he thinks they are going to eliminate some quality there and some green space. He has seem Mr. Simpson's projects. He knows from the Planning Board there was no discussion about the marina area. They were talking about the area looking at the Indian River. Like he said, there are only three buildings that are in that 50 foot range, the rest are set back more than that. He has no problem at all with that because he thinks if they are looking at green space versus sidewalk, if he is sitting there in his quarter of a million dollar condo, he doesn't need to look at a sidewalk out front with people jogging. He doesn't think that day will happen; but he would rather see the green and landscaping, and he thinks that is what they are trying to sell here.

Mr. Jeck said he has another point of information for the Commission to consider and Mr. Melville has alerted him to the fact that this Commission has approved in the recent past for Harbortown, which is understandably a commercial development, but a setback on the inside of the marina of 15 feet in that instance, which is not what they are asking for, but it is a point of information. That is what he has been told.

City Manager Beach said he can assure him this Commission didn't approve that. That was some time ago.

Mayor Enns said so they don't end up spending the rest of the night on footage, unless there are any more questions, because he wants to get this...

Mr. Trias said this is the only issue there is some disagreement about.

Mayor Enns said this is what he wants to get at. He wants to get the questions out of the way and see what the Commission wants to do on these footages and then they will proceed.

Commissioner Sessions said that is what he wanted to find out. They have gone through Item #1 through Item #6 and this is the first one that staff has a conflict with.

Mr. Trias said yes, this is the only one where they don't have an agreement.

Mr. Jeck said he is actually done because the other (Item #7) they don't have any points of clarification on.

Mayor Enns said the request of the applicant is that the minimum setback on the river side remain as per code at 50 feet and that the setback on the interior of the marina be at 30 feet. Are there three people that agree with the developer?

Commissioner Benton said he does.

Mayor Enns said he does.

City Manager Beach asked can they have some staff comment on that before they vote?

Mayor Enns said they have had staff comment on that. He thinks the issue is pretty clear. He knows what the staff's position is on it, that some day they think the general public will have access to this. He can tell them, knowing how condominium associations work, they are never going to have general access to this. And if they are going to put gates up there and restrict access to it, what difference does it make?

City Manager Beach said he thinks the idea they talked about here extensively is attempting to preserve the waterfront for the general public throughout the entire city, not just the waterfront downtown and the waterfront at the port, but the waterfront on the causeway as well. They have lost a great deal of it through the development of residential areas on the island. They are at a point right now where if they look at this over the long term they have the opportunity to preserve a great deal of that waterfront that in the future would give them the ability to tie that area, that causeway, they could tie it pedestrian-wise all the way to the downtown area for bicycling, whatever people do, walking. If they don't believe that is the most effective development, they need to go to larger communities and see what they are doing with their waterfront. They absolutely specifically require that the waterfronts remain public. And if they can't develop them public immediately, they at least preserve enough property so it can be developed in the future. And that is all they are asking them to do. His request of the developer was to leave a minimum of 100 feet. How it got to 75 feet he doesn't know. But it absolutely at a minimum should be 75 feet. It should be required to be maintained public. And that is what their job is as a City is to try to watch after public interest and do things that cause the long term development of this community to take place.

Mayor Enns said until that property is in the public's hands, then they are limited as to what they can do with it. They can request it. If they have objections to it, they have every right to ask for an exception.

City Manager Beach said they can require it.

Mayor Enns said they can require it. They can also turn the whole project down. They can do anything they want to. They have every right to ask for an exception and he is going to give them that right and it is going to be made by this Commission.

Mr. Trias said the code does require waterfront access to the public explicitly. That is what the code says on PUD, so it is a very valid issue within the discussion of PUD.

Mayor Enns said he would agree with him if he allowed the public access to any part of that project; but they are allowing the gates to be put up, they are not allowing the general public to go in there, so it doesn't make any difference to those except those who own it and the ownership is going to be in the common elements of the condominium association.

Mr. Trias said he thinks the distinction between vehicles and pedestrians is very significant in terms of how they limit access.

Mayor Enns said he doesn't care if it is landing craft, airplanes, bicycles, or whatever, it is still going to be part of the common elements.

Commissioner Benton said he would refer to Melody Lane. They have had their problems on Melody Lane. Can you imagine taking that problem and putting it behind these quarter million dollar on up apartments? People aren't going to put up with that. He was one that went to Boston and saw how the public had access to the waterfront everywhere. In a lot of places he agrees. The public has a lot of access to the waterfront in this City and he wants to see it. But in this area? They would threaten this project. And he thinks it is such a good idea that they built this inland marina instead of put a marina out into the river. There are some concessions the City should make and he thinks that is one. The public has access across the street to plenty of waterfront. This is probably one of the nicest developments the City of Fort Pierce has seen yet and he definitely doesn't want to threaten it.

City Manager Beach said it is a serious misjudgment to think that things are always going to be the way they are today.

Mayor Enns said he thinks they have had enough discussion about it, unless somebody has got a question.

Commissioner Nelson said he always ends up being the peacemaker. This developer is such a fine fellow. He thinks both the Mayor and City Manager have some very good points. How does he feel about it? In the long run they want this to be a first class City. And of course, what he is doing is a very commendable job. They want to meet with a happy medium here without having too much bloodshed.

Mr. Mason Simpson said it is interesting he would use that bloodshed parallel, because he thinks if they did what he hears Mr. Beach saying they should do they will put an arrow right through the heart of this project. There is no way people who come to buy and live on the water... They need to understand these residences are open to the water, that is the whole point of them, because people who live in them are buying that view. When they put a sidewalk behind them, they are at that point violating that privacy that those folks have at the back door of their home. He can't speak to the planning issues and obviously it is a passionate thing with Mr. Beach and he doesn't want to be in a position here of being in disagreement with him about that aspect of what he likes to see. But he can tell them that on the sales floor of this condominium project once they get to that point they will have serious buyer objections and it might very well be enough to be the death knell for this project. That is exactly what he thinks about it.

Commissioner Sessions said so in essence they would be setting him up for a failure.

Mr. Simpson said he doesn't want to hang that on Mr. Beach, obviously he is very passionate about it. But he does not believe this project, he can't tell them whether they will lose 50 sales or 500 sales over an issue like this. But he can tell them that for every prospect that comes in that door that he has to say, "Oh by the way, after you buy this maybe some time down the road there

will be public walking behind your home." He can see people turning around and walking out the door and saying, "Let's go find some place where the back is what we think we are getting."

City Manager Beach said they can accept that argument if they choose, but just everybody he knows lives in a place that people can walk by their house. They can walk by their house, behind their house, or wherever they want to. They have a proposed development downtown that is approximately $30 million worth of condominiums that people walk all the way around it, not just in front of it or behind it. They have a developer sitting out here now that is talking about building a development where people can circle it, drive through it, drive around it, walk under it. And that simply is not an effective argument.

Mayor Enns said they are just about to get to the end of this argument.

Commissioner Bryan said she has a question. She doesn't know of Mr. Jeck could answer it or maybe Mr. Boggs, about the fringe on the water. She can't tell from this rendering. She is assuming that is a border of mangrove trees.

Mr. Jeck said yes, those are existing mangroves which cannot and will not be interfered with.

Commissioner Bryan said correct. She can't see how anybody could put a sidewalk out there with that already in a protected area.

Mr. Jeck said he would also like to take the opportunity of answering this question. Just to remind everyone that the careful planning that went into this was to create a very accessible and usable public space and access to the waterfront and what waterfront brings to it and the marina brings to this plan right here where people can enjoy that unique feature. That has gone to address the concerns of having the public with the opportunity to benefit from waterfront.

Mayor Enns said they will be here until midnight if they don't get off this issue.

Commissioner Sessions said he would like to make a motion; but at any rate, before he makes that motion he wants to make a comment or two.

Mayor Enns asked is this a motion on the overall project?

Commissioner Benton said 50 feet, the condition.

Commissioner Sessions said on the condition itself, the setback.

Motion was made by Commissioner Sessions, seconded by Commissioner Benton, to go along with proposition of the Developer regarding the setbacks, what has been proposed is 50 feet and 30 feet, as opposed to what Staff is recommending.

Those voting in favor of the motion were: Commissioners Benton, Nelson, Sessions, and Enns. Those opposed: Commissioner Bryan.

Mayor Enns said Item #7 is environmental permits.

Mr. Trias said that is routine.

Mayor Enns said they are still in the Public Hearing. Does anyone wish to speak?

Ms. Marcia Baker said she lives on Seaway Drive and she welcomes with open arms this development, except she has one concern. When the roundabout was being built down along the waterfront, there were plenty of detour areas. She would like to know what provisions are going to be made for the months of construction on A-1-A, including the drainage underground utilities she presumes and the roundabout. Is there going to be a two lane access to the island and where is it going to be and who is going to pay for it?

Mayor Enns said the roundabout and the additions to Seaway Drive are going to have to be approved by the D.O.T. because it is a D.O.T. road. He thinks there will probably be an opportunity to address those questions at some future date.

Mr. Trias said yes and the design has not been prepared yet and all of those issues have to be addressed in the design process.

Mayor Enns said this is actually the rezoning. At this point the public comment should be just addressed to the rezoning from R-1 to PUD, Planned Unit Development.

Mr. Jim Piowaty said they have made a major point that the public would be able to use those docks and all that. They have 768 units. He wonders how many docks they have? How many people will be able to drive in and park at the docks? Do they have 200 docks, 100 docks, how many docks do they have?

Mayor Enns said he thinks the site plan calls for 73.

Mr. Piowaty said it is pretty likely those docks will be filled up by the residents.

Mayor Enns said well, they will take care of the overflow at the City Marina.

Seeing no one further and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Motion was made by Commissioner Benton, seconded by Commissioner Bryan, that Ordinance No. K-113 be passed on first reading.

Those voting in favor of the passage of Ordinance No. K-113 on first reading were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

The next item on the Agenda was Public Hearing on Application for Preliminary Development Plan filed by Causeway Island Trust to construct **Harbour Isle Project**, a mixed use development to include multi-family housing, restaurant, marina, etc. on property located east of South Causeway Bridge on the south side of Seaway Drive.

Mayor Enns declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Dr. Mary Rice said she is Director of the Smithsonian Marine Station at Fort Pierce. She is speaking on behalf of the Smithsonian Marine Station at Fort Pierce as a neighbor and adjoining property owner of the proposed Harbour Isle development. The Smithsonian Institution has been a proud member of the Fort

Pierce community since 1969. The Smithsonian Marine Station at Fort Pierce, a branch of the Smithsonian Institution in Washington, D.C. was established in this community because the Indian River Lagoon represented one of the most important estuarine systems in the world and they felt it their obligation to better understand its rich biodiversity and ecological processes in a way that would not only benefit the citizens of this special city, but that would also enable them to take the lessons learned here and apply them to other ecosystems throughout the world. From the beginning, they recognized their commitment to this community was long term and for their organization to succeed they needed to be responsive not only to their mandate for marine sciences, but also to the citizens of this city and region. They therefore have developed over a period of three decades a robust program of science in service to society as well as a broad program of educational outreach aimed at teaching citizens at all levels of society of both the wonder and the importance of the natural resources they enjoy on the Treasure Coast. They were initially housed on a converted barge on the campus of the Harbor Branch Oceanographic Institution. Their relations with Harbor Branch were cordial and productive and remain so today. Over a number of years, however, they increasingly recognized the need to establish their own campus. After an extensive search, bearing in mind their need to be in a location which offered them access to water, to a variety of habitats in the Indian River Lagoon, and to public attractions, they chose to relocate to Seaway Drive. Over the past few years, they have begun the process of developing their campus with the construction of a laboratory building and relocation of a house for the use of visiting scientists. They are in the process of constructing a new storage building and plans are readied for construction of a new research platform, seawater system, and another research building. At the same time, recognizing the popular demand for greater education on the Indian River Lagoon and related marine/coastal issues, they worked very hard and were successful in relocating a prime attraction in Washington to Fort Pierce and that is the coral reef ecosystem and expanding this presentation to include habitats of the Indian River Lagoon. Over the ensuing years this presentation will be enriched by new temporary exhibits and a vigorous informal education program for the citizens of this City and region. In addition, they have worked diligently with the St. Lucie County school system and the Indian River Community College in developing courses and classes for the students from the elementary to the undergraduate level. They share the vision of this community and the St. Lucie Research and Education coalition to develop Fort Pierce and St. Lucie County into a major national center for research and education. In their original planning for their site at Seaway Drive, they always envisioned the acquisition of additional property including waterfront to meet their vision over the next half century. In negotiations with the MacArthur Foundation and later WCI, it was clear they understood their needs and indicated their willingness to work with potential buyers to accommodate their requirements within the context of future development. Their needs are basic. As an internationally recognized marine research laboratory, they need assured and unencumbered access to the Indian River Lagoon for their research purposes. This includes the ability to have a research platform extending into the Indian River Lagoon upon which to conduct experiments with easy access to and from their campus. They require appropriate dockage for their research vessel, for visiting research vessels, and other small boats used in modern marine research. They require access to flowing sea water for laboratory experiments. In addition, they require sufficient acreage to build

the necessary buildings to serve their research and education needs. They have extensively reviewed the plans of Harbour Isle Development Company and held a series of consultations with Mr. Mason Simpson, as he has pointed out, and with his architectural firm. They recognize that development will occur at the site and their discussions have been focused on how such development can proceed to assure a synergistic versus an adversarial relationship. All of their aforementioned requirements have been made known to Harbour Isle Development Company both verbally and in writing. They have also been cognizant of the need of the City of Fort Pierce to expand its tax base by appropriate development, and thus their approach to negotiations has been to create a win-win situation for all stakeholders. In an ideal world, this would not be how they would develop the site. However, they are extremely sensitive to the needs to balance inevitable growth with sensible needs for the environment and their own needs. Their conversations with Mr. Simpson have begun to yield a formula which will allow for the type of synergy for all parties that she has alluded to. The key will be a resolve on all sides of this issue to successfully implement this formula in a timely fashion and for the City Commissioners, they hope, to periodically review progress toward this end. If this formula can be successfully concluded into a binding legal framework agreed to by all parties, the entire City of Fort Pierce and the region will indeed benefit in the end. They have responded just this morning to Mr. Simpson's most recent proposal. They remain confident of Mr. Simpson's good will on the issues and his willingness to seek alternative means to satisfy the needs of the community including the Smithsonian Marine Station at Fort Pierce. His willingness to donate property and work with the Marine Station on certain infrastructure issues are all very positive sides and they thank him and his corporation for approaching the issue with understanding and the spirit of a new neighbor joining their rich and storied community.

Seeing no one further and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Commissioner Sessions said first of all he would like to say this is a Grade A project. This is beautiful. He has not seen anything that resembles something of this nature given the architectural design for these buildings in their immediate area in a long time. And knowing his staff the way he does, he sees Ramon Trias's name written all over this. But he thinks it is time they become a little more user-friendly, for a better choice of words, developer-friendly. Let's face it, they are in a crisis here; and that crisis is called southern flight. It is about time they place developments of this nature and this magnitude in their community. It is an attraction. When they look at where it is going, it is a sight for sore eyes. It is near that water treatment center as well as the trailer park they have been talking about and having so many problems with. He is just grateful an individual would even have an interest to come in this area and put such a development in this area. He is grateful to him for doing so. They have a jewel. God has blessed us with the waterfront and it is about time they start utilizing their jewel to their advantage and reap the benefits of it. In light of that he is prepared to make a motion.

Motion made by Commissioner Sessions, seconded by Commissioner Benton, to approve the Preliminary Development Plan filed by Causeway Island Trust to construct Harbour Isle Project on property located east of South Causeway Bridge on the south side of Seaway Drive.

Commissioner Benton said he would just like to make a couple of comments. He would like to see a condition. He did talk to Mr. Simpson about this. If they look at their site plan, the landscaping that is on the east side along A-1-A, he would just ask him if he could continue it just to the south. They are not talking about a lot there. But he is just asking again if that would be considered just to the border of the property.

Mr. Simpson said it is not a problem, but he is not sure he understands exactly where he is talking about.

Commissioner Benton said from the roundabout to the west to continue what is on the east side. Would they consider that?

Mr. Simpson said yes, they would certainly do that. He had forgotten about it; but he is exactly right, he did mention it to him. Even though that is the property they propose to give to the Smithsonian, they will continue that same landscaping theme along the A-1-A right of way.

Commissioner Benton said if they would work with the Smithsonian, he just thinks it would make the project look a lot better because they wouldn't be coming off the bridge and looking right at the interior part of a parking lot.

Mr. Trias said within a year a final plan has to be submitted. He thinks at that time those very specific changes can be incorporated very easily. And then hopefully the Smithsonian will have, that area may have a better clear idea of what is going to happen.

Mayor Enns said he almost hates to bring it up. There was some question in previous years as to whether the City has jurisdiction over the Smithsonian as to construction and landscaping. Does that still apply?

City Manager Beach said that is still an issue. He would hope that in their discussions with Mr. Simpson and Harbour Isle, that in their conveyance of the land to Smithsonian that they will put some requirements on Smithsonian to comply with landscaping issues and fencing issues that would make their development more attractive.

Assistant City Attorney Schwerer said he understood the discussion on that specifically to include that. He thinks Mr. Jeck and Mr. Trias were exchanging comments at the time. But he thinks it was absolutely clear that whatever conveyance is made, Mr. Trias had a comment that he wanted that to be specifically reviewable by City staff with the ability to comment on the type of development that would be undertaken by Smithsonian. Is that what he understood?

Mr. Jeck said yes. In fact, the very latest exchange of letters between the two parties has confirmed a willingness on both sides to work together on an architectural plan and restrictions that accommodate the needs of the project and the City.

Assistant City Attorney Schwerer said so when they ask the Commission for that exception, which they seem willing to agree, it was on the provision that City staff would retain and review an approval process over what was built by Smithsonian?

Mr. Jeck said the exception he discussed was strictly dealing with the public's ability to have access to this one dock, a finger pier with two boat slips on it, which was going to be secured and

therefore not accessible to the public. That was the only exception he had made to the staff.

Mayor Enns said he thinks what they are looking for now is the conveyance of this property down here.

Assistant City Attorney Schwerer said the 6.5 acres.

Mayor Enns said right, in the northwest corner of the project next to the existing Smithsonian; and their conveyance, that whatever the Smithsonian does there it will have to come to the Commission for approval.

Mr. Trias said the discussion they had previously with the developer very informally was that it was to their advantage to have some...

Mayor Enns said they are going to put it in the site plan approval.

Mr. Trias said that will be staff recommendation that will be one of the conditions.

Commissioner Benton said the only thing he was concerned about was that landscaping out front just along A-1-A. He knows Mr. Simpson figured it was a good idea. The other thing he would like to say, he agrees with Dr. Rice as far as unfortunately it is not a perfect world or they wouldn't have a sewer plant out there and some of the facilities they have. But he did talk to County Commissioner Barnes the other day and hopefully this will iron out and there will be an agreement with the Smithsonian and Mr. Simpson. But if not or if it doesn't work out perfectly, hopefully they can work out something between the Historical Museum and the Aquarium over there. There is a lot of County property that has the ability to get to the water. He knows County Commissioner Barnes felt they could maybe work something out there. Hopefully they can work with them and get this straightened out.

Assistant City Attorney Schwerer said one final thing if he can ask staff for clarification on something. A great deal of what has been presented by the developer and what has been discussed by the Commission depends upon the architectural renderings of the building that have been presented which apparently are very first class in quality. What controls do they have in place at this point in time - and he knows it may be a minor point - to assure the Commission that if they are approving the conceptual site plan or conceptual development plan that this is the type of architectural quality the City and the Commission can expect from the project?

Mr. Trias said the only real specific control is the number of stories and the ultimate height which is four stories and 60 feet. Any additional design ideas should be mentioned as a condition.

Assistant City Attorney Schwerer asked does he have anything to suggest to the Commission in that respect?

Mr. Trias said just a general comment that it will be consistent with the representations made to the City Commission through the renderings. That will be sufficient.

Assistant City Attorney Schwerer asked is that acceptable?

Mr. Simpson said yes, it is.

Commissioner Sessions said as maker of the motion, he includes that stipulation.

Commissioner Nelson said Mr. Simpson and the Smithsonian have been working hard and he appreciates that very much. In his discussion when they talk about a dock in the southwest portion of that property, are they going to have accessibility to that for either him or the Smithsonian?

Mr. Simpson said they hope not because they would like to, as they have mentioned before, provide them the dockage at that location. They do not need another dock.

Commissioner Nelson asked have they all worked that out?

Mr. Simpson said they are in the process of discussing it. He does not think it would be a fair characterization to say it is totally worked out, but that is the direction they are moving in. Yes, they are doing that.

Those voting in favor of the motion were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

MAYOR ENNS DECLARED A RECESS AT 8:50 P.M. AND THEN RECONVENED THE MEETING AT 8:55 P.M.

Ordinance No. K-106 entitled, "AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 17 OF THE CITY CODE OF ORDINANCES BY REPEALING SECTION 17-1 THROUGH 17-11; CREATING REVISED AND AMENDED SECTIONS 17-1 THROUGH 17-9; PROVIDING FOR PAYMENT OF COSTS ASSOCIATED WITH RIGHT OF WAY ABANDONMENT; CREATING SECTION 17-7 ENTITLED "**PLACEMENT OF UTILITY FACILITIES IN THE PUBLIC RIGHT OF WAY**" TO PROHIBIT THE OPEN CUTTING OF STREETS OR DISRUPTION OF THE PUBLIC RIGHTS OF WAY; PROVIDING DEFINITIONS; PROVIDING FOR THE APPLICATION FOR, THE GRANTING OF, OR CANCELLATION OF PERMITS; PROVIDING FOR APPEAL; AMENDING AND RENAMING SECTION 11-35 OF CHAPTER 11 OF THE CITY CODE OF ORDINANCES ENTITLED "PLANTING AND MAINTAINING VEGETATION IN THE RIGHT OF WAY"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE." was placed on second and final reading and read by title only.

Mayor Enns declared a Public Hearing on Ordinance No. K-106 in session and asked if anyone in the audience wished to be heard.

Seeing no one and hearing no one wishing to be heard, Mayor Enns declared the Public Hearing closed.

Motion was made by Commissioner Bryan, seconded by Commissioner Benton, that Ordinance No. K-106 be passed on second and final reading.

Commissioner Nelson said he would like to have it stated he thinks the definitions should be up front as opposed to in the body of the thing, but he is not going to insist on it.

Those voting in favor of the passage of Ordinance No. K-106 on second and final reading were: Commissioners Benton, Bryan, Nelson, Sessions, and Enns. Those opposed: None.

Harbour Isle

City of Fort Pierce

Amendment to Approved Development Plan

SEAWAY DRIVE (S.R. A-1-A)

Site Data:

Total Site Area	108.9 Ac.
Existing Zoning	PUD
Dwelling Units	912 Units

Density Calculations:

Total Site Area 108.9 Ac. - Tract 'I' 0.9 Ac. - Tract 'E' 1.8 Ac. - Tract 'F' 1.2 Ac. - Tract 'G' 0.4 Ac. - Tract 'H' 0.3 Ac. - Tract 'J' 2.0 Ac. - Tract 'K' 0.9 Ac. - Tract 'L' 0.8 Ac. - Tract 'M' 1.2 Ac. - Tract 'D-1' 3.1 Ac. - Tract 'N' 1.1 Ac. = 95.2 Ac.

912 Units / 95.2 Ac = 9.6

Density Allowable Per Comp. Plan	11 Du/Ac
Density Allowable Per Zoning	15-18 Du/Ac
Density	9.6 Du/Ac

Tract Areas:

Tract 'A'	14.4 Ac.
Tract 'B' (Includes CE-1, CE-2, WMA-1 & WMA-3)	57.2 Ac.
Tract 'C' (Includes CE-3 & WMA-2)	20.9 Ac.
Tract 'D-1'	3.1 Ac.
Tract 'D-2'	2.1 Ac.
Tract 'E'	1.8 Ac.
Tract 'F'	1.2 Ac.
Tract 'G'	0.4 Ac.
Tract 'H'	0.3 Ac.
Tract 'I'	0.9 Ac.
Tract 'J'	2.0 Ac.
Tract 'K'	0.9 Ac.
Tract 'L'	0.8 Ac.
Tract 'M'	1.2 Ac.
Tract 'N'	1.1 Ac.
Total Site Area	108.9 Ac.

Site Area:

	Area	Site %
Buildings	14.2 Ac.	13.1%
Marina	14.4 Ac.	13.2%
Lakes	8.0 Ac.	7.3%
Submerged Land	1.3 Ac.	1.2%
Vehicular Use Area	24.8 Ac.	22.8%
Open Space (Inclusive of Rec. Areas, Walkways & Required Landscape Areas)	46.2 Ac.	42.4%
Total Site Area	108.9 Ac.	100.0%

Impervious Area:

	Area	Site %
Buildings	14.2 Ac.	13.1%
Walkways/Plaza Areas/Jetties	4.5 Ac.	4.1%
Vehicular Use Area	24.8 Ac.	22.8%
Total	43.5 Ac.	40.0%

Pervious Area:

	Area	Site %
Landscape Area	41.7 Ac.	38.3%
Marina	14.4 Ac.	13.2%
Lakes	8.0 Ac.	7.3%
Submerged Land	1.3 Ac.	1.2%
Total	65.4 Ac.	60.0%

Parking Requirements

Residential - 1.5 Spaces per Dwelling Unit
- 912 Units — 1,368 Required
- Spaces Provided — 1,431 (63 Extra)

Recreation - 1 Space per 200 SF Floor Area
- 10,862 SF — 54 Required
- Spaces Provided — 54 Provided

Retail - 1 Space per 200 SF Area
- Tract 'H' 1,500 SF — 8 Required
- Spaces Provided — 8 Provided
- Tract 'D-1' 13,000 SF — 65 Required
- Spaces Provided — 65 Provided

Restaurant - 1 Space per 100 SF Area
- Tract 'G' 5,000 SF — 50 Required
- Spaces Provided — 50 Provided
- Tract 'D-1' 2,000 SF — 20 Required
- Spaces Provided — 20 Provided

Marina - 1 Space per 3 Slips
- 63 Slips — 21 Required
- Spaces Provided — 52 (31 Extra)

Commercial / Retail - 1 Space per 200 SF Area
- Tract 'I' - 5,000 SF — 25 Required
- Spaces Provided — 25 Provided

Commercial / Retail - 1 Space per 200 SF Area
- Tract 'L' - 5,000 SF — 25 Required
- Spaces Provided — 25 Provided

PUD Open Space Requirement

40% of Site Area Required in PUD Exclusive of Aquatic Areas

Marina	14.4 Ac.
Lakes	8.0 Ac.
Submerged Land	1.3 Ac.
Total	23.7 Ac.

108.9 Ac. - 23.7 Ac. = 85.2 Ac. x .40 = 34.1 Ac.

Total Open Space Required — 34.1 Ac.

Total Open Space Provided (Inclusive of Rec. Areas, Walkways & Required Landscape Areas) — 46.2 Ac.

General Notes:

- Proposed 5,000 sf Commercial/Retail indicated in Tract 'I' is submitted for Preliminary Development Plan Approval only. An existing sales facility has been constructed on Tract 'I'.
- All signs shall conform to Chapter 15 of the Fort Pierce Code. Exact location and size of signs to be determined at time of construction permit approval.
- All landscaping shall conform to Section 22-34, Landscape Code, of the City of Fort Pierce Zoning Ordinance including plant material grades, standards, installation and maintenance.
- Access shall be provided between all residential units per Fire Prevention Code Resolution No. 331. All units shall have a separation of 12' or greater.
- Lighting layout shall comply with Sec. 27-58(d)(8), and shall be subject to the City's Engineer approval. Final design and exact location of 20' Sidewalk, Promenade illustrated north of SR A-1-A shall be as approved by state and local government agencies.
- The description of use and distribution of square footage among uses depicted on each commercial building is strictly for the purpose of calculating general parking requirements and in no way limits the permitted uses in each commercial building. All uses allowed in a PUD zone are permitted, including: Retail Service Establishments (including restaurants); Personal Service Establishments; Repair Service Establishments; Finance, Insurance, and Real Estate Service Establishments; Business Service Establishments; Communication Service Establishments; Professional Service Establishments; Education Service Establishments and such other uses as the city commission may consider appropriate.

No.	Date	Description of Revision
1	6.17.03	Minor Amendment to Approved Site Plan
2	8.8.03	Amendment to Approved Site Plan
3	09.29.03	Bldg. '34' location and Car Wash Area
4	09.18.03	East Car Wash Area/E. Storage Bldg./Club Bldgs. / Pool Areas
5	09.21.03	West Car Wash Area/Club Pool Areas
6	09.19.04	Remove Shopping Center, Add 4 Buildings
7	09.30.04	Revise per Owner Add Storage
8	09.29.04	Revise Tract 'D' Parking Calculation, Update Tract 'L' Building
9	07.29.04	Revise Tract 'D' per City Comments
10	07.29.04	Revise FKA 'M' to Add Storage Building per owner

Scale:	1"=100'-0"
Drawn by:	BR
Checked by:	GB
CADD No:	B-4582-site
Date:	09.29.03

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North

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Development Team:

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 561-467-1301, Fax 561-467-1303

SITE PLAN APPROVAL
CITY OF FORT PIERCE, FLORIDA

- ☐ APPROVED
- ☐ APPROVED W/CHANGES
- ☑ APPROVED W/CONDITIONS
- ☐ DISAPPROVED

MAYOR

9-20-04
DATE

- ☐ APPROVED
- ☐ APPROVED W/CHANGES
- ☑ APPROVED W/CONDITIONS
- ☐ DISAPPROVED
- ☐ NO RECOMMENDATION

CITY PLANNING BOARD

Dan Rose 8/31/04
DATE

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

BY _____
DEPUTY CLERK

DATE 9-21-04
(CITY SEAL)

Commissioner Nelson said if that be the case, why don't they make a motion to that effect.

Motion was made by Commissioner Coke, seconded by Commissioner Becht, to deny the Application for Conditional Use & Site Plan submitted by Lloyd Bell for construction of four mooring pilings in an A-2, Aquatic Development Zone, for storage of a personal vessel in an area generally known as the Port of Fort Pierce, based on insufficient information submitted.

Mayor Benton said just for the record, he did meet with the applicants; and he felt Mr. Bell wasn't very supportive of this after they talked about what the person wanted to do there. Basically he wanted to bring in steel on a vacant piece of land and drive off in a truck. With all the interest in the Port, that would turn it away real quick if they allowed something like that to happen there.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

The next item on the Agenda was Public Hearing on Application for **Site Plan** Review submitted by Causeway Island Trust for an Amended Preliminary and Final Development Plan for a Planned Unit Development known as **Harbour Isle** at 801 Seaway Drive; said property zoned PUD, Planned Unit Redevelopment Zone. (Postponed from September 7, 2004, due to Hurricane Frances.)

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Philippe Jeck said he is an attorney with the firm Jeck, Harris & Jones, representing the applicant. They are here after a unanimous vote of the Planning Board's support for an amendment to the Harbour Isle plan. The staff report reflects accurately the circumstances of their application and recommends approval. He is available for questions. Other than that, he did not plan on going into any details because he believes they have all the information.

Commissioner Coke said first of all she has to express the fact that she is very unhappy that they are not getting a Publix on South Beach. That would have been just a wonderful thing for many residents. Her concern is, they are going to go back to the Fire District. They, through whatever error in judgment when this was originally proposed, omitted the fact that they needed property for a Fire District there. She sees now that in essence, they are looking to sell them that piece of land for $139,386. She would contend that with an additional 48 units of the profit level on those 48 units would be such that would be more than sufficient that property ought to be donated to the Fire District as a gesture of good faith to be part of the community, in lieu of giving them retail on South Beach.

Mr. Jeck said first he will put a little twist on the history of the donation of the property; and that is, at the time there were discussions about donation of the property when this originally came before the Commissioners. And he does not believe it was overlooked by anyone at that time. He believes it was just uncertainty about the desires of the Fire District.

Commissioner Coke said be that as it may, they can't change the past.

Mr. Jeck said on the issue she raised about selling the property, there have been very extensive continuous negotiations and discussions with the Fire District, multiple meetings, multiple correspondence exchanged, multiple efforts to work together with the County Fire District as well as City staff. The culmination of all that hard work by a lot of people was an agreement and a support from the Fire District for the condition of approval that is before them today. The expressed language in that conditional approval which says they will donate the property in exchange for getting that credit of $140,000 on their impact fees is express language that is approved in writing by the Fire District.

Commissioner Coke said she knows. He is an attorney and she is not an attorney and that is great. But what she is telling him is that their Fire District is going to have to make up the cost of those impact fees some place along the line. The citizens of this City are going to have to pay for it. Although she is disappointed not to have the retail, she could certainly support their making however much profit they are going to make on those other 48 units and she could support this entire recommendation with the exception of the recommendation which calls for the Fire District basically to pay $139,000. That is just her and she is only one vote. She is telling them she will support this if they would go ahead and pay the impact fees for the Fire District and be a good neighbor and contribute to the City.

Mr. Jeck said he hears her. But let him add one other element of information to the equation for their decision; and that is, what is actually happening is the developer is giving $330,000 worth of value, donating that value right now to the Fire District over and above the $140,000 of value they are getting the fee credit for. That $330,000 of value that is being donated to the Fire District is double the amount that any other developer is being asked to give to the Fire District under their current policy which says that they are currently asking for $160 per unit over and above their impact fee as a voluntary donation. So they are not only giving the $140,000 of impact fees, they are not only giving value of $330,000, but that $330,000 represents actually about $320 per unit of additional value, so that is double what any other developer in this community is being asked to give and he is just wondering why.

Commissioner Coke said she is not going to argue. The only thing she is going to tell him is that he is putting a dollar figure of $330,000 on it. It is property and it is his that he can absolutely do nothing without the approval of this Commission and he already has a lot of buildings over there and a high profit margin and he is going to have a high profit margin on these others. As she says, she is only one vote; but she personally is not going to support this with that clause in there that the Fire District give up $140,000 worth of impact fees. She thinks especially in this time with the hurricane having gone through, they are in a time of crisis, they need all of the public money that they can possibly get to support the Fire Department, the Police Department, Public Works, and all those things. She thinks he is making an actual contribution to the community by providing retail services and a grocery store. That contribution to the community has gone away; and in lieu of that contribution to the community there will be added profit in the developer's pocket, which is fine, he is entitled to make a profit. What she is saying, since they are not donating or making a contribution to the community in the form of providing something for the residents of

South Beach other than the residents of Harbour Isle, that he ought to consider this. She won't argue any more. She is just going to tell him, unless that is what he is doing, she is not going to support it. But she is only one vote.

Mr. Jeck said he thanks Commissioner Coke for those viewpoints. He just wants to correct another thing that may be an incorrect impression; and that is, the developer wanted the Publix and worked very hard as the file will show through written submissions to find any kind of grocery store to go in there. It was by far their preference that it occur. So the decision to change the site plan was not one that was generated because the developer wanted more profit on this project or to change that. He just wanted to correct that.

Commissioner Coke said but that was the end result.

Mayor Benton said it was unfortunate that Publix moved in on North U.S. #1. If that hadn't happened he thinks Publix probably would have been located here. Just for the record, they are not asking to cut out all the commercial space. They are talking about 10,000 square feet, right?

Mr. Jeck said it is going from 33,000 square feet to 15,000 square feet.

Mayor Benton said in here it says 23,000 square feet.

Mr. Jeck said that is an older version from several months ago.

Commissioner Becht said let's clarify that. In the packet he has he cannot clearly identify what the changes are that Mr. Jeck is requesting nor where they are. So let's get clearly on the record all of the changes he is requesting tonight be performed on his development. They are talking about reducing 33,000 square feet of commercial down to what?

Mr. Jeck said 15,000 square feet.

Commissioner Becht said that is about 18,000 square feet of eliminated commercial square footage.

Mr. Jeck said that is correct.

Commissioner Becht asked he is going to get an additional 48 units?

Mr. Jeck said two buildings with 24 units in each one which is a total of 48 units.

Commissioner Becht said they will get an additional 48 units. That brings them up to what total number of units in this project?

Mr. Jeck said 912 total units.

Commissioner Becht asked what is the density per acre?

Mr. Jeck said that is 9.6, which is well below the 15 that is in the zoning code and the 18 if they add bonuses to it.

Commissioner Becht said other than those two things, and they are talking about under some formula the donation granting of 1.2 acres to the Fire District.

Mr. Jeck said that is correct.

Commissioner Becht asked what else is happening under his proposal tonight?

Mr. Jeck said those are the main things.

Commissioner Becht said he wants to get all of them on record.

Mr. Jeck said the other things are a sign on the road which is permitted under the code, a 200 square foot sign on the road.

Commissioner Becht asked where will it be located?

Mr. Jeck said it will be located on the out parcel tract just to the west of the entranceway.

Commissioner Becht asked is this additional signage?

Mr. Jeck said no, it is the only sign that is going up along the road.

Commissioner Becht asked that is going to be 200 square feet, is that what he said?

Mr. Jeck said yes, about half the size of what the code allows.

Mr. Ramon Trias, Director of Development, asked how tall is it?

Mr. Jeck said he is not sure the exact height.

Mr. Trias said 8 feet maximum. That is what he is going to support in the approval later on.

Commissioner Becht said if they would hold their thought there. He thought if they go forward with the sign ordinance, the maximum they could have is 200 square feet.

Mr. Trias said that is one option, yes. The Commission can make that decision if they want to.

Commissioner Becht said under the ordinance Mr. Trias has presented to them for discussion later tonight, he thought the maximum square footage would be 200 square feet.

Mr. Trias said yes.

Commissioner Becht said so there is really no concession being made by the developer if they go forward with that.

Mr. Trias said no.

Commissioner Becht asked what other changes?

Mr. Jeck said a storage area that is being proposed to be added. There used to be a pond there that was to be used for I.Q. (Irrigation Quality) water, which was determined by the Fort Pierce Utilities Authority would not be an appropriate thing to do in the end of the analysis. So they were left with nothing to do with that piece of land. And because the residents have a limited number of storage units on that side, they felt it was an important service to provide them with more storage units in this area.

Commissioner Becht said that would be on the westerly edge of the property, so he is going to pick up an additional storage area. That would be how much additional storage area?

Mr. Jeck said 41 storage units.

Commissioner Becht said 41 storage units at roughly how much square footage per unit?

Mr. Jeck said the square footage is 16,234 square feet.

Commissioner Becht asked what other changes?

Mr. Jeck said those are all of the changes.

Commissioner Becht said he has the reduction of the commercial from 33,000 down to 15,000 square feet. He has an additional 48 units. He has the 1.2 acres for the Fire District under some formula. He has a 200 square foot sign on the road. And he has roughly 16,000 square feet of storage space. Are there any other changes they are making to their PUD?

Mr. Jeck said not under this application. Those are all the changes that are before the Commission today.

Commissioner Becht said there is an administrative change being made of an additional 1,500 square feet for restaurant space and something else, if he is not mistaken. Is that correct?

Mr. Jeck said yes. There is an administrative change for that which he just mentioned, and there are two others. One is, if they look at the other storage building on the west portion of the project - the one that is already approved - there is an internal storage building. If they will see the notches on the corner, where building has been removed. They are removing four storage units.

Commissioner Becht said he has actually lost four units, so they have reduced their storage by that change.

Mr. Trias said by 1,242 square feet.

Mr. Jeck said the third administrative change is, if they look at the two clubhouses that are shown in the diagram, there is one here for the west side and one here for the east side, and they have been moved over several feet. He is not sure exactly what the number of feet is.

Mr. Trias said 34 feet to the north and the east clubhouse was moved 17 feet to the north.

Mr. Jeck said to provide yard space, so the residents would enjoy a little more yard space.

Commissioner Becht asked does that cover all the changes he is requesting both administratively and through this Commission tonight?

Mr. Jeck said yes.

Commissioner Becht said he thought he had heard somewhere along the line that there was something happening with the wall.

Mr. Trias said the wall is not going in front of the commercial area, the 8 foot wall or whatever; so therefore that area of the site is not going to have a wall.

Mr. Jeck said that is not a change. There never was a wall in front of the commercial area.

Mr. Trias said right, exactly.

Commissioner Becht said he appreciates the clarification.

Mr. Trias said the point he was making is, the alternative would have been to have a wall around that and it would have been very different from a visual point of view.

Commissioner Becht said okay. He thanks Mr. Jeck for that clarification because he did not understand it from his packet; and now he does understand the changes, the benefits to the owner, and the benefits to the Fire District. What he is still being troubled by is what is the benefit to the City. So let him ask that directly, because he is bothered by these things and he wants to give Mr. Jeck an opportunity to respond to them. Quite frankly he is bothered by them going from initially what he had seen as a Planning Board Member, which was 820 units, to 862 units to now 912 units. And he understands they will be able to sell them, that is not a problem; but there is an additional impact on the island, on the community, and on the road system, so he is bothered by that. The developer picks up roughly an additional 16,000 square feet of storage space. Where is the benefit to the City?

Mr. Jeck said he thinks this whole project offers a tremendous benefit to this City considering where they were at the time this project was first proposed and his client decided to invest in this community when nobody else would for many years. So there is a tremendous benefit to the businesses in this City of having a residential base near downtown, a residential base of 912 units that is still far below what the maximum code allows. It provides a source of revenue for not only the businesses in the downtown area, but the entire beachfront area. The community that will be there will also provide some safe harbor for the boats in the area, which the importance of that has been demonstrated to all of them unfortunately with the recent hurricane.

Commissioner Becht said he doesn't mean to interrupt him, but what he is looking at in particular is the benefit to the City of the additional burden on the City by these additional units. That is what he is looking for.

Mr. Jeck said he doesn't view it as a burden to add additional units. Again, he would say the additional units are an advantage to the City because there is certainly a market. The market is driving the need for that. The market is not driving the need for a Publix unfortunately, as they found out. The additional people in the community will add additional tax base to the community in an area that is, remember this is a community redevelopment zone. This is an area they have targeted as a community to cause there to be development in here. They have encouraged and have many policies on record of encouraging projects such as this to be developed in this area. So he would say there is a tremendous benefit to the community in achieving all of its policies under its CRA plan. So there are just numerous benefits being brought to them. The additional benefits to the tax base. The fact that his

client is donating approximately $650,000 for the construction of a roundabout. The fact that his client is donating the land to the Fire District. The fact that the client has agreed to contribute to the cost of the underground utilities along Seaway Drive. The client has agreed to contribute $50,000 for landscaping and construction in and around Chuck's Seafood.

Commissioner Becht said let him stop him there. Some of the things Mr. Jeck has mentioned, the developer has to do with his 862 units. The $50,000, is that something that was negotiated in exchange for these additional units?

Mr. Jeck said no.

Commissioner Becht asked the roundabout, that was not something that was added because of these units?

Mr. Jeck said no.

Commissioner Becht said once again, he is trying to focus on what additional burdens Harbour Isle has picked up because of this. He sees 48 additional units that will add to the tax base, but they are also going to create a corresponding burden in terms of services. Mr. Jeck mentioned the utilities, the burying of the utilities, that is something new he believes.

Mr. Jeck said yes.

Commissioner Becht asked are the utilities buried now or not, as they speak tonight?

Mr. Jeck said he believes they are buried.

Commissioner Becht said that was his understanding is that they are buried. So how is that going to work? Somebody, FPUA he presumes, has already buried the utilities. So how is that going to work?

Mr. Jeck said they agreed to reimburse $307,000 for that expense.

Commissioner Becht asked is that something they all have talked to FPUA about?

Mr. Jeck said that has been agreed upon and that is a condition of approval.

Commissioner Becht said that is in addition to anything else they may have with FPUA. That is the type of benefit he is looking for in trying to understand why he should alter what was a good plan before and a plan good enough for the developer. But now he wants to change the plan. Which his problem is that they are taking away what he perceives to be long term a need for commercial space because the current market is driven by residential. Five or ten years from now they are going to need more commercial space. This project is designed with that commercial space in mind. And now, with the pressures of the current economy, they are going to change that long term plan into a short term plan that is more economically sensible today. That is where he is coming from.

Mr. Jeck said he won't debate whether it is a long term or short term benefit about this commercial change with him other than knowing anecdotally that the businesses in the area are relieved to have less commercial space there and more residents there.

Commissioner Nelson said the consulting engineer is the guy he wants to talk to relative to the installation of that second storage area. They talked about that storage area they are putting in there replaces the retention pond, right?

Mr. Jeck said that was an I.Q. pond.

Commissioner Nelson asked what is that impact going to be with respect to drainage in that area?

Mr. Butch Terpening, Culpepper & Terpening, Inc., said the pond Commissioner Nelson is referring to was never intended to be nor was it intended to be a drainage or retention pond. It was an irrigation pond which was to take the effluent from the Utilities Authority's Wastewater Plant and provide irrigation to the project. It was an off line pond. When the U.A. decided not to provide water quality sufficient for irrigation, there was no other need for that pond. That is why they eliminated it.

Commissioner Nelson said Mr. Terpening is the engineer on that, so he will be looking at him. He is not going to forget it. When he gets flooded in that area, he will come and see Mr. Terpening.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Mayor Benton asked what was Staff's recommendation?

Mr. Trias said Staff and Planning Board recommend approval with conditions and the conditions are fairly detailed. These are listed in the staff report and he would suggest they incorporate those conditions.

Mayor Benton said he has a question of their two Fire Board members. Is the Fire District agreeable to the conditions and the property and everything?

Commissioner Alexander said yes and he would be a man of his word to Harbour Isle, that because of the Fire Board being agreeable with this, that is why he would go forth with it.

Commissioner Becht said the Fire District is represented here tonight. He doesn't know that they have seen the specific language that is in these conditions; and so there is no further miscues, he is wondering if they would care to comment or read or make certain that this language is sufficient to take care of their needs.

Mr. Ken Crooks, Fire District Attorney, said he has seen the language and it is exactly what they had proposed with Mr. Jeck.

Commissioner Nelson asked is it totally acceptable?

Mr. Crooks said acceptable.

Mayor Benton said that is what he wanted to hear. He wanted to make sure.

Commissioner Coke said she would like to make a comment along those lines, because she spoke with the Fire Chief; and the Fire Chief said although this was the best deal they could negotiate, he would be much happier if somehow they could get him his impact fees.

Mr. Crooks said of course they would willing to take that as well.

Mr. Trias said just to set the record straight. The conditions were drafted by Mr. Jeck at his request; and the reason was that this is the result of many months of negotiations between many different people. And obviously perfection is impossible and there is always some compromise, and he thinks they reflect some level of compromise. However, this is exactly what came out after all those months. The Commission is welcome to accept it or make any recommendations they want.

Mayor Benton said he knows when he spoke to them at one point they were looking at four buildings and no commercial, and he couldn't have accepted that because they do need commercial over there. The developer was willing to work with them. He just cut it down and there is still some commercial space there.

Commissioner Coke said her concern is, they started to look toward addressing the needs of the Fire District; and if the Chief says he would agree to this because it is the best he felt he could do, she thinks it would behoove three of them, especially those of them on the Fire Board, to at least ask Mr. Simpson if there is not some way he couldn't partner with this community that little bit more. Because she is sure he will be making enough profit on those 48 units that he could pay the impact fees for the Fire District. She thinks it is just a bad precedence to set, waiving the impact fees.

Mayor Benton said that is why he asked, because he felt the Fire District already dealt with this.

Commissioner Alexander said when he said he is a man of integrity, he spoke concerning that. Now if Mr. Simpson in the near future wants to make that donation to the community... But he can't hold him hostage for not making that suggestion.

Commissioner Becht said he is a man of integrity and he has had several meetings with Mr. Terpening in which he has told him that he doesn't think this is good planning. He doesn't think it is good to increase the number of units because he thinks it is an overload on the community as it is. And he doesn't think taking away the commercial is good. So if they are going to strike an accord or a compromise tonight, he is not in favor of the additional units, he just doesn't think it is good planning. But if he can get a benefit for the Utilities Authority which appears to be substantial and if he can get a substantial benefit to the Fire District... And he has to tell them, he is not happy about this being the location of the Fire Station. He would prefer that the Fire Station be located down by the museum. But if, as Commissioner Nelson is so fond of saying, this will make everybody happy. He would be happy if they could get a complete donation of the land, that would appease him in terms of giving the additional units and having the Fire Station located on what otherwise would be commercial property. Because if the applicant understands, it is not just the loss of the 18,000 square feet of commercial, it is the 1.2 acres, because if the Fire District goes there, he is going to lose that for commercial space as well. So in order for him to be happy, that property will have to be outright donated; and then Mr. Simpson will get his additional units and his additional storage. But, as Commissioner Coke said earlier, he is just one vote here.

Commissioner Nelson said he certainly wants everybody to be happy. He thinks Mr. Simpson is in the audience tonight. He wonders whether or not he could come down here. Maybe he might have been struck by the good fairy to say something good to the Commission tonight and try to really make everybody happy.

Mr. Mason Simpson, Harbour Isle Development, said he appreciates all they have said and he has heard all of their comments. He truly believes, as Mr. Jeck said, that Harbour Isle has done everything it should and it is being a good citizen here. He would reiterate some of that and he would say to them that they are already paying double in terms as Mr. Jeck explained the arithmetic to them. The donation of that land is twice what the Fire District has been accepting from other developers as a contribution in lieu of land. It would seem to him that if this Commission is going to make the decision that everybody gives twice as much, then it is a fair thing for Harbour Isle to give twice as much. But he would remind them that Harbour Isle came here at a time... He remembers the night they came before the Planning Board, September 9, 2001, was the night they came before the Planning Board. Frankly it was a scary night for all of them. And he was wondering if he needed to have his head examined, not because it was Fort Pierce or not because it was development that required people from outside the area to buy it because it is second home stuff, but wondering if there was even going to be an America in a couple of weeks. They all know how they felt and he doesn't need to tell them. But they stayed the course and the City worked with them all and has been very good to them. Through the CRA contribution, if they will call it that, that Harbour Isle is making, there is roughly $70 million worth of CRA funds that are going to come to this City. And with all due respect to Commissioner Coke and her suppositions about the profit of Harbour Isle, a lot of the profit of Harbour Isle has been taken away by things like concrete being twice as much as it used to be. He will remind them when they sold this project - yes, they sold it all in one day - but when they sold it concrete was $50 a yard, now it is $80, and steel was half as much as it is today. Everything they are buying there is costing a lot more. But by virtue of the fact that they entered into what is known as a hard contract, a binding contract with their purchasers, they are delivering the units at what they thought was going to be their cost plus a little increase, and it turns out that little increase is a large increase. They all know that people are reselling those units and making $100,000 and some people as much as $150,000 on them and he thinks those are fair values for them. But to characterize Harbour Isle Development as the high profit guy with the big deep pockets that ought to just keep giving and giving, he honestly really thinks Harbour Isle has given all that it should give. And frankly, their profit margins are a whole lot thinner than most people presume. He thinks what he would answer to all that is, he would like to not do that. But if this Commission is going to make the decision that everybody is going to pay double... In other words, the Fire District has been taking roughly $160 per unit in addition to impact fees as what they like to see developers give, if this Commission is going to bump that to $320 per unit and from now on everybody is going to pay that, then he will pay it. But it is not coming from deep pockets that are endless, he can tell them that. He doesn't think it is fair to apply it just to Harbour Isle.

Commissioner Nelson asked is he saying that even though he doesn't necessarily think it is fair, but to make everybody happy he will go along with this proposal?

Mr. Simpson said no, not unless they are going to double it for everybody. He sees other projects on the agenda tonight that are here for approval that have already agreed. As Mr. Crooks explained, they spent a good deal of time talking to the Fire Chief. He told Commissioner Coke he would like to have a little more, well he will go tell her he would like a little less if she would let him sit down with her for a few minutes. He would say yes, he gave him that much and he would have liked to have not given him that much, but he did it anyhow because he felt they reached a fair compromise.

Commissioner Nelson said he has been a gentleman all along in this project and they certainly appreciate his project over all. But Mr. Simpson he would certainly make him happy if he would go ahead and do that. He just believes Mr. Simpson could do it and not suffer too greatly. Why can't he just do that?

Mr. Simpson said Commissioner Nelson has not responded to his question. If they are going to do this for everyone...

Commissioner Nelson said he is going to get there, because he is going to say as a precedent they had one developer who did this, now why can't the other developer do the same thing. He operates on the basis of principle and precedent; and if he does it to one, he will do it to another. He will tell him again, he can't think of a finer project they have in this City than Mr. Simpson has over there and he commends him for it. But they are caught shorthanded because of the fact that they didn't lock in the Fire Department's needs over there. They are caught shorthanded because they didn't consummate the deal to get that Publix grocery store or some other type of commercial venture in there, which might have been a good selling point that made them sell 864 units initially because they felt they could walk down the street and buy their groceries. Now they can't do that. They will have to go down to beg some food from the Fire Department people. They have good food in the Fire Department. So if Mr. Simpson were to do this, it might work for everybody's advantage and all these guys might be happy. How much money are they talking about?

Mr. Simpson said $140,000.

Commissioner Nelson said $140,000. Don't tell him how much the whole project is going to be. He thinks they can afford it. Do that to make him happy.

Mr. Simpson said okay. If Commissioner Nelson tells him they are going to double that fee and they are going to make everybody else pay it from here on, he will do it.

Commissioner Nelson said he can't say that, because he is only one vote. He tries to persuade people, but he is not very good persuading these guys. He has a lady sitting on his left and a young fellow that sits on the right side over there who are hardheaded.

Mr. Simpson said there are two other Commissioners who have sat here tonight and said they think he ought to give it. So that means, he presumes, they think it is fair that everybody pay twice as much as they are paying. If that is the consensus of this Commission, then he will do it.

Commissioner Nelson said they follow him in terms of trying to be fair and follow precedent and protocol and he can't see them backing off from it. If they do it to one and they do it to the other. He recognizes that the whole idea of the Fire Department thing has been a hot potato for them for quite some time in this situation. There is definitely a need. But hose guys over there who have been on the Fire Board, they don't think like he thinks.

Mr. Simpson said if they all want to make the Fire Chief happy, let him have his CRA money. That is what the Fire Chief told him he would like to have.

Commissioner Nelson said they are working on something on that too. The final question, what is Mr. Simpson going to do for him?

Mr. Simpson said he told him he would go along with it if they are going to raise the bar for everybody else.

Mayor Benton said if they are going to raise the bar for everybody else starting right now.

Commissioner Nelson asked is everybody happy with that?

Commissioner Alexander said they need to get legal advice on that.

Commissioner Becht said the problem he has with the way it has been characterized, the way they are characterizing the donation is based on valuation of the land. He does not know what the 1.2 acres is worth. Mr. Simpson is the investor and the developer, not himself, so he doesn't want to go there. But the Fire District has made certain acceptances of cash donations based on certain things. That number per unit is in flux. It is somewhere in the neighborhood of what they are talking about, but he doesn't know that is where it is going to stay.

Commissioner Nelson asked it is not going to go down, does he think?

Commissioner Becht said no, it is not going to go down. He is not here to punish Mr. Simpson and he is not here to extract or extort anything out of him. He doesn't like the additional units. The compromise is, if the Fire District gets something and the Utilities Authority gets something and Mr. Simpson gets something, then he can see his way through to approve the additional units. That is where he is. He has tried to be as honest as he can.

Commissioner Coke asked do they want to ask her opinion since she was the other one opening her mouth? Before Mr. Simpson and Commissioner Nelson put words in her mouth, she will put them there herself. She thinks the issue is not a specific dollar amount per unit, because she doesn't think that is within this Commission's realm, that is something the Fire Board decides. She thinks the issue here has become - and she would agree with Commissioner Becht that she is very disappointed, as she said up front - to see the retail go. She thinks that would have been a blessing for the whole community, especially those on South Beach. But when they talk about raising the bar and raising the donation level, she thinks when they look at the totality of a project and the impact that this project is going to have. Granted, it is a great project, they love it, and it is bringing wonderful things to the community; but it also is going to have a huge impact on the roads and the Fire District services and all those other things. And

considering that, that is why she thinks if they ever have another project coming in of this size, this Commission would probably have learned from its mistakes and say those guys need to give an "x" amount of space for the Fire District right up front. They won't make that mistake again. So then she won't be bargaining with them at the end of it and asking could they do this for them? She would prefer to see the retail space stay there. She would agree with Commissioner Becht. If the retail space is going away based on the fact that they are compromising and getting something good for the Utilities Authority and the Fire District, she could support it.

Mayor Benton said he doesn't think this Commission made any mistakes when Mr. Simpson first came here. They looked at this as a gift horse, as something the City hasn't seen since the day Ocean Village was built. None of them dreamed in their wildest dreams that the economy and the housing market would do what it had done. Plus when Mr. Simpson came to him, he doesn't know of any developer in the 16 years he has been involved (with the Planning Board and the City Commission) that has ever come to Homeowner's Associations first and asked what do they think of this? Most of the time they get it shoved down their throat. He has to say he appreciates working with Mr. Simpson. The inland marina on this property was the way to go. Most of the developers would put it out there in the river and destroy the river. So he has worked with folks, he has worked with him, he has worked with the Homeowner's Association out there and the staff, and he thinks Mr. Simpson has done a lot more than any developer he has ever had any dealings with and he thinks Mr. Trias could back that up and the Fire District. They have been through this for how many years now? And each time Mr. Simpson comes back with something, they try to extract more. He hopes they do that with everybody else that comes back. There was some discussion here, are they going to be able to, if this is going to be in the motion, charge every developer the new charge?

Commissioner Nelson said he could word the motion to have this addressed with future developers.

Assistant City Attorney Schwerer asked is he talking about the charge that the Fire District has voted on for every unit to be paid over and above the impact fees? Is that the charge he is talking about?

Mr. Trias said the way he understands this - and if he is wrong, correct him - what the developer is proposing is to donate the land and then get some impact fees back; and his interpretation of that value is that he is giving more money than the impact fees would be in any event. He doesn't think the developer is proposing to have a different impact fee, he is simply saying donate the land and pay the impact fee in place already. So he doesn't believe there is any suggestion to change the impact fees from the Fire District. However, from the developer's point of view, he believes he is paying more money than the impact fees. That is the way he understands the discussion.

Mr. Simpson said that is correct.

Commissioner Nelson asked is that his interpretation too?

Mr. Simpson said technically the way things are put together right now - and Mr. Schwerer and Mr. Trias can correct him if he is wrong - legally and technically right now the Fire District is technically happy to have their impact fee, which is something they

have asked for and has been duly processed and approved, and in recent days he thinks they have been asking for additional contributions of cash in lieu of land to build fire stations on if the project isn't big enough to be able to carve out or maybe doesn't need to have it carved out. So they were willing to go along with the original idea, which was that they pay the Fire impact fee just like everyone else does. And then came the issue of it is a big project, so... Nobody missed anything that first time around, the Fire District didn't ask for this so the City didn't ask for this, nobody did, and it just wasn't discussed. So it wasn't really overlooked, it just wasn't talked about. At any rate, now they are saying other big projects around the County maybe and maybe in Fort Pierce that have had enough land that they could carve out an acre or two and say there is the Fire Station site. They have gotten that plus the impact fees. For the smaller projects they said that works out to about $160 a unit in their estimation, so if they don't have enough room for a Fire Station on their property or their project is too small to need one dedicated to it, then they just give them the $160 per unit plus the impact fee and they will be happy. Where Harbour Isle is here is they are giving, if they want to look at it that way, the impact fees plus $320 a unit. It seems to him that is unfair to Harbour Isle. But he also sees he is kind of forcing them all into some kind of a policy decision here that they are not totally comfortable with. And that is not really his idea. He is just trying to talk in terms of fairness. It is not an endless pit of money. He can't just keep writing checks for whatever people ask for. But in fairness, if they all think that everybody should be paying that much additional and they are going to do that in the future, then he can't very well stand here and say that the difference between making money and not making money is $140,000 over there, he doesn't think it is that tight. But it is not a bottomless pit of money. And while he does not think it is fair, because he negotiated with the Fire Chief. The Fire Chief and he agreed, and Mr. Crooks has told them they spent a long time getting to where they are. The Fire Chief said "This will do it, Mason, if you will agree to this, it will do it. I will be happy." Now he goes back to his wife and says he gave more than he had to or more than he wanted to. But the Fire Chief said it was okay. Now the Fire Chief goes to Commissioner Coke and says he got as much as he could get, but sure he would like to have more. And so here he stands renegotiating the deal one more time.

Commissioner Coke said she is not really looking to renegotiate. But the point is, the renegotiation was brought up by Harbour Isle wanting to do away with the retail space, which was going to be a tremendous asset to the community, and put in two more buildings. She thinks that Commissioner Becht has a valid point, that in 10 years time they will have a desperate need for that retail space there.

Mr. Simpson said he thinks they should be so lucky as to have a desperate need for retail space in this town. Everything along A-1-A that is currently residential or lower valued commercial can get wiped out and new commercial can be built there. They have plenty of room.

Commissioner Coke said if they are moving all of these people in, there will be a need for retail.

Mr. Simpson said he hopes so, from her mouth to God's ear. But he begged for Publix to come here and Publix said no, there will never

ever be enough rooftops on Hutchinson Island that they will put a Publix store there. He went over the guy and he went around the guy and went to the top of Publix to Mr. Jenkins, and Mr. Jenkins said they are not going to do it. Now they have done shopping centers with Publix in them and love to have Publix and they like them. But trust him, it isn't going to happen here.

Mayor Benton said they have one grocery store out there that is real happy that Publix isn't coming out there. They have been waiting for their day in the sunshine for ten years. And he thinks they are going to finally have it until the big guy comes in. To him, he thinks they have beat this to death. That is why he specifically asked the Fire Board members, and he is sure the Fire Board had discussion, if they were happy and if they were agreeable to the agreement that was drawn up.

Commissioner Alexander said he just has to reiterate that he talked to Mr. Simpson and he gave him his word. And he just wants to let one thing to be known that any of the monetary value is a donation. It is not required that they do anything, but it is a donation on their behalf, and he is going to leave it like that.

Mayor Benton said he believes when he bought that property it was for $140,000. Today he could probably sell it for about three or four times that easily.

Mr. Simpson said he has one other quick question. He knows they have beat this thing all night long. That price of $470,000 was an MAI appraisal, Dan Fuller did it. And so the value is not inflated or anything else. In fact, it was over a year ago. On point with what Mayor Benton is saying, it is probably worth $600,000 or $700,000 now. But he agreed a year ago to hold the price for the Fire Chief when he didn't even know if he wanted it. Last summer, he is talking about the summer of 2003, the Fire Chief said he is not sure he really wants to be there and asked if he could he hold it for him for a while. He told the Fire Chief he would hold it for him for a while and he will hold the price. And so a year has come and gone, and now not only is he holding the price, he is being asked to give it away.

Commissioner Becht said he would just like to clarify a couple of things. Back in September when Mr. Simpson came to the Planning Board, if he will go back to the Minutes, he will see comments from him that he thought he had underestimated their market. It will be in there. And he asked him why he was just building two bedroom, two bath units instead of a mix in there. They will see it in the Minutes. It is not his money. Mr. Simpson is the guy standing at the plate doing it. And he wants to thank him for what he has done. He ought to be thanked. He ought to be complimented. But he has an approved project and now he is coming in and he wants to tinker with it. The tinkering he is doing has some good things and the tinkering he is doing has some bad things. The bad things to his way of thinking outweigh the good things unless they can get the additional concessions. Commissioner Coke several weeks ago at a public meeting here said she would have preferred that the land be donated. He does not know in what context it came up, but it wasn't this week or last week that she made that position known, and it was in a public forum. Mr. Simpson wasn't here, so he doesn't know how he would have found out about it, but it wasn't at the last minute. And he himself has for the last two months at the Fire Board meetings said this is not the solution to this problem because he for one can't approve the reduction in the commercial

taking, the 1.2 acres out of commercial production and the reduced square footage. So he has been consistent over there. He is sorry that Mr. Simpson got signals from other directions. He has talked with Mr. Terpening repeatedly and said he just doesn't think it is good planning for the City. He appreciates what Mr. Simpson has done. He likes the project he has. But he wants to tinker with it, and he is not real happy with all the tinkering he is doing.

Motion was made by Commissioner Alexander, seconded by Commissioner Nelson, to approve the Site Plan submitted by Causeway Island Trust for an Amended Preliminary and Final Development Plan for a Planned Unit Development known as Harbour Isle at 801 Seaway Drive, with the conditions outlined in the memorandum by Staff dated August 2, 2004: (1) The developer will pay for underground utilities along the front of the site. (2) Harbour Isle Development, LLC, or its affiliates, (collectively "HID") will deed Tract M of the Plat of Harbour Isle to the St. Lucie County Fire District ("District") under the following conditions: (a) HID will deliver the deed to the district no later than 12/31/04; (b) The District will not charge HID and will waive the St. Lucie County Fire/EMS impact fees in the amounts of 912 residential units at $148 each and 31,500 square feet of commercial retail/restaurant space at $140 per 1,000 square feet for a total of $139,386; (c) No St. Lucie County Fire/EMS impact fees are applicable to the recreation buildings and storage buildings serving the condominiums or the marina boat slips, but if any such impact fees become applicable, they will not be charged and will be waived by the District; (d) Tract M will not be subject to the Master Declaration or other Harbour Isle PUD conditions; and (e) At its expense, HID shall use its best efforts to cause Tract M to not be subject to the conditions of the Harbour Isle PUD permits from the South Florida Water Management District, the Florida Department of Transportation, and the Army Corps of Engineers.

Commissioner Nelson said he thinks the City Attorney could have added some clarity to the point that Mr. Simpson and he were discussing relative to precedence being established in relations to other following developers making similar concessions. Commissioner Becht is always talking about his favorite thing, let's raise the bar. He would much rather have had that discussion. He will give the City Attorney a chance to make that input if he so desires at this time; otherwise, they are going to vote on it one way or the other.

Assistant City Attorney Schwerer asked is there a question?

Commissioner Nelson said precedent and the possibility of the Commission having to impose similar type of constraints on future developers as Mr. Simpson was offering relative to the impact fees.

Assistant City Attorney Schwerer said let him try to address that. Mr. Trias was right on point, what he was simply saying is that is the developer's way of valuing what his contribution is by weighing it against what the current impact fee is. His advice to this Commission is to stay as far away from impact fees as they can. They presented a proposal that says they want a waiver of the impact fees and they are willing to donate it. He is valuing that donation by saying it is twice the current rate for the extra units. His advice to the Commission is to value it for whatever benefit they feel it is to the City or the community or whatever the benefit is to the developer to get these extra units. The Commission is here to weigh the benefits and detriments of this

proposal. Mr. Simpson is here for a modification of the site plan. It has a number of conditions to it. They can approve that as stated in the report, they can disapprove it, or they can approve it with additional conditions provided the developer agrees to those conditions, but they cannot force him to agree to it. They can either approve it or disapprove it, unless he agrees to the change they want him to make. Is that clear?

Commissioner Nelson said like muddy water.

Mr. Trias said just to help him with the information, as he said before, these conditions are a result of many months of negotiations. In his view, this is what everybody could live with and everybody agreed to live with. And short of him making a different statement today, he thinks that is probably the best negotiated agreement they can get. But if they choose to make a strong message and do something else, they obviously have that ability and power.

Commissioner Nelson said hears him and it appears everybody agrees with it, but they have two Commissioners that are straddling the fence. The objective was to make truly everybody happy. He is not sure they are going to achieve that under the present circumstances. Mr. Simpson did offer an olive branch there, but he put it on the head of future developers and he laid it down.

Mayor Benton said just to add to that discussion, they have talked about raising the bar and they are waiting for that consultant to come in and do so, but it is still a fact that a good part of Fort Pierce does not have impact fees at all. So it is hard to say they are going to raise the bar to one when there is a good chunk of the City they can do anything they want and not pay a dime in impact fees. And that has to be addressed now that the world has found out about Fort Pierce. It is hard to extract until they change the rules and he thinks they need to change the rules soon. But he has been at it for a long time.

Commissioner Coke said she would just make on point in reference to what Mr. Trias said that a lot of people have been working on this. She thinks had staff come to this Commission right up front and said they are negotiating giving up "x" amount of retail space for this, how would they like to see the negotiation go, she would have told them. Number one, she doesn't want to see the retail space diminished; but number two, if it is diminished, then this community as a whole needs to see a great value in exchange for what they are losing.

Mr. Trias said right. That is the purpose of this meeting. This is the meeting when they get a chance to say that.

Commissioner Coke said she knows. But she is saying, had they told her up front, they would have known right up front that she would not be happy with giving up the retail; and if they were going to give up the retail, then she would have told them right up front to donate the land for the Fire Department.

Mr. Trias said basically the nature of the compromise was that they give up half of the retail and they gave up half of the units.

Commissioner Coke said she would have liked if staff had called and asked what did she think prior to this point.

Those voting in favor of the motion were: Commissioners Alexander, Nelson, and Benton. Those opposed: Commissioners Becht and Coke.

Commissioner Nelson said that means most of them are happy.

Mr. Simpson said thank you. He appreciates it.

The next item on the Agenda was Public Hearing on Application for **Waiver of Distance** submitted by Dennis M. Franklin of **Pizzoodle's**, Inc., for a 2-COP license for a restaurant to be located at 222 Orange Avenue; said property zoned C-4, Central Commercial Zone. (Postponed from August 2, 2004. Postponed from September 7, 2004, due to Hurricane Frances.)

Mayor Benton declared a Public Hearing in session and asked if anyone in the audience wished to be heard.

Mr. Mitchell Weiss said he is the General Manager of Pizzoodle's making the request.

Commissioner Becht asked when would he be open?

Mr. Weiss said hopefully the end of this week or the middle of next week.

Seeing no one further and hearing no one wishing to be heard, Mayor Benton declared the Public Hearing closed.

Mayor Benton asked what was Staff's recommendation?

Mr. Ramon Trias, Director of Development, said Staff and Planning Board recommend approval.

Commissioner Becht asked where is this restaurant going to be?

Commissioner Nelson said 222 Orange Avenue.

Mr. Trias said next to Jiffy Print.

Commissioner Alexander said it was a restaurant there not too long ago.

Commissioner said all right, he knows where it is now.

Motion was made by Commissioner Becht, seconded by Commissioner Alexander, to approve a Waiver of Distance requested by Dennis M. Franklin of Pizzoodle's, Inc., for a 2-COP license for a restaurant to be located at 222 Orange Avenue.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

Ordinance No. K-285 entitled, "AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY GENERALLY LOCATED ON THE **WEST SIDE OF STATE ROAD A-1-A, NORTH OF BLUE HERON BOULEVARD (LOT 11, BLOCK 17, RE-PLAT OF SURFSIDE PLAZA UNIT NUMBER ONE)**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL

“STATE-OF-THE-ART”



Quasi-Jucial Proceeding/Competent and Substantial Evidence

- Subject Matter Expert testimony:

  Land Use/Code Compliance

  - Mel Scott, AICP (since 1997) – land use compatibility/Comp. Plan & Zoning Code compliance/consistency

  Traffic Safety/FDOT Compliance

  - Shaun MacKenzie, P.E. (since 2001) – Seaway Drive level-of-service (LOS) acceptability and traffic flow/design per FDOT standards

  Environmental Protections/Innovations

  - William E. Baird, P.E., LSP (since 1965) – environmental protections meeting and/or exceeding State and Federal standards for underground petroleum storage

  Engineer of Record

  - Jeff Lucas, P.E., (since 2010) – site layout and code compliance

Cumberland Farms Request to Mayor/Commission

- Approval of “State-of-the-Art” Convenience Store w/ *fueling island*
- *1,675 sq. ft.* of additional retail space.

Cumberland
FARMS

Harbor Isle at Hutchinson Island History

- August 5, 2004, City Commission granted approval of the “planned development” *Harbor Isle*.
- Multi-family and commercial uses were approved.
- Commercial uses were approved along Seaway Drive (i.e., subject parcel) to ensure resident convenience and predictability of future build-out.
- Initially planned for a 33,000 s.f. retail center and later reduced to a 15,000 s.f. retail center.

Tenants of “Planned Development”

- Community Planning – Right uses/right locations
- Architecture/Aesthetics
- Landscaping
- Lighting/Security
- Traffic Circulation
- Environmental Protections

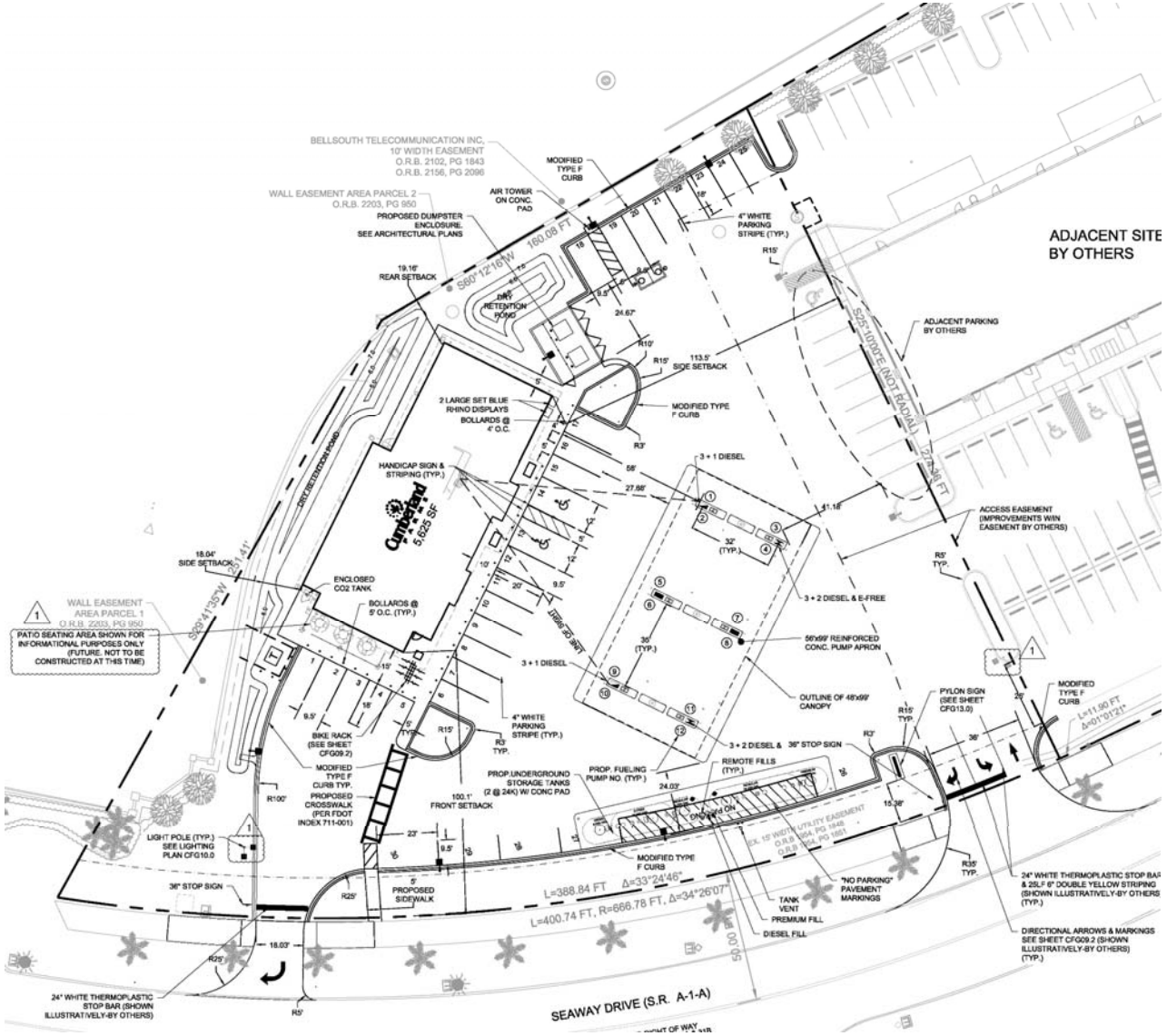
Site Design; Listening - Responding

- Underground Storage tanks shifted away from adjacent residential.
- All deliveries will occur in “front of house”, never from the rear.
- Increased landscaping along existing privacy wall to achieve 100% opaque condition from all commercial activity at rear property line.
- Color scheme/architecture consistent with Harbor Cay shops and Harbor Isle (Benjamin Moore paint).

Site Design; Listening - Responding

- Additional investment in security cameras around perimeter
- (3) Storm-Ceptor devices to capture runoff particulates before entering into master storm system (key innovation exceeds Code)
- Site lighting achieves 0 foot-candles at property line (slide 14 will illustrate)

SITE PLAN


BELLSOUTH TELECOMMUNICATION INC,
10' WIDTH EASEMENT
O.R.B. 2102, PG 1843
O.R.B. 2156, PG 2096
WALL EASEMENT AREA PARCEL 2
O.R.B. 2203, PG 950
MODIFIED TYPE F CURB
AIR TOWER ON CONC. PAD
PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
4" WHITE PARKING STRIPE (TYP.)
ADJACENT SITE BY OTHERS
S60°12'16"W 160.08 FT
19.16' REAR SETBACK
DRY RETENTION POND
24.67'
R10'
R15'
113.5' SIDE SETBACK
ADJACENT PARKING BY OTHERS
S25°10'00"E (NOT RADIAL) 327.36 FT
2 LARGE SET BLUE RHINO DISPLAYS
BOLLARDS @ 4' O.C.
MODIFIED TYPE F CURB
R3'
HANDICAP SIGN & STRIPING (TYP.)
3 + 1 DIESEL
58'
27.58'
41.18'
ACCESS EASEMENT (IMPROVEMENTS WITH EASEMENT BY OTHERS)
Cumberland
5,625 SF
32' (TYP.)
R5' TYP.
18.04' SIDE SETBACK
251.41'
S29°41'35"W
ENCLOSED CO2 TANK
BOLLARDS @ 5' O.C. (TYP.)
3 + 2 DIESEL & E-FREE
WALL EASEMENT AREA PARCEL 1
O.R.B. 2203, PG 950
PATIO SEATING AREA SHOWN FOR INFORMATIONAL PURPOSES ONLY (FUTURE. NOT TO BE CONSTRUCTED AT THIS TIME)
12996 SQ.FT.
30' (TYP.)
56'x99' REINFORCED CONC. PUMP APRON
3 + 1 DIESEL
OUTLINE OF 48'x99' CANOPY
PYLON SIGN (SEE SHEET CFG13.0)
MODIFIED TYPE F CURB
L=11.90 FT
Δ=01°01'21"
4" WHITE PARKING STRIPE (TYP.)
BIKE RACK (SEE SHEET CFG09.2)
R3' TYP.
R15' TYP.
3 + 2 DIESEL & E-FREE
36" STOP SIGN
MODIFIED TYPE F CURB TYP.
PROPOSED CROSSWALK (PER FDOT INDEX 711-001)
PROP. UNDERGROUND STORAGE TANKS (2 @ 24K) W/ CONC PAD
PROP. FUELING PUMP NO. (TYP.)
REMOTE FILLS (TYP.)
100.1' FRONT SETBACK
R100'
LIGHT POLE (TYP.) SEE LIGHTING PLAN CFG10.0
MODIFIED TYPE F CURB
L=388.84 FT Δ=33°24'46"
L=400.74 FT, R=666.78 FT, Δ=34°26'07"
36" STOP SIGN
R25'
PROPOSED SIDEWALK
"NO PARKING" PAVEMENT MARKINGS
TANK VENT
PREMIUM FILL
DIESEL FILL
R35' TYP.
24" WHITE THERMOPLASTIC STOP BAR & 28LF 6" DOUBLE YELLOW STRIPING (SHOWN ILLUSTRATIVELY-BY OTHERS (TYP.)
DIRECTIONAL ARROWS & MARKINGS SEE SHEET CFG09.2 (SHOWN ILLUSTRATIVELY-BY OTHERS) (TYP.)
18.03'
R5'
24" WHITE THERMOPLASTIC STOP BAR (SHOWN ILLUSTRATIVELY-BY OTHERS)
SEAWAY DRIVE (S.R. A-1-A)
50.00' R/W

LANDSCAPE PLAN



LANDSCAPE CODE REQUIREMENTS	REQUIRED	PROVIDED
Landscape strip (lot over 10,000 SF)		
1 tree per 300 SF @ 3,724 SF	13	2 (6 palms) & 7 trees
Interior vehicular use area		
1 SF per 15 SF of Vehicular Use area @ 39,787 SF = 2653 SF		
Reduction for preserved trees (50% max), 4 @ 400 SF = 1600 SF		
Interior landscape of 1 tree per 100 SF @ 1053 SF		4 existing & 13 proposed
	11	17
Up to 50% of required trees may be palms (1 tree = 3 palms)	< 7 (21)	0

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	4	10' HT., 1.5" DBH.	
QV	QUERCUS VIRGINIANA	LIVE OAK	5	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	361	6" HT. x 12" SPR.	18" O.C.
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	136	36" HT., 7 GAL.	30" O.C.
JV	JASMINUM VOLUBILE	WAX JASMINE	134	24" HT., 7 GAL.	30" O.C.
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	136	36" HT., 7 GAL.	30" O.C.
	TURF				
SOD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	ST. AUGUSTINE FLORATAM	1,171 SQ/YD		

JASON L. KESTLE, R.L.A.
FLORIDA #6432 NCC #0667389

SIGNATURE DATE

Rev. Date Description By

Drawing Status: FOR INFORMATION
Submitted: SD

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Client: Cumberland Farms, Inc.

Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: LANDSCAPE PLAN

Scale	Designed	Drawn	Checked	Authorised
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.1
Revision:

Eastern Entrance



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Western Entrance



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North View Harbor
Isle pkg lot & CF rear
EXAMPLES OF
ALUMINUM ROOFTOP
SCREENING LOUVERS
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513-57 4-9500
RLA TECHNOLOGY
SOLUTIONS

2nd FL looking north



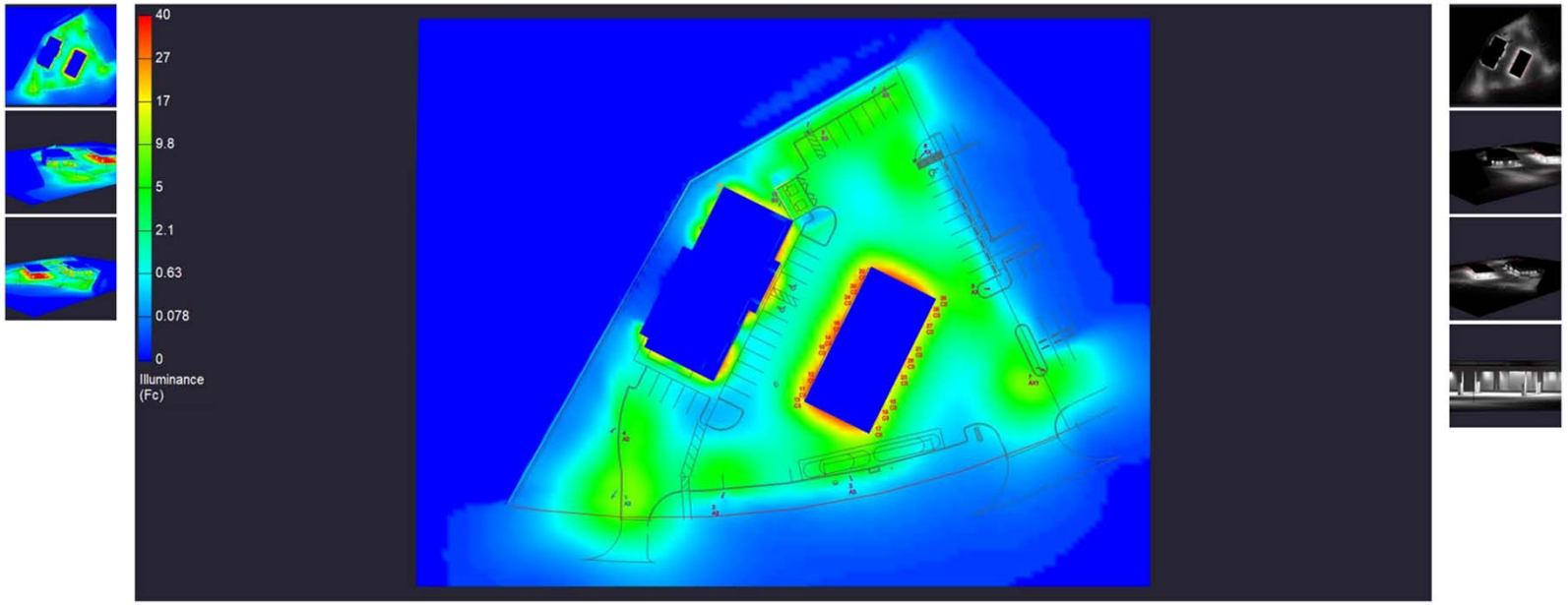
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INTERACTIVE SITE LIGHTING

ILLUMINATION MAPPING
PSEUDO COLOR LIGHTING STUDY AND SLIDESHOW



ROLL CURSOR OVER IMAGES ON LEFT AND RIGHT TO VIEW LARGER

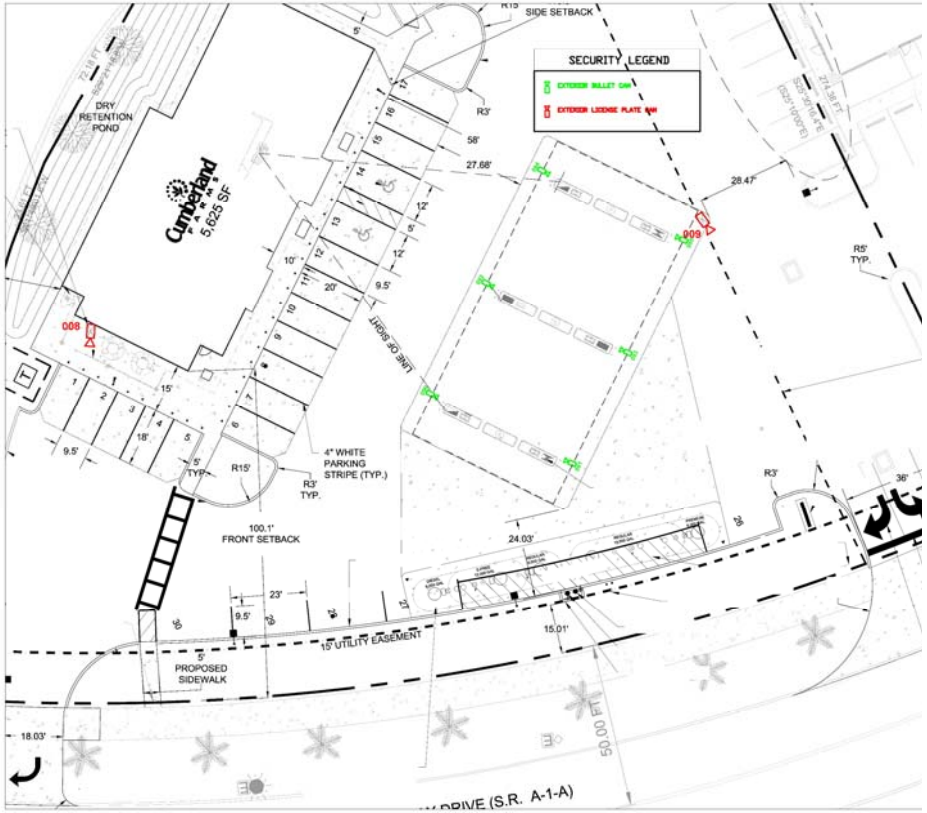
UNDERSTAND YOUR LIGHTING SOLUTION
CLICK TO VIEW AN INTERACTIVE PHOTOMETRY COMPARISON

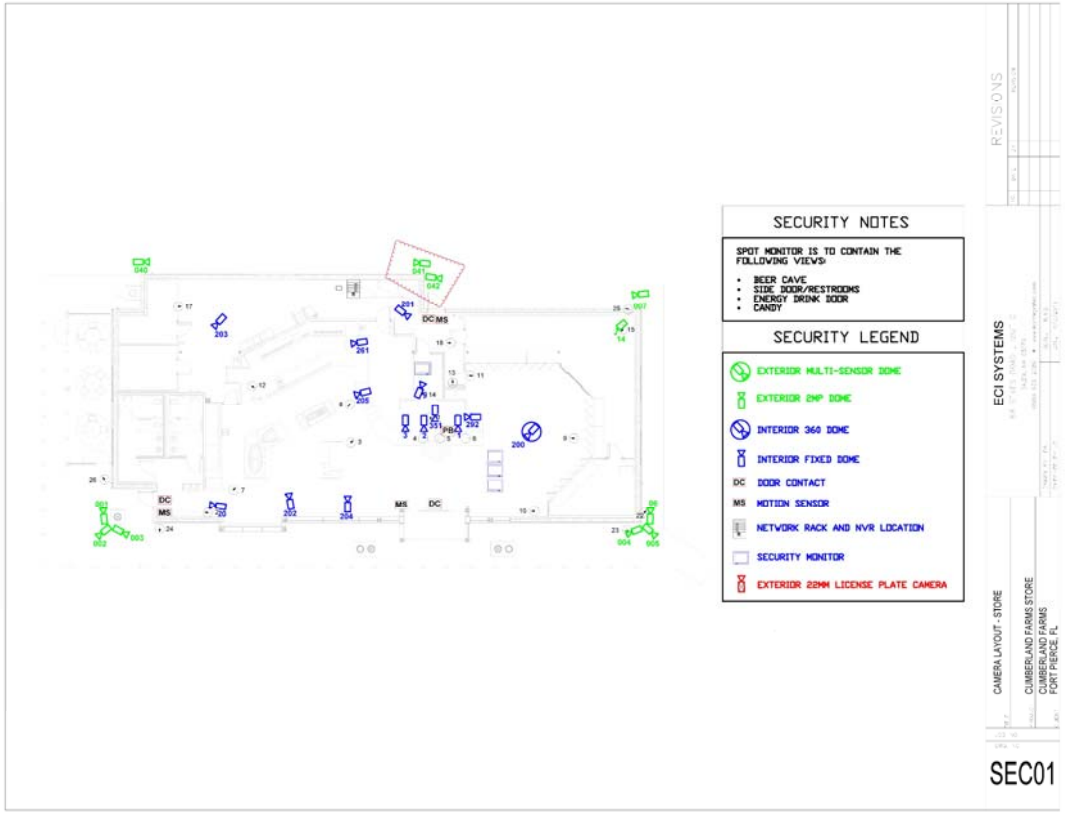
PHOTOMETRIC COMPARISON TOOL
LIGHTING DISTRIBUTION TOOL
IP RATINGS EXPLAINED

Adobe Acrobat Document

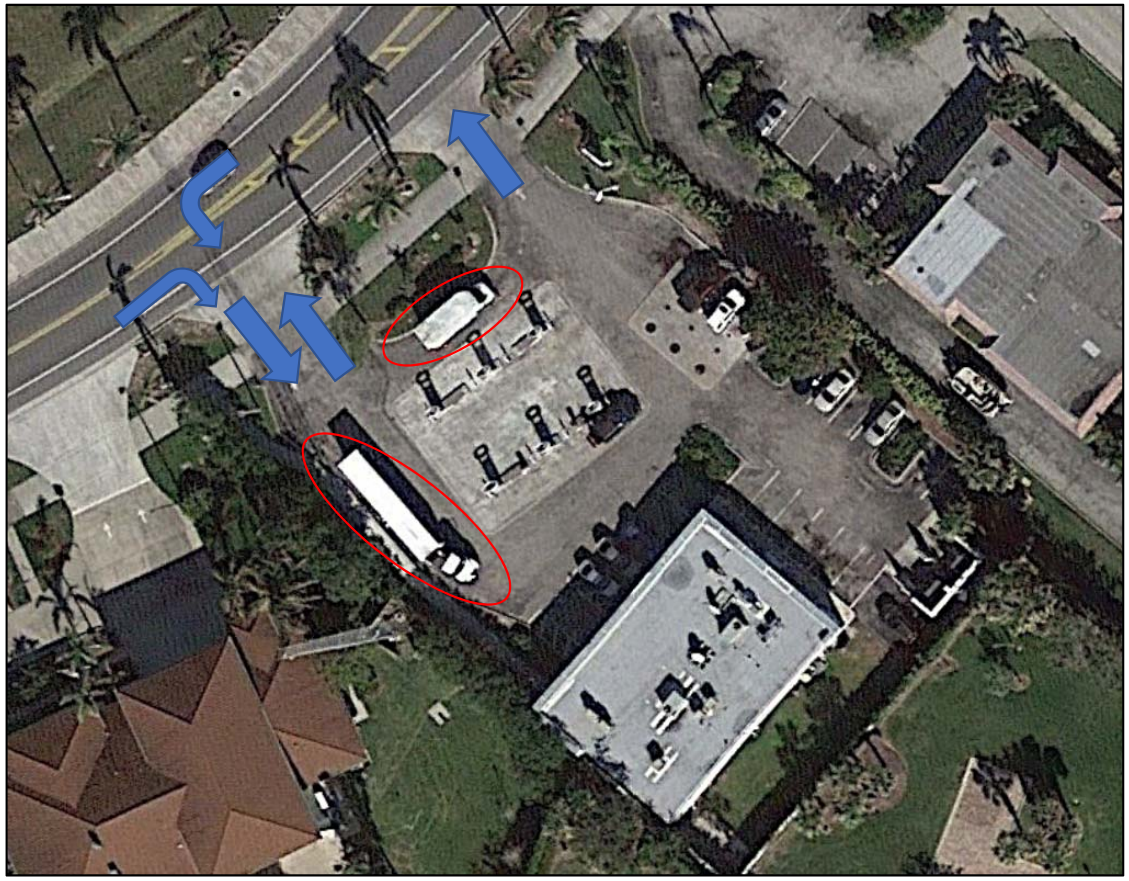
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SECURITY CAMERA LAYOUT





TRAFFIC - EXISTING SITE



- One Outbound Driveway
- One Inbound and Outbound Driveway
- Tight Circulation
  - 1 x 12’ inbound lane
  - 12’ between Pumps Parking & Store Parking
  - 13’ between Pump parking and exit Island
  - 21 parking stalls
  - 12 vehicle fueling positions

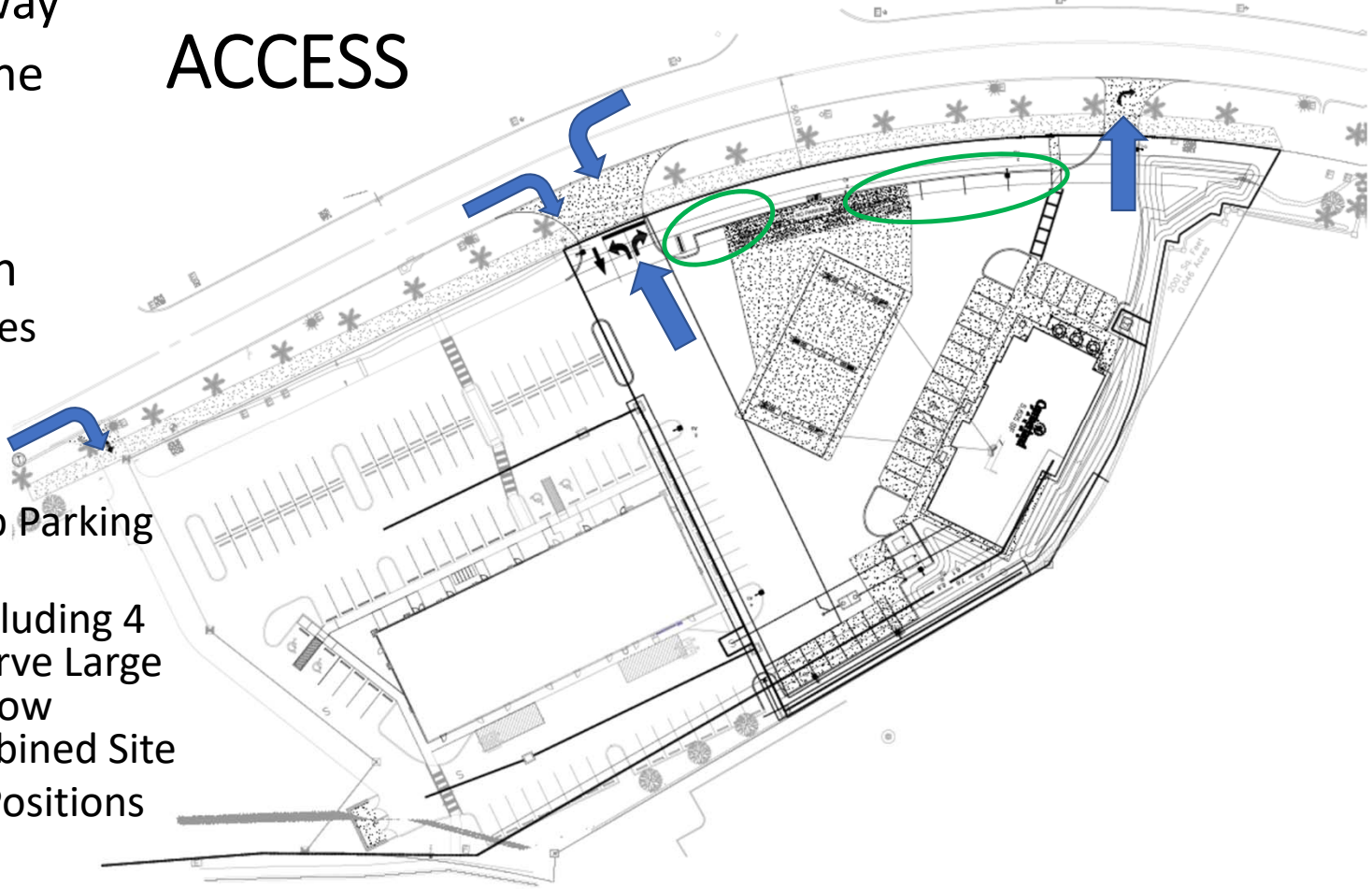
EXISTING SITE CONSTRAINTS



- Onsite Circulation is constrained and impacting A1A
- Large vehicles have difficulty parking at circulating at the existing site
- 2 Pump Islands

IMPROVED SITE CIRCULATION AND ACCESS

- One Inbound Driveway
- One Inbound and One Outbound Driveway
- Outbound Driveway
- Improved Circulation
  - 2 x 12’ Inbound Lanes
  - 30±’ between Pump Parking & Store Parking
  - 28±’ between Pump Parking and Exit Island
  - 30 Parking Stalls Including 4 Parallel Spaces – Serve Large Vehicles Plus Overflow Parking within Combined Site
  - 12 Vehicle Fueling Positions
  - 3 Pump Islands



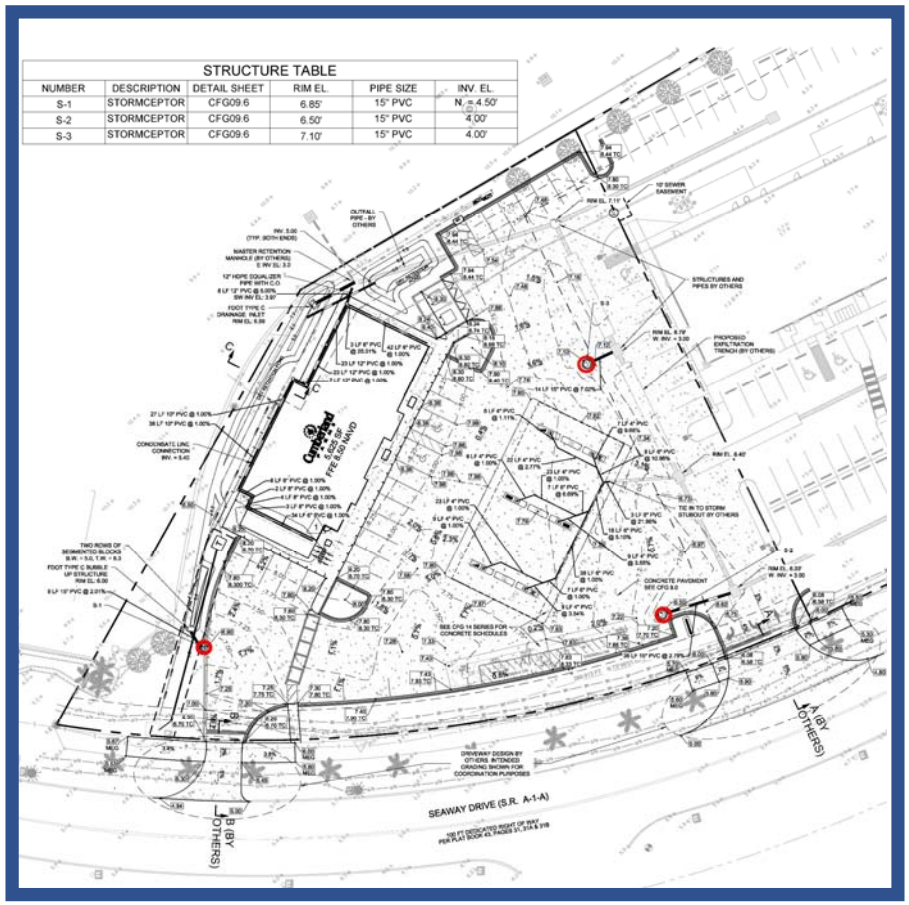
TRAFFIC FLOW

- New Site Provides More and Better Access
- Move Cars Off A1A Faster and on to Site
- FDOT Approved Access as Shown
- St Lucie County Fire District Approve Site and Access – “The St Lucie County Fire District has no issues and the site meets the access requirements” – Captain Paul Langel

TRAFFIC CONCURRENCY

- MEETS ADOPTED LEVEL OF SERVICE STANDARD
- Westbound Left-turn LOS
  - AM Peak Hour – 8.6 Seconds – LOS A
  - PM Peak Hour – 9.2 Seconds – LOS A
- Traffic Study Includes Impact of Existing Cumberland Farms Store
- Closure of Existing Store – 661 Daily Trip Reduction on A1A

Protecting the Environment



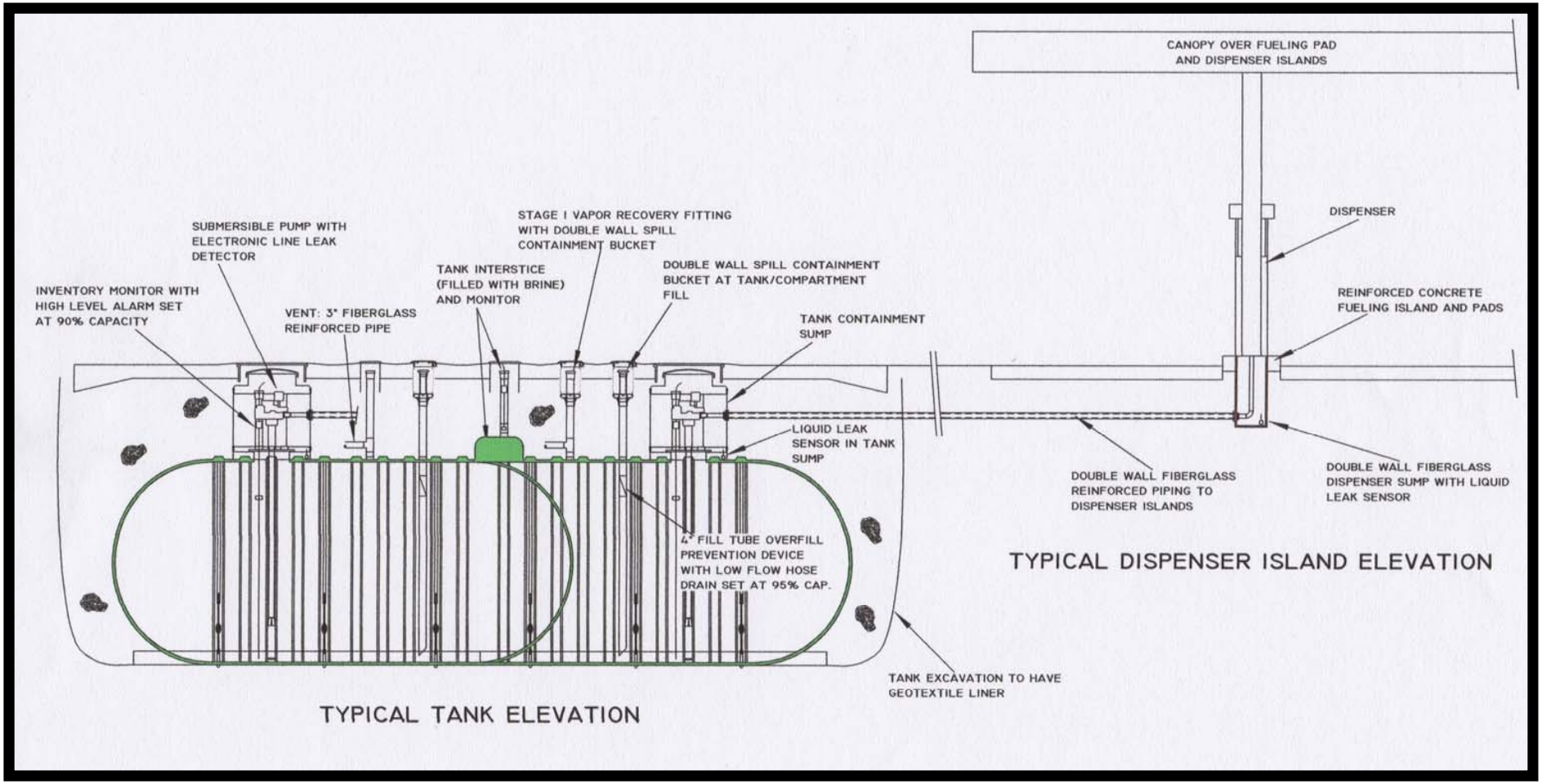
- The site plan shows 3 Stormceptors.
- All surface waters will drain to a Stormceptor.
- Stormceptors remove sediments and oils from stormwater.
- Stormceptors were first approved by the New Jersey Corporation of Advanced Technology in 2004.
- Stormceptors were recently recertified by the Department Environmental Engineering and Sciences at the University of Florida, Gainesville in 2008

Protecting the Environment

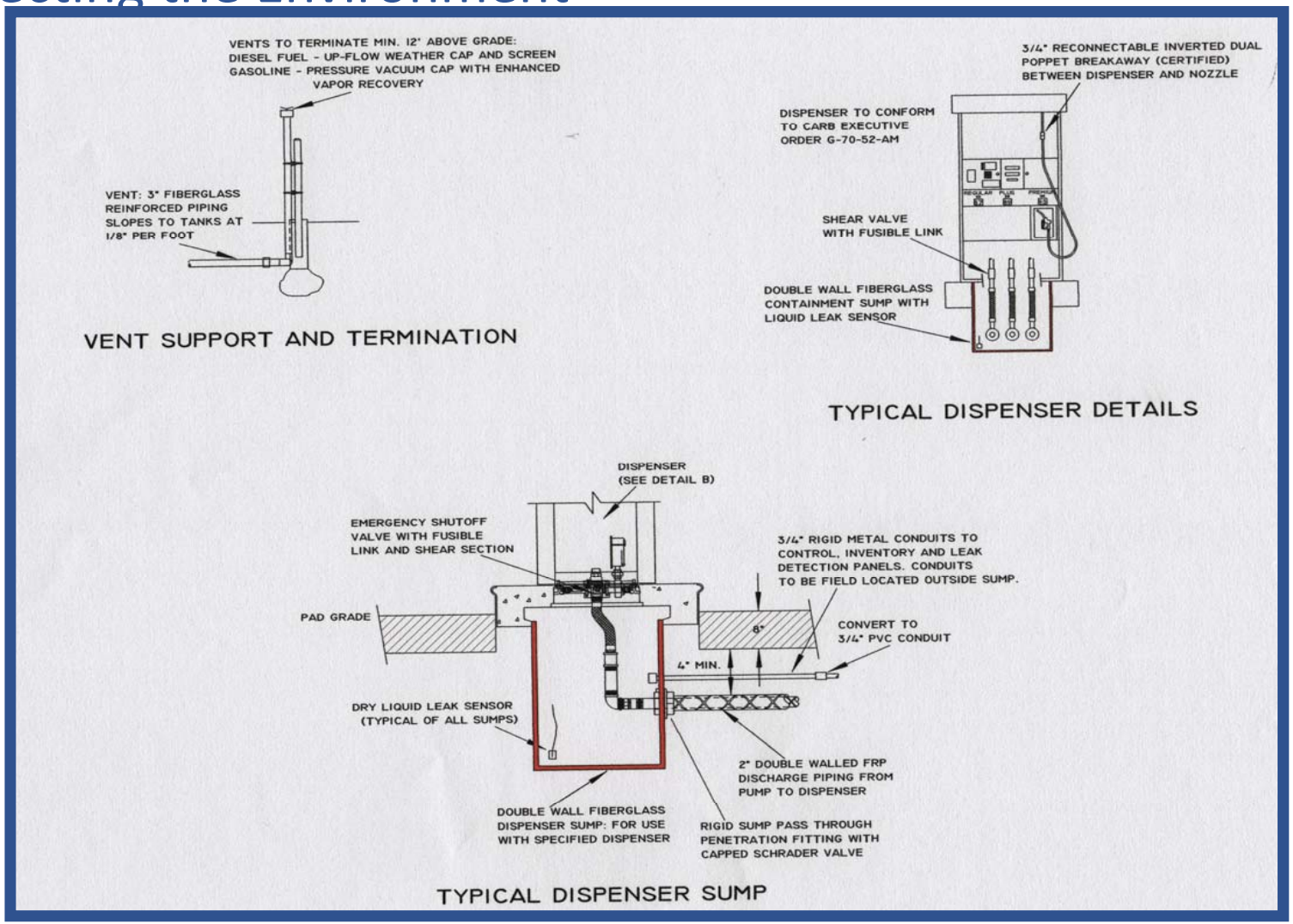
- Water with sediment, oils and trash will enter the Stormceptor from the surface.
- Water flows downward to lower chamber. Sediments settle. Oil and trash floats and is trapped in a containment structure.
- If there are no spills, the Stormceptor is cleaned yearly.
- Each Stormceptor is certified to hold 50 gallons of oil.
- Stormceptors meet Iso 14034 Environmental Management Environmental Technology Verification.



Protecting the environment



Protecting the Environment

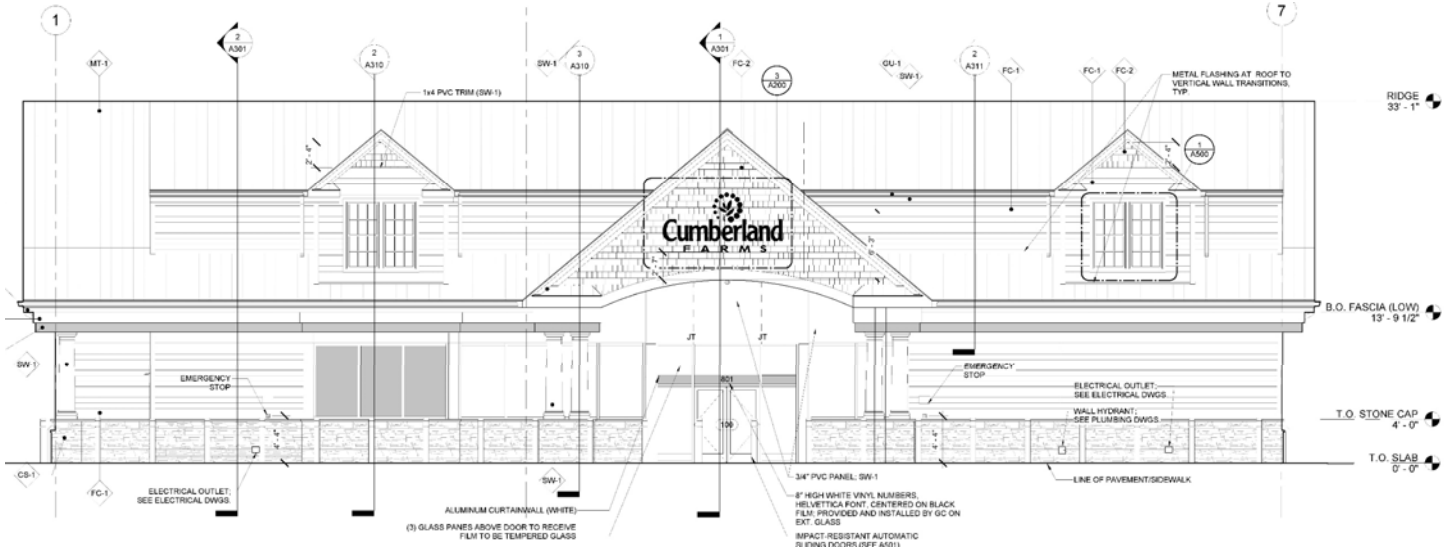


Summary Facts for Approval

- Planning Staff recommendation – APPROVAL
- Planning Board recommendation – Unanimous APPROVAL
- Elimination of “old” store with “State-of-the-Art” Facility
- 15 years ago – HIMU/PD anticipated commercial use at 835 Seaway Dr.
- Infill development preserving community asset for convenience goods.

Summary Facts for Approval

- Cumberland Farms listened and responded to community.
- Tax Base and investment in the Sun Rise City of Ft. Pierce
- THANK YOU



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North Scituate, Massachusetts 02060
TEL: 781-546-2161 • FAX: 781-378-2192

July 1, 2019

Fort Pierce Planning Board
100 N. U.S. Highway 1
P.O. Box 1480
Fort Pierce, FL 34954

Dear Members of the Fort Pierce Planning Board

The following is a Third Party Evaluation of the Proposed New Petroleum Storage, Fuel Dispensing and Environmental Protection for Cumberland Farms, Inc. at 801 Seaway Drive, Ft. Pierce, FL

This evaluation is prepared by Web Engineering Associates, Inc., Scituate, MA., William E. Baird, PE, LSP.

Existing Facility: Cumberland Farms currently operates a convenience store with gasoline at 975 Seaway Drive. The existing fuel storage and dispensing at 975 Seaway Drive consists of 3-8,000-gallon double wall steel tanks installed in 1995. The underground piping is double wall flexible piping with mechanical leak detection. There are two dispenser islands with 6 dispensers dispensing gasoline.

Proposed new facility: Cumberland Farms proposes to operate a new convenience store at 801 Seaway Drive with fuel dispensing. The fuel will be stored in double wall fiberglass reinforced plastic (FRP) tanks. The underground piping will be double wall FRP piping. There will be 3 dispenser islands with 6 dispensers. The fuels dispensed will be regular and premium gasoline, ethanol free gasoline and diesel fuel.

The entire facility will be "state of the art" for petroleum storage, meeting or exceeding state and federal regulations for underground petroleum storage.

This report is divided into 4 Sections: (1) Environmental Protection, (2) Operations and (3) Environmental issues related to the storage of gasoline. (4) Comments Regarding the "Initial Strategy Analysis-Harbour Isle Preservation & Cumberland Farms."

(1) Environmental Protection:

Tanks: The proposed new tanks are 24,000 gallons each. The tank storing ethanol free gasoline has three compartments; 1-6,000-gallon diesel, 1-6,000 gallon regular gasoline and 1-12,000 gallon ethanol free gasoline. The tank storing 18,000 gallons of regular gasoline also has a 6,000-gallon premium gasoline compartment. The compartments are separated by a fiberglass reinforced plastic bulkhead. The 6,000-gallon gasoline compartment is connected to the 18,000 gallon gasoline compartment by a pipe that creates a siphon, so the two regular gasoline compartments in the two tanks act as one tank.

The primary tank and the secondary tank are constructed of fiberglass reinforced plastic (FRP). FRP tanks and FRP piping contain glass fiber reinforcement embedded in cured thermosetting resin. Thermosetting plastics are resins that undergo an irreversible reaction when cured in the presence of a catalyst. Cured thermosetting resins cannot be re-melted and are insoluble to petroleum products; blends of gasoline and diesel fuels. FRP tanks and piping do not corrode in a soils environment.

The steel tanks at 975 Seaway are steel and subject to internal and external corrosion.

FRP tanks and piping meet the standards of the following organizations:
API American Petroleum Institute
ASME American Society of Mechanical Engineers
ASTM American Society for Testing and Materials
AWWA American Water Works Association
FM Factory Mutual Research
NSF National Sanitation Foundation
UL Underwriters Laboratories, Inc.

The FRP tanks are double wall. The space between the walls, the interstice, is filled with brine. Brine is filled into the interstice and into a containment area located on the top of the tank. The brine is a calcium chloride solution. The containment area at the top of the tank has a liquid level sensor. Should the primary tanks containing gasoline or diesel fuel fail, the brine will leak into the primary tank and the liquid level sensor will activate an alarm. An inventory gauge located in the product also has a liquid sensor. Therefore, there is redundancy in sensing a leak in the primary tank. There will be no release to the environment. Should the external tank, the secondary containment, leak, the brine will leak into the area surrounding the tank and the level sensor will sound an alarm. The brine is a non toxic colored water solution. The sensor is continuously monitored and should the sensor fail to provide a signal, an audio/visual alarm is activated.

The steel tanks at 975 Seaway have a dry interstice. Should the secondary containment fail above the groundwater or above the normal high level of the storage of the gasoline, the failure of the secondary containment will not be detected.

I have consulted the Fiberglass Tank Institute, a nonprofit manufacturers association dedicated to the advancement of FRP products, and other journal sources and found no reports of a release of product from double wall fiberglass tanks, of which there are more than 200,000 in service.

Piping: The underground piping is secondarily contained FRP pipe. The primary pipe contains gasoline or diesel fuel. In the event of a failure in the primary pipe, the interstice between the two pipes, conducts the product to a containment sump. The containment sump has sensors located near the bottom of the sump. All underground piping is sloped to a containment sump, so any release of product flows quickly to the containment sump. Activation of a sump sensor creates an audible/visual alarm and the system is immediately shut down.

The underground piping at 975 Seaway has flexible piping. Flexible piping is subject to failure from reactions with certain gasolines or diesel fuels. Flexible piping does not have the ability to carry product leaking from primary containment to a containment sump except under pressure. Small leaks may go undetected for long periods of time.

The underground piping from the tank to the dispenser islands is pressurized by pumps located at the top of the tank in an FRP containment sump. One pump services one product except for the regular gasoline that requires 2 pumps to supply the 6 dispensers. The piping at the pump is equipped with a Veeder-Root Pressurized Line Leak Detector (PLLD). This is equipment is "state of the art" for detecting leaks in product piping. Should a leak occur in the pressurized piping an audio/visual alarm is activated and the transfer of product is terminated. Thus, there are redundant systems to detect primary piping leaks and the interstice of the double wall piping conveys product to a containment area such that a release to the environment as a result of a piping leak will not occur.

The pressure piping at 975 Seaway Drive has a mechanical leak detection device. This device only works when the pumps are not working. It senses a leak by the pressure drop in the leaking pipe. The mechanical leak detection device does not sound an alarm. A leak is detected by the partial closure of the valve slowing down the rate of flow to vehicles as the vehicles are filled.

The fill pipes to the regular and ethanol free gasoline tanks are located above the tanks. Each fill pipe has a 5 gallon spill containment sump around the top of the pipe where the tank is filled. The containment sump is designed to catch any drops that may discharge from a nozzle as a hose is disconnected from the fill pipe. The containment sump is double wall cast iron and steel. The double wall containment sump has a connection to test the integrity of the secondary containment. The bottom of the sump connects to steel piping that connects directly to the tank. Inside the steel pipe is an aluminum fill tube. The top of the tube is sealed such that the fill piping is secondarily contained.

The aluminum fill tube is equipped with a float valve. The float valve stops the flow of product into the tank when the level of product in the tank reaches 95% of the capacity of the tank.

The diesel compartment and the premium gasoline compartments have "remote fills." There are spill buckets located between the two double wall tanks. The spill buckets are also double wall. 4 inch diameter double wall FRP pipe carries the diesel fuel and the premium gasoline to their respective compartments. These double wall pipes terminate in containment sumps with leak sensors prior to entering the tanks fill pipe. The remote fills to the diesel and premium gasoline are located so the transport truck will not have to move to deliver product to the tanks.

Also located on top of the gasoline containing compartments is a vapor return pipe. The vapor return pipe also is equipped with a 5 gallon double wall spill containment sump. The spill containment sump will collect any condensate that may occur in the vapor return hose preventing the condensate from entering the subsurface environment.

All hose connections at the tank tops comply with the California Air Resources Board requirements for control of vapor emissions.

The tanks and the piping are installed by qualified contractors. The contractors must be certified by the tank and the piping manufacturers. The Petroleum Equipment Institute and the American Petroleum Institute, as well as the manufacturers, provide recommended practices for the installation of tanks and piping.

Containment Sumps: Containment sumps are constructed of FRP. FRP does not corrode or deteriorate when exposed to the products or to soils. Containment sumps are located under each dispenser with liquid sensors located near the bottom of the sump. Should product leak inside the dispenser, the sump sensor will activate the audio/visual alarm.
The dispenser containment sumps are double wall.

The containment sump under each dispenser has a volume of approximately 23 gallons. The containment sump at the top of the tank that has the pump, piping connections and the inventory gage will hold approximately 180 gallons of product.

Dispensers: At the top of the dispenser sump, inside the protection of the concrete mat surrounding the dispenser there is a valve on the product piping. The valve is called a "shear valve" or an "emergency shear valve." The purpose of the valve is safety. Should the dispenser be displaced in an accident, the emergency shear valve closes and prevents an uncontrolled release of gasoline. Cumberland Farms installs double poppet shear valves. The double poppet prevents gasoline in the dispenser and the piping supplying the dispenser from escaping in the event of an accident involving a dispenser.

The hose on the dispenser contains a breakaway coupling (dry-break connection). Should a driver leave the area with the hose nozzle still in the vehicle fill pipe, the dry-break will sever. Mechanisms inside the dry-break prevent the release of little more than a few drops of product.

The nozzle that is placed in the vehicle fill pipe has a self-closing valve. The valve closes automatically as product fills the fill tube. Should the automatic valve fail, the operator would release the lever on the valve and much less than a gallon of product would be released. (The vehicle tank fills with product at less than 10 gallons per minute. If it takes two seconds for an operator to react, the amount released will be about 1/3 of a gallon.

Inventory and Sensor Control: The product inventory is measured by a Veeder-Root Automatic Tank Gauge (ATG). Veeder-Root is the worlds' leading tank gauge supplier. In each tank, there is a float mechanism that senses the level of the product. The ATG converts the level of the product into gallons. Cumberland Farms employs a version of the ATG that provides many functions. The ATG not only provides the tank inventory, but also conducts continuous product leak detection on the tank inventory. The ATG also continuously monitors all the sump sensors and the product line leak detectors. The ATG sends an electronic signal to each sensor. If the signal is not returned, the alarm is activated. Thus, all the sensors, the line leak detector, the tank interstice sensor and the inventory in the tank are continuously monitored. The ATG also has a high product level sensor. Should the product in the tank reach 95% of the capacity of the tank, an audio/visual alarm is activated.

The USEPA requires third party certification of all leak detection systems. The Veeder-Root System meets or exceeds all federal requirements.

Air Emissions Control: The tank venting system is configured for vapor recovery and the control of emissions from the gasoline tanks. The vent on the venting system has a pressure vacuum valve. This valve controls the release of gasoline vapors to the atmosphere. During the filling of the tanks, the vapor and air in the tanks is exchanged with the product in the tanker truck.

The pressure vacuum vents installed on the gasoline tank vents limit the emissions from the tanks to 0.17 Standard Cubic Feet per Hour. 0.17 Standard Cubic Feet equals the 293 cubic inches about the size of a professional football. Gasoline is not continuously emitted from the tank vents. As the gasoline tanks are emptied by filling vehicles, a slight vacuum is placed on the tanks. Air is therefore sucked into the tanks and no emission of gasoline vapors occurs. The system is required to be field tested every three years for compliance with regulations.

Cumberland Farms is required to report the amount of gasoline dispensed from the station to the USEPA.

The gasoline delivery and tank venting system meet the National Emission Standards for Hazardous Air Pollutants (NESHAPS) with the Maximum Achievable Control Technology (MACT).

Tank Flotation: The tanks are anchored to concrete structures placed below the tanks with "straps" supplied by the tank manufacturer. The straps are placed over the tops of the tanks and anchor the tanks to the concrete structures. In the event of a high-water table, the anchoring prevents empty tanks from floating.

The tanks and piping are bedded in specifically sized stone. The stone provides structure to the tanks and protects the tanks and piping from any sharp objects that may be in the native soil. The excavation is lined with a geotextile fabric. The geotextile fabric prevents native soils from migrating into the stone placed under and around the tanks. Inside the tank excavation are "observation wells." The wells extend below the bottom of the tanks. The wells are required by regulation. The stone surrounding the tanks is much more permeable than native soils. Should a release occur from the secondary of the tanks or piping, product would flow to the tank excavation. The observation wells provide a convenient method to determine if product has been released to the environment.

Spill Control:

Fuel Deliveries: Fuels are delivered in transport trucks. Before fuel is scheduled to be delivered to a location, the CFI dispatcher knows the volume in the underground storage tanks. This is done electronically though the ATG system. This procedure ensures that the tanks will not be overfilled. When the

truck enters the site to make a delivery, the driver is required to manually determine that the tanks will hold the product. The driver opens the cover of the spill containment sump and removes the cap on the fill pipe. The driver inserts a calibrated wooden stick (pole or rod) into the tank, withdraws the stick and reads the elevation of the product in the tank. He then checks the level of the product against a calibrated tank chart. The chart indicates the amount of product in the tank. The driver then knows if the tank will hold the product that is in the truck. "Sticking the tank" is a check against the Automatic Tank Gauge and the Dispatcher.

Once the driver has determined the tank will hold the product, the driver removes two hoses from a shelf on the truck and connects one hose to the tank fill pipe and to the product manifold on the truck. The second hose is for vapor recovery. This hose attaches to the Stage One Vapor Recovery Piping at the tank and a special fitting on the truck. The two hoses are for gasoline only. As gasoline product fills the underground tank, the truck empties. This procedure creates a slight vacuum in the truck tank such that gasoline vapors in the underground tank are transferred to the truck tank.

Diesel fuel has one hose to fill the tank. Diesel fuel does not have vapors such that vapor return is required.

When the hoses are safely connected to the tank piping and the tanker truck piping, the safety valves on the truck are opened and product flows from the truck to the tank.

As product begins to flow, the driver checks for leaks. If a leak occurs, the driver shuts the valves on the truck manifold and makes a repair. Any gasoline that has dripped on any surface is carefully removed with absorbent pads. The driver is required to remain by the truck manifold as long as the hoses are connected to the truck and the underground storage tank. Absorbent pads contaminated with gasoline or diesel fuel are safely stored on site and removed in accordance with Florida DEP regulations.

Generally, product flows through the hose at less than 500 gallons per minute. Should a hose fail, it will take the driver less than 4 seconds to close the tank truck valves. The release will be less than 40 gallons.

Should a tanker truck hose failure occur, the Fire Department is notified immediately and the Cumberland Farms dispatcher is notified. A Hazmat company is called to remove the spill from any containment structure.

When the truck tank is empty, the driver closes the valve at the truck manifold and disconnects the hose from the truck manifold. The hose is "rolled" toward the tank such that any product in the hose drains into the tank.

When the driver is certain there is no product in the hose, he disconnects and the hose from the tank and places caps on the hose and the tank fill pipe. Any product dripping from the hose during this operation is captured in the 5-gallon spill containment sump.

Stormwater from the area of the tanks and the fuel dispensing is directed to three Stormceptor surface drainage catch basins. The Stormceptor is a prefabricated underground structure designed to remove sediments and oil and grease from stormwater. Stormceptors are installed based upon the storm flow rates for a specific surface area. The smallest Stormceptor has an oil retention capacity of 86 gallons.

The proposed Stormceptor is approved by NJCAT (New Jersey Corporation of Advanced Technology). The Stormceptor was originally tested in 2004 at the NJCAT facility in Bordentown, NJ and recertified by the Department of Environmental Engineering Sciences at the University of Florida, Gainesville in 2008.

The gasoline delivery and tank venting system meet California Air Resources Board (CARB) Standards for Enhanced Vapor Recovery (EVR), the National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Maximum Achievable Control Technology (MACT). Based on the vapor pressure of diesel fuel, diesel tanks do not have vapor recovery.

New vehicles with carbon canisters emit very little gasoline per fill up. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

(2) <u>Operations:</u>

Operations concerning fuel deliveries were discussed in the Spill Control Section.

The equipment that measures product in the tank and all the sensors is manufactured by Veeder Root Corporation. The automatic tank gauge not only determines product inventory, but provides a Continuous Leak Detection System. During periods when the dispensers are not in use, the ATG performs a leak test. The tanks' inventory is monitored for temperature and level for a period of time. The time periods when data is collected is examined statistically to determine if product is being lost from the tank. This statistical tank leak test is in addition to the continuous piping leak test and inventory reconciliation.

The USEPA requires third party certification of all leak detection systems. The Veeder-Root System meets or exceeds all federal requirements for leak detection. Third party evaluations of Leak Detection Systems are now reviewed by the National Work Group on Leak Detection Evaluations. The Veeder-Root System is listed as meeting USEPA criteria.

Cumberland Farms employs a third-party company to monitor, on a 24 hour basis, the Veeder Root system. The connection from the Veeder Root System to the third party may be severed during an electrical outage or communication loss as the connection is made through an IP address which essentially is an internet connection. This is the industry standard for remote monitoring connections and is password protected to prevent tampering at the store level. A loss of connection notifies the third party vendor to begin immediately, working to restore the connection. During the period of loss connectivity, the store is contacted to inform employees of the lost connection and ensure that there are no existing Veeder Root alarms.

The State and Federal Government require the training and certification of people that operate underground tanks that store petroleum products.

There are three categories of operators for each underground tank, A, B, C. The A operator is responsible to be certain that regulations are being met at the company level. The B operator must know the equipment and operation of the tank system and on a monthly basis inspect the tank systems. This includes monthly inventory control in accordance with current regulations.

A & B operators are required to take and pass a test.

The A and or B operator is also responsible for training C operators. A C operator must be present whenever a tank system is in operation. The C operator must be trained to respond to emergencies. Every Cumberland Farms facility that dispenses motor fuels has an A, B or C operator.

Each C operator is trained in accordance with the Cumberland Farms Retail Emergency Response Plan. (See next page)

The current Florida DEP regulations require monthly inspection of all sumps. A visual inspection of all electronic release detection devices every 6 months. Annual testing of leak detection devices and integrity testing of pump and piping sumps every three years.

Summary: The existing gasoline storage and dispensing at the proposed Cumberland Farms Convenience Store and Gasoline Station meets all requirements for the safe storage and dispensing of fuels. The CFI employees are trained in accordance with State and Federal requirements.

- The proposed new tanks will be double wall FRP with brine in the interstice. The brine will detect a breech in either the primary wall or the secondary wall.
- The new piping will be FRP double wall. All piping drains to a containment sump with leak detection sensors.
- Stormwater is treated in a Stormceptor before entering the environment.
- The air pollution control system meets NESHAPS and MACTs

(3) Environmental Issues Regarding the Storage of Gasoline

Fires:

Report: "**Fires At U.S. Service Stations**" by Ben Evarts, April 2011, National Fire Protection Association, Fire Analysis and Research Division

NFPA Executive Summary regarding fires at stations delivering gasoline:

Report: NFPA's "Fires at U.S. Service Stations"

Author: Ben Evarts
Issued: April 2011

Incident types and trend data are reported for fires that occurred in or at service stations. Three different types of incidents, structure fires, vehicle fires, and outside and other fires are analyzed for cause, equipment involved, and other type of material first ignited, among other relevant factors specific to each incident type. Other information relevant to this occupancy, such as the hazards of static electricity is presented as well.

Executive Summary:

During the five-year period of 2004-2008, NFPA estimates that U.S. fire departments responded to an average of 5,020 in service or gas station properties per year. These fires caused an annual average of two civilian deaths, 48 civilian fire injuries, and $20 million in direct property damage. The majority of the fires in this category were vehicle fires. Reported fires in this occupancy group fell 46% from 7,860 in 1980 to 4,280 in 2008.

According to the U.S. Census Bureau, there were 117,000 gasoline stations in the United States in 2007. Fires in these occupancies represent a variety of incidents, including structure fires, vehicle fires, outdoor fires and other fires. The majority of incidents are vehicle fires (61%), but the majority of the property damage (59%), results from structure fires. Outside trash or rubbish fires account for 12% of the fires reported to local fire departments at this type of property.

Twelve percent of fires reported to local fire departments in these properties were structure fires. The most common items first ignited in structure fires at service stations were flammable and combustible liquids and gases, piping or filter (22% of structure fires), followed by rubbish, trash, or waste (18%) and electrical wire or cable insulation (13%).

Most vehicle fires (82%) occurred in passenger vehicles, these fires accounted for nearly half of the total number of civilian injuries that occurred in service station fires of any kind (structure, vehicle, outside, other). The most common type of material first ignited in a vehicle fire was gasoline (28%).

Outside and other fires accounted for 15% of incidents at service stations. Natural vegetation fires accounted for 42% of these incidents. The most common heat source for outside fires was smoking materials (21%).

Twelve percent of fire incidents at service stations were outside trash or rubbish fires.

Individuals interested in keeping service stations safe from fire should consult NFPA 30A – Code for Motor Fuel Dispensing Facilities and Repair Garages for information about fire prevention in these properties. The proposed Cumberland Farms Facility meets all the requirements of NFPA 30A – Code for Motor Fuel Dispensing Facilities.

Excerpts from the report:

Structure Fires: 600 Structure Fires caused 1 death and 15 injuries per year. "Many fires in service stations started in the cooking area, or in a lavatory or bathroom." The balance of the structural fires was caused by failure of heating systems or electrical systems.

Vehicle Fires: 3,050 Vehicle Fires caused an annual average of 1 death and 29 injuries per year. Of and average of 3,050 vehicle fires, 2,500 were passenger vehicle fires.

"A flammable liquid or gas being spilled was a factor in 4% of vehicle fires at service stations." Spilled gasoline on average caused one injury per year. (Approximately 1 out of 1,000 stations dispensing gasoline will have a fire as a result of spilled gasoline.)

"The majority of vehicle fires at service station or gas station properties began in the engine area. The engine area, running gear, or wheel area was the area of origin for 74% of vehicle fires at these properties. The passenger area of the vehicle was the area of origin for 6% of fires, and 4% of fires originated in the fuel tank or fuel line of the vehicle."

The dispenser closest to the residence is 200 feet away and mostly shielded by the convenience store. It is unlikely that a fire would have an impact upon the residence. The Fire Department is right next door.

Benzene:

As stated previously: The gasoline delivery and tank venting system meet California Air Resources Board (CARB) Standards for Enhanced Vapor Recovery (EVR), the National Emission Standards for Hazardous Air Pollutants (NESHAPS), and Maximum Achievable Control Technology (MACT). Based on the vapor pressure of diesel fuel, diesel tanks do not have vapor recovery.

New vehicles with carbon canisters emit very little gasoline per fill up. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

Benzene currently occurs in gasoline at 0.62%. The USEPA is continuing to lower the acceptable levels of benzene.

The pressure vacuum vents installed on the gasoline tank vents limit the emissions from the tanks to 0.17 Standard Cubic Feet per Hour. 0.17 Standard Cubic Feet equals the 293 cubic inches about the size of a professional football. The Benzene content in the 293 cubic inches is 1.8 cubic inches. Gasoline is not continuously emitted from the tank vents. As the gasoline tanks are emptied by filling vehicles, a slight vacuum is placed on the tanks. Air is therefore sucked into the tanks and no emission of gasoline vapors occurs.

My experience is that gasoline vapors cannot be detected when standing under the tank vents.

The location of this proposed fuel dispensing facility is opposite the USCG Base. There is no occupancy for a very long distance across the street.

The climate at Fort Pierce is such that there is nearly always a wind. For seven months from October to May, the average wind speed is 9.2 miles per hour. For 4 months, the end of May to early October, the average wind speed is 6.9 miles per hour. The wind is from the East for 9 months; from the South for 2 months, mid-June to mid-August. The nearest residence to the fueling operations is to the Northeast, about 200 feet from the first gasoline dispenser and about 250 feet from the tank vents.

Given the normal wind speed and the direction of the wind, it is unlikely that the nearest residence will be impacted by the gasoline vapors at any time of the year. With an average wind speed of 7 miles per hour, any vapors from automobile filling will be quickly dissipated.

(4) Comments Regarding the "Initial Strategy Analysis-Harbour Isle Preservation & Cumberland Farms."

Page 1. Summary; "Four of the 38 Harbour Isle residential buildings will be within 500 feet of the gas station." Cumberland Farms currently operates a Convenience Store with gasoline at 975 Seaway Drive. Currently two buildings at 38 Harbour Isle, ½ if the tennis court and the St. Lucie Fire Station and two residential buildings on Bayshore Drive are within 500 feet of or the 975 Seaway Drive. At the proposed location of 801 Seaway Drive, three Harbour Isle residential buildings will be within 500 feet of the dispenser island. Two of the three buildings will be blocked from the dispenser island by the Cumberland Farms Convenience Store. Please see the attached Google Earth map entitled "Location of Living Units from dispensers and tanks."

Page 2. Health Effects; The California "Air Quality and Land Use Handbook: A Community Health Perspective." April 2005, California Environmental Protection Agency, California Air Resources Board.

The assessments upon which the data and therefore the recommendations are made is based on old technology, no longer employed at modern gas stations. Cumberland Farms employs Enhanced Vapor Recovery (EVR) as required by the current California Air Resources Board (CARB). For instance, Phase II Vapor Recovery is cited in the report and is an important source for models that created the 500 feet recommended distance from gasoline dispensing facilities. Phase II Vapor Recovery has been replaced by carbon canisters located in vehicles. New filling equipment, the hose nozzle and the new vehicle fill pipe force gasoline vapors into carbon canisters located in the air inlet to the automobile engine. Therefore, filling gasoline tanks emit very little gasoline per fill up. The gasoline vapors stored in the carbon canisters are mixed with air and incinerated in the vehicles' engine.

On May 9, 2012 EPA Administrators released their final rule making which acknowledged enough ORVR systems were operational to remove further need for Stage II systems. Onboard Refueling Vapor Recovery (ORVR) systems, dramatically limit refueling emissions. The EPA implementation of ORVR rules has brought American ORVR efficiency to 98%.

In addition to the elimination of the Phase II, Cumberland Farms installs all the requirements of the CARB. The CARB has required new designs of existing equipment to eliminate vapor emissions from gasoline dispensing facilities. The vent pipes have pressure vacuum valves. The hose connections are now designed to eliminate vapor emissions during idle periods. The equipment that measures inventory is now designed to prevent gasoline vapor emissions.

These new CARB regulations were not in effect when the Air Quality and Land Use Handbook: A Community Health Perspective was created in April 2005.

Page 6 sites a Johns Hopkins University, HUB publication entitled "Small spills at gas stations could cause significant public health risks over time", October 7, 2014.

This publication sites research that approximately 1 gallon of gasoline is spilled daily at a typical gas station.

The publication cited in the October 7, 2014 article above is in the Journal of Contaminant Hydrology, published online September 19, 2014. The document is entitled "Infiltration and evaporation of small hydrocarbon spills at gas station"

A review of the document is that it is basically a modelling exercise with many assumptions about the characteristics of gasoline in concrete. Some of the "proof" of the modeling was by using concrete from the sidewalk of the city of Baltimore. There is no data as to the strength or thickness of the concrete. It is unlikely the City of Baltimore pays for the specification of concrete that Cumberland Farms uses in its facilities. Cumberland Farms

installs concrete with a minimum strength of 4,000 psi and a thickness of 6 inches. It is unlikely gasoline will penetrate this concrete to affect groundwater.

Page 7 also indicates "scientific studies" of plume travel may be 400 feet. Plume travel depends upon the porosity of soil and the slope of groundwater. A 400 feet plume is most likely from a large spill with groundwater sloping away from the source. Given the topography of this site, the slope of the groundwater is nearly flat. The case of a surface spill penetrating concrete at the proposed Cumberland Farms gasoline and diesel fuel dispensing facility and migrating to nearby waters is very unlikely.

Web Engineering Associates, Inc.

William E. Baird

William E. Baird, PE, LSP

ROBERT P. COLUCCIO, P.E., 4L Rocco Drive, Derry, NH
Chemical Engineer

PROFESSIONAL CERTIFICATIONS:

Commonwealth of Massachusetts – Certification No. 41274
State of New Hampshire – Certification No. 10319
State of Rhode Island – Certification No. 7846
State of Connecticut – Certification No. 21912
State of Florida – Certification No. 24739
State of Maine – Certification No. 12900

EDUCATION

1984 - Master of Science, Chemical Engineering; Clarkson University, Potsdam, NY
1982 - Bachelor of Science, Chemistry, State University of New York at Oneonta, Oneonta, NY

EXPERIENCE

Mr. Coluccio brings over 30 years of professional experience with hundreds of environmental and chemical engineering/design projects. His expertise includes: Design of chemical, petroleum, propane, and natural gas facilities, wastewater treatment plants, chemical process control, vehicle, marine, and aircraft refueling facilities, spill prevention and countermeasure, failure analysis, stormwater and sewer management, as well as design and implementation of remedial action systems for hazardous waste sites, hazardous waste site investigations, and air quality permitting.

Other experiences include: Expert witness, mediation, public hearings, licensing, appeals, and special permitting with planning boards, conservation commissions, city councils, board of selectmen, state and local fire marshals, Army Corps of Engineers, U.S. Coast Guard, and Massachusetts Port Authority.

Engineering Design

Chemical and Fuel Process Control and Storage Facilities: Design of aboveground and underground storage tanks and process control systems for chemical, propane, natural gas, and fuel handling facilities; flammable and viscous chemical and hazardous waste storage and handling, fire risk assessments, fire protection, truck traffic, secondary containment and leak detection, truck loading/ unloading, plant wide distribution, spill prevention and countermeasure.

Industrial Wastewater Treatment Plant: Design of wastewater treatment plants employing dissolved air flotation, chemical flocculation, pH adjustment, oil/water separation, chemical destruction of organics,

sedimentation design, sludge management, high level controls and building design. Interface with municipal waste treatment plants. Solve regulatory issues.

Vehicle, Marine, and Aircraft Refueling Stations: Designed and installed vehicle, marine, and aircraft refueling stations in Boston Harbor ad throughout throughout Massachusetts. Designed and installed largest marine refueling stations in Massachusetts serving cruise vessels, commercial fishing vessels, and pleasure boats. Interface with U.S. Army Corp of Engineers, U.S. Coast Guard, Massport Fire and Rescue, Massport Environmental, Boston Conservation Commission, and Massachusetts Department of Environmental Protection.

Inventory Control and Spill Prevention: Designed inventory control system for large fuel storage depots including a multi-million gallon fuel farm for a power generation plant. Experience includes No. 6 Fuel oil, epoxy resins, Class I and II liquids, ultrasonics, weigh scales, concrete, steel, and fiberglass containment structures.

Stormwater and Sewer Management: Design of stormwater management systems, site survey and re-grading, oil/water separation, manway structures, concrete pads and containment dikes, NPDES and sewer discharge permitting

Site Assessment and Remediation

Oil and Hazardous Material Releases: Emergency response and investigation, remedial design and implementation following releases of oil or hazardous material to the environment. Representative projects include:

Investigation and remediation of gasoline, fuel oil, chlorinated solvents, and PCB releases. Phase I site assessments, subsurface investigations, MCP Compliance, Notifications of Activities and Use Limitations, and Tier Classification. Remedial design includes: Vapor Extraction, Air Sparging, Oil/Water Separation, Air Stripping, Carbon Filtration, Catalytic Oxidation, and Bioremediation.

Project and Contract Management

Contract Management: Managed numerous site-specific projects for state, federal, and private clients from proposal phase to final construction approval. Prepare cost estimates, bid documents, written specifications and drawings. Provide consultation during contractor selection and submittal approvals, and oversight during construction Project values range to $2,000,000.

Air Quality Permitting

MADEP Source Registration Regulatory Compliance: Performed mass balances to determine volatile organic emission status of industrial facilities, interface with regulatory agencies regarding category updates and compliance fees

WILLIAM E. BAIRD, PE, LSP, MISCO
President, Web Engineering Associates, Inc.
President, MicroSorb Environmental Products, Inc.

Lafayette College 1965
B.S. Mechanical Engineering

Boston College 1973
Masters, Business Administration

Registered Professional Engineer - Commonwealth of Massachusetts
- New Hampshire

Licensed Site Professional – Commonwealth of Massachusetts

Certified Waste Water Treatment Plant Operator - Commonwealth of Massachusetts

Licensed Third Party Inspector, Class A & B Operator Underground Storage Tanks -Commonwealth of Massachusetts

American Society of Petroleum Operations Engineers - Past President - no longer active

Additional Memberships: Petroleum Equipment Institute, National Fire Protection Association, International Spill Control Organization, New England Fuel Institute, Massachusetts Oil Heat Council, National Groundwater Association. Licensed Site Professional Association

OSHA Confined Space Entry Certification, OSHA 40 Hour Hazardous Waste Operations Certification
API Safety Certification – Service Stations, Production Facilities

Lectures and Papers

Manuscript - Pollution Engineering, July 1988 - "Critical Evaluation of EPA's UST Testing Apparatus"

American Society of Petroleum Operations Engineers - "Examination of Above Ground Petroleum Storage Tank Bottom/Shell Weldments"

Article - New England Real Estate Journal, "Proper Control Needed To Keep Tanks An Asset"

Article – Co-author, Pollution Engineering, March 2002 – "Success Story" (Article about innovative bioremediation of brownfields site, Baycity, MI)

Guest Lecturer - California Association of Health Professionals - Underground Tank Dynamics and Physical Principles Affecting Precision Testing

Guest Lecturer - USAF Precision UST Testing Methods

Guest Panellist - American Society of Mechanical Engineers- Physical Principles of

Underground Tank Leak Detection

Battelle Memorial Institute – co-author, Remedial Actions in Response to a Kerosene Release to Wetlands

University of Massachusetts, Amherst – co-author, Bioremediation of Bedrock Groundwater Contaminated w/ PCE, TCE, TCA, Toluene & Hexane

Continuing Education:

University of Wisconsin Professional Courses:

Cathodic Protection of Underground Structures

Underground Storage Tank Management

Liquid Storage Tank Installation

National Association Corrosion Engineers, Professional Courses:

Cathodic Protection, Corrosion Basics

Second International NACE/MTI Symposium - AST; Design, Inspection,

Maintenance

Northeastern University:

Graduate Courses in Environmental Engineering

Government Institutes:

Environmental Laws and Regulations

University of Massachusetts:

Annual Seminars on Petroleum Products in the Environment and Remediation Technologies

Environmental Protection Agency:

Leak Detection Technology Transfer Seminar

Environmental Protection Agency:

Region IV Seminar on Remediation of Petroleum Contaminated Sites

American Petroleum Institute:

1999 Storage Tank Management and Technology Conference

National Groundwater Association/American Petroleum Institute

2000 Petroleum Hydrocarbons and Organic Chemicals in Ground Water

NFPA – National Electrical Code – Hazardous Area Classification

PEI – CNG Systems for Automotive Fuelling

Instructor - Hartmann Management Services - University of Wisconsin, UST Installation Course

Expert Witness

Provided expert witness regarding an explosion and fire during a gasoline delivery

Provided expert witness regarding vibration stress failure of 12” diameter LNG pipeline

Chapter 21E Site Assessment - US Bankruptcy Court

Numerous appearances before Planning Boards, Selectmen, Zoning Board of Appeals, Conservation Commissions regarding Storage Tank Designs/Operation

Expert Consultation

- Provided report documenting tank installation practices, tank management, petroleum industry practices, regulations and recommended practices regarding tank failure
- Provided a report regarding tank management practices and residual groundwater contamination
- Assisted Department of Defence in evaluation of leak testing equipment for a 1,000,000 gallon UST
- Witnessed excavation and provided report regarding failure of catholically protected UST - 3 Sites
- Provided a report detailing the safety violations which caused an explosion while a gasoline underground storage tank was being abandoned.
- Examined a tank failure of a new tank installation and provided a report detailing the cause of the failure
- Naval Education and Training Centre - Investigate Failure of Two-1,000,000 Gallon Underground Storage Tanks, Review Design, Provide Expert Testimony as to Cause of Failure
- Provided a report on the failure of an AST storing sulphuric acid, failure of the containment structure and exposure of sulphuric acid fumes to an abutter.
- Provided a report as to the requirement to replace underground piping when an automobile displaced a gasoline pump on an island.
- Provided a report about underground storage tank anchoring and floatation

Invention

- Co-invented and developed the “Tank Auditor” (Patent #4811601). A certified precision underground storage tank testing method. (10,000+ tests have been conducted with this method)

Co-invented a hydraulic separator pump to condense and remove floating products (Patent #5207897)

Co-invented a Catch Basin OWS and Bioreactor

Co-invented a "Biofence" to control spills and apply microbes for bioremediation of oils.

Public Service: Elected Member - Town of Cohasset Board of Health- 7 years,

Town Committees: Recycling Transfer Station, Watershed Protection,

Sewer Study Committee, Hazardous Materials Guidance

1975 To Present — President of Web Engineering Associates, Inc.

Professional Staff - 2 Engineers, 1 Geologist, 1 Land Use Planner, 2 Technicians

Petroleum & Chemical Engineering: Included in design experience is tanker and barge terminal facilities, bulk oil plants, hazardous waste storage systems, marinas, service stations, industrial fuel oil storage systems, tank truck and railroad loading and unloading facilities, air pollution control systems, spill prevention control and countermeasure plans, pump and piping systems, tank heaters, tank repair, lube oil storage and drumming facilities, solvent storage, solvent distillation, chemical waste water treatment, piping and process systems.

The products include crude oil, #1 to #6 fuel oils, gasoline, fish oils, biofuels, flammable solvents, alcohols, chlorinated solvents, heated flammable resins, natural gas, LPG, steam, pesticides, and herbicides.

Environmental Engineering: More than 400 site investigations for surface and subsurface contamination. Included in experience is investigation of petroleum, solvents, pesticides, PCB and foundry landfill plumes, design and installation supervision of interceptors and recovery equipment; innovative bioremediation, vacuum educators, air stripping columns, water and vapor carbon systems, landfill capping, monitoring and reports. (Responsible for the first bioremediation system in the Commonwealth located in Turkey Swamp, Halifax, MA. Saved destruction of the wetlands and documented the efficacy of bioremediation to uplands and wetlands).

Tank Testing: Two crews precision leak tested 4000+ tanks.

1996 to Present — Founded MicroSorb®Environmental Products, Inc. a company to facilitate the use of wastewater treatment systems and insitu bioremediation through design and application of microbes and to distribute microbial remediation and microbial cleaning products.

1983 To 1997 — Founded Leak Detection Systems, Inc., a company to license and to market the "Tank Auditor" underground tank leak detection system.

1975 to 1981 — Construction: Developed a mechanical construction company that employed 20+ people with annual sales of +$1,000,000.00. Construction projects included a $225,000.00 tank truck loading facility for gasoline and distillates with vapor recovery. Installation of 3000' of 14" diameter pipe connecting tanks, pumps and loading facilities; installation of 600' of 6" diameter high pressure natural gas pipeline; installation of plant and equipment to reclaim solvents; underground storage tank removals and installations; stainless steel process and steam piping.

1973 to 1975 — Proprietor, Web Engineering Associates

Began company to provide engineering and construction expertise to oil industry. Engineering projects included engineering review of the design of a 600' - 24" diameter #6 oil line; design of a 40' pipe bridge; design of Spill Prevention, Control and Countermeasure Plans. Construction experience included developing a company to provide service station pump and tank installation and small bulk oil storage plant installation.

1971 to 1973 — Engineer, Chevron Oil Company, Western Division, Marketing Operations, Denver, Colorado

Develop and coordinate company wide projects for five marketing divisions in ten Mid-Western states. Projects included feasibility study of lube oil blending and canning plant, construction costs- $2,000,000.00, annual costs- $12,000,000.00; design and implementation of a $3,000,000.00 OSHA compliance program; gasoline, diesel and aviation fuel quality control; development of an environmental protection program; implementation of compliance with Department of Transportation regulations.

Responsible for specification and purchase of equipment and facilities, including transport tank trucks; warehouse and bulk storage facilities, self service gasoline stations, and tank truck loading facilities, vapor recovery equipment.

1968 to 1971 — Associate Engineer, Chevron Oil Company, Eastern Division New England Region

Responsible for estimating costs, payout calculations, and engineering design and construction in eighteen bulk plants and two terminals in Maine, New Hampshire, and Massachusetts. Responsible for estimating costs, design, presentation of plans to local officials, and construction of service stations.

Major projects included analysis, design and installation of new tanker terminal piping system; improving loading rack capacity and safety; oil spill contingency plan; designed, secured permits and supervised construction of sixteen service stations. Designed systems to remove gasoline and oils from the groundwater and vapors from residences. Supervised UST testing.

1965 to 1968 — Associate Design Engineer, Chevron Oil Company, Eastern Division, Perth Amboy, New Jersey

Responsible for estimating costs, payout calculations, design, drafting, field construction, and contract administration of refinery projects.

Mel Scott, AICP

Regional Business Development & Sales Director

Mel Scott has 20 years of Brevard County public service experience in a wide range of professional disciplines, highlighted by his 7 year tenure as Brevard County's Assistant County Manager. Overseeing departments which included Planning & Zoning (formerly the Growth Management Dept.), Public Works, Utility Services and the former Metropolitan Planning Organization (which is now the SCTPO), Mel is a valuable team member that knows this community and has a proven track record of driving quality outcomes.

Specifically, his experience includes participation in the inception, planning and construction phases of many multi-jurisdictional roadways, including the St. Johns Heritage Parkway, as well as the oversight of Public Works Department efforts that are entrusted with maintenance and capacity improvements for 1,177 miles of paved roadway, or enough to travel from the Space Coast to Connecticut! During his service in Brevard County, he supported the continued investment in ITS technology and, ultimately, the completion of a comprehensive ITS Master Plan which continues to guide extensive vehicle detection upgrades within the County's ITS system today.

As a *Project Advisor*, Mel will make sure that ATKINS provides the right level of staff, that the team remains available throughout all work processes and will regularly contact SCTPO leadership to verify that you are satisfied with the ATKINS team's work.

For 28 years, Mel has been an active member in the planning profession and is a member of the American Institute of Certified Planners (AICP). His knowledge of local, state and federal regulatory structures and commitment to this region's success, will be dedicated to the SCTPO's responsibility to manage a continuing, cooperative and comprehensive planning process in support of an evolving transportation network designed to improve quality of life, add economic viability and enhance safety within our community.

Prior to joining Atkins, Mr. Scott's experience included:

Blue Ribbon Transportation Advisory Committee Report and Recommendations (BRAC): Technical Staff Support; Recognizing the critical role that infrastructure plays in promoting economic development and community welfare, as well as the burgeoning mismatch between infrastructure revenues and needs, the Brevard County Board of County Commissioners established this Committee in 2013. Over a course of 8 months Mel worked with other County/City/TPO staff, and BRAC members in public forums to identify sustainable short and long term funding solutions for BCC or voter consideration for the purpose of bridging the gap between funds needed and funds available to sustain Brevard's roadway network.

Civic/Community Involvement

Immaculate Conception Church – Board of Trustees, 2002 – Present
Immaculate Conception Church – Fund-Raising Chair, Children's Education Fund
United Way – Past Fundraising Chair, Brevard County Board of County Commissioners

Education

M.A., Urban and Regional Planning, Political Science and Government, Florida Atlantic University, 1991

B.A., Political Science, Criminal Justice, University of Tampa, 1988

Certifications

American Institute of Certified Planners, American Planning Association (AICP), 1989.

Professional affiliations

American Planning Association, Florida (1989 – Present)

Florida Chapter, American Planning Association (1989 – Present)

Florida Atlantic Planning Society, Founding President (1990)

International City/County Management Association (2013 – Present)

Professional development

Brevard Executive Leadership (ELI), Graduate, 2011

Mel Scott, AICP
Regional Business Development & Sales Director

Boys/Girls Head Basketball Coach, HNJ School, South Beach Basketball Association (2006 – present)
Board of Directors, Keep Brevard Beautiful

Previous Work History
Director, Property Research & Acquisition
Certified Building Corp, Indialantic, FL
2004 – 2007; Responsible for property research, acquisition, design and permitting or residential communities in Brevard & Indian River Counties.

Director, Planning & Zoning Office (Zoning Official), Brevard County
1998-2004
Responsible for implementing, amending and interpreting the Comprehensive Plan and Zoning Code. Provided leadership for the day-to-day operations and budget management for the department which included continuous improvement of the permit review and approval process, code enforcement, contractor licensing and impact fee program of Brevard County.

Number of Years with Other Firms:
3 – Certified Building Corp.

Do You Hold a Public Elected or Appointed Office?
Office Held: Supervisor
Name of Agency: Brevard Soil & Water Conservation District
Term Expiration: 1996 - 2000

Jeffrey A. Lucas, PE

Project Manager

Jeffrey Lucas has 18 years of land development, water resources, and consulting experience involving commercial, residential, and municipal project layout, permitting, and design; four of these years were involved with construction practice as an active member of the U.S. Army on deployments in countries abroad. Other experience includes field inspection, environmental site assessment work, and port engineering projects. His responsibilities include site design, planning, project management, permitting, and related engineering assessments, calculations, and modeling. Mr. Lucas is experienced in land development conceptual and master planning activities including zoning changes, land use amendments, and master plan compliance related to utilities and administrative actions. He has directly coordinated management of project subconsultants as well as interacted with clients, legal counsel, and municipal and regulatory agencies to see projects planned from design to construction.

Mr. Lucas' project experience includes:

Cumberland Farms Gas Stations and Convenience Stores, East Coast, FL. Project manager and engineer of record for site civil work for proposed new construction of site planning and land development for these new facilities. Managed traffic engineering team for traffic studies, Geotech investigation, surveying, eco-bio studies, community planning, petroleum tank and pump plans, landscape and irrigation, and various permits amongst numerous agencies. Construction administrative services are also included. Approximately 20 facilities have been constructed to date from program inception timeframe of about 2012.

Big Box Retail Development Conceptual Planning, Orlando, FL. Performed site reconnaissance and due diligence to include meeting with planning and zoning officials to discuss moratoria and lot aggregation issues. Submitted conceptual access plan to FDOT to obtain preliminary assessment. Performed conceptual stormwater models to address flow-restricted watershed basin criteria. Drafted conceptual stormwater management system using AutoCAD. **Duration:** 10/2007-11/2008

Big Box Home Improvement Center Retrofit Project, Rockledge, FL. Coordinated/designed site expansion to accommodate an adjacent roadway expansion project including right-of-way donations. Designed and permitted construction plans for infrastructure improvements and utility relocations. Evaluated existing stormwater master plan and obtained a letter of conformance from regulatory agency. Evaluated municipal roadway expansion project and planned/coordinated traffic study for a signal warrant analysis of a future intersection. Met with municipality to gain project approval within a community redevelopment area including variances. Provided project status updates for clients and consultants. **Duration:** 02/2007-12/2008

La Fourche and Plaquemines Parrish Levee Inspections, New Orleans, LA. Completed 90 miles of levee and 2 major pump station inspections to inventory deficiencies for input into the National Levee Database (NLD) for use in hazard insurance. **Duration:** 08/2010-12/2010

Total years of experience

18

Years with firm

9

Education

B.S., Civil Engineering, University of Central Florida, 2005

Registrations/licenses

Professional Engineer
Florida 71621, 2010

Certifications

State-Certified Stormwater Management Inspector
Class "B" Commercial Driver's License
TWIC Card Carrier

Honors and awards

3rd in State, Water Resources Design Competition, Florida Water Environment Association (FWEA)
Commendation, Achievement, and Good Conduct Medals, U.S. Army
Florida Engineering Society, Member
National Society of Professional Engineers, Affiliate

Software

ICPR, SewerCAD, WaterCAD, OPSEW, PONDS, MODRET, StormCAD, AutoCAD (Civil 3d/LDD), ARCExplorer/GIS, Derive 5, HY-8, PUMP-FLO, SMADA, Microsoft Project, Hydraflow, Trimble GPS

Professional development

Advanced Best Management Practices (BMP) Selection Course, Florida Stormwater Association, Orlando, FL.
Stormwater Permitting Course, Florida Engineering Society, Orlando, FL.
Stormwater Management Design Course, Water Resources Learning Center, Orlando, FL.

Various Community Block Grant Projects, Brevard County, FL. Designed and permitted various sidewalk, neighborhood entry signs, pedways, and roadway restoration plans for the County. Also included construction administration. Duration: 02/2011-11/2012

SR524 Logistics Center, Canaveral Port Authority, Cocoa, FL. Project manager and the engineer of record for site civil work for proposed new construction of site planning and land development for new logistics center encompassing 270 acres. Managed traffic engineering team for traffic studies, geotechnical investigation, surveying, eco-bio studies, community planning, and various permits amongst numerous agencies. Also provided cost estimation and stockpile planning. Project was constructed as Walmart Distribution Center.

CT6 Cruise Terminal Design-Build/CT6 Parking Garage Design-Build at Port Canaveral, Canaveral Port Authority, FL. Project manager and engineer of record for site civil work for new construction of these facilities. Prepared fast track design-build plans for site civil project aspects – planning, potable water, lift station, permitting, and construction administration. Unique aspects included Fuel Line impact mitigation planning, survey layout, and pile driving coordination. Performed design of the commercial vehicle staging access lot. Design Fees: ± $200k; Constructed in Summer 2012; Project size: approx. 20acres of sitework with ±300,000 SF of building area; Cost: ±$40M; ODP's were contractor managed.

Miss Cape Canaveral, Canaveral Port Authority, Port Canaveral, FL. Project manager/engineer of record, performed site layout and design of demolition and relocation of a deep sea fishing charter operation. Project entailed design of a dock/deck by filling in a dilapidated, unutilized boat ramp, pad placement of a modular building, utility and lift station design, all while designing around the ongoing and recently completed Cove Welcome center stormwater outfall project(by others). Also managed construction administration. **Duration:** 01/2013-03/2013

Big Box Retail Retrofit Construction Inspection, St. Augustine, FL. Coordinated with contractors on inspection scheduling and resolving potential change orders. Inspected infrastructure improvements for as-built certification. Checked depths of pavement cross sections and landscaping placement. Evaluated compaction test results from subconsultant. Prepared written and pictorial reports of site construction progress for client. Coordinated with municipality and contractor to resolve Americans with Disabilities Act (ADA) compliance issues. **Duration:** 01/2008-01/2009

Big Box Retail Site Development, Lynn Haven, FL. Designed, modeled, prepared reports, and permitted onsite wet detention stormwater management system. Designed and permitted offsite stormwater quality management system including wetland mitigation. Evaluated geotechnical, environmental, and ecological reports. Consulted with client legal counsel and Audubon Society regarding site's previous wetland mitigation banking success criteria and future cost. Performed offsite large-scale stormwater model evaluating floodplain to assess conveyance impacts regarding state road improvements. Coordinated with agencies, municipalities, and consultants to gain design approvals. Prepared exhibits for subconsultants for the U.S. Army Corps permitting department. Drafted onsite and offsite infrastructure improvements. Consulted on water study reports (flow tests) to determine if adequate municipal supply exists for site development. Performed initial onsite drainage investigations and researched drainage records. Attended required state agency pre-application meetings. **Duration:** 01/2008-02/2009

Stormwater Management Inspector's Course, Florida Department of Environmental Protection, Cocoa, FL.
Leadership Course, Creech Engineers Inc., Stuart, Florida.
Stormwater Modeling Course, Streamline Technologies, Inc., Orlando, FL.
Indirectly affiliated with the University of Central Florida (UCF) Stormwater Management Academy (former student, attended meetings on stormwater sustainability with researchers to gain latest knowledge for clients on green roof, pervious pavements, stormwater reuse, etc.)

Big Box Retail Site Development #1, Madison, FL. Designed and permitted wet detention stormwater system. Designed and permitted offsite lift station and forcemain. Coordinated with municipal consultants on design approvals. Performed initial onsite drainage investigations. Coordinated with subconsultants and client legal counsel on past environmental issues associated with lumber mill activities. Performed subsurface removal estimates of buried debris using geotech borings. Performed cut and fill calculations. Coordinated with environmental/geotechnical consultants for cost-effective design solutions to subsurface instability using Tensar GeoGrid technology. Designed offsite roadway improvements. Provided project status updates to project managers. Coordinated project surveys from subconsultants. **Duration:** 05/2006-07/2007

Large-Scale Commercial Subdivision Master Plan, Palm Bay, FL. Prepared cost estimates. Maintained project schedule. Drafted conceptual plans, construction plans, and specifications. Coordinated with client, agencies, sub-consultants and municipalities to see project from inception to construction. Negotiated with client legal counsel and agencies to donate mutually beneficial right-of-way in support of a state roadway project. Designed and modeled master stormwater, wastewater, and potable water utilities. Designed offsite roadway improvements. Prepared utility calculations, reports, and permits. Hired subconsultant to perform traffic study. Managed ecological subconsultant in permitting the relocation of gopher tortoises in an offsite preserve. Coordinated with municipal consultants to obtain design approvals. Managed platting approval with a municipality. Coordinated project to complement FDOT intersection improvement project. **Duration:** 07/2007-05/2008

MacKenzie
Engineering & Planning, Inc.

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Palm City
Florida 34990

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772-286-8030

shaun@mackenzieengineeringinc.com

FDOT Prequalified Consultants:
FDOT Work Group 3.
Roadway Design
3.1 Minor Highway Design

FDOT Work Group 6.
Traffic Engineering & Operations Studies
6.1 Traffic Engineering Studies
6.2 Traffic Signal Timing

FDOT Work Group 7.
Traffic Engineering & Operations Studies
7.3 Signalization

FDOT Work Group 13. Planning
13.3 Policy Planning
13.4 Systems Planning
13.5 Subarea/Corridor Planning
13.6 Land Planning/Engineering
13.7 Data Collection

MacKenzie Engineering & Planning, Inc. (MEP) was established in 2010 and is headquartered in Palm City, Florida. ***MEP*** specializes in transportation planning and engineering, growth management, and project implementation. The benefit is that ***MEP*** can develop concepts that can be cost effectively implemented.

Since 2001, Mr. MacKenzie has been practicing Transportation Planning and Engineering for both the public and private sectors. ***MEP*** has 5 full time employees and can utilize 4 flexible time employees. Our mission is to provide Superior Client Service and Technical Expertise. We use our extensive transportation knowledge, local experience and established relationships to deliver the best solution for our clients. We are able provide extensive knowledge and skills to our clients with the superior client service, one expects from a small business. Our experience includes, but is not limited to the following categories:

- Transportation Planning
- Parking Planning
- Signal Design
- Minor Roadway Design
- Statute, FAC, LDC Interpretation
- Data Collection
- Transportation Modeling
- Bicycle & Pedestrian Facility Planning and Design
- Transportation Impact and Mitigation Studies
- Transportation Analysis
- Interchange Justification & Modification
- Site Plan and Concurrency Reviews
- Corridor Evaluation and Feasibility
- Development of Regional Impact Review
- Multimodal Analysis
- Mobility Planning

Shaun G. MacKenzie, P.E. 61751
Principal Engineer

Professional Credentials

Professional Engineer in Florida

Master of Science, Civil Engineering, University of Florida

Bachelor of Science, Civil Engineering, University of Florida

Advanced Maintenance of Traffic Certified

Organizations

St. Lucie TPO Bicycle & Pedestrian Past Chair

Institute of Transportation Engineers

(Past President Treasure Coast Chapter)

Professional Qualifications

Past Experience Mr. MacKenzie has over 18 years of experience in traffic engineering conducting numerous transportation projects, including traffic engineering studies, transportation planning studies, parking studies, signal systems, traffic operations, and pavement markings. With extensive experience working with HCS and Synchro for intersection operations, VISSIM for examining multimodal alternatives and unique conditions, CorSim and SimTraffic simulation modeling, Art-Plan arterial planning tools, FSUTMS Cube/Voyager transportation modeling, and Synchro for signal system timing plans, and AutoCAD for design, signing and pavement marking.

Traffic Impact Analyses, Various Clients, FL – 2001-Current

Numerous traffic and transportation reviews, Intersection Safety Reviews, Data Collection, Parking Study Reviews, Code Creation, Code Review, Code Implementation, Long Range Transportation Plan, LOS interpretation and reporting, Site impact analyses, internal capture analysis, congestion management solutions, access management and access management solutions.

Parking Studies – Southeast Florida – 2010-Current

Developed parking recommendations based on observation and needed parking supply based on information contained with the Institute of Traffic Engineers' report, Parking Generation, 4th Edition and the Urban Land Institute's report, Shared Parking, 2nd Edition. Sites include 5th Avenue Shops, 1600 North Federal Highway, 831 East Palmetto Park Road, 331 East Yamato Road, Pine Circle Villas, 4000 North Federal Highway, Royal Palm Plaza, University Shoppes, 21302 St. Andrews, 3501 North Federal Highway, 2399 North Federal Highway, 900 North Federal Highway, St. David's Preschool, 55 South Federal Highway, and the Deerfield Building.

TLE Concurrency & Neighborhood Analysis

A proposed school required analysis of its impacts on the neighborhood. The project required traffic data collection of similar schools, queuing observations, queuing analysis, analysis of the roadway network, analysis of the existing neighborhood, and analysis of the existing adjacent Montessori

school. Based on neighborhood and school operations, we provided recommendations for hours of operation, traffic circulation, access, required parking, reservoir (throat) distance requirements, turn-lane improvements, and off-site improvements.

Indian Trails Improvement District (ITID)

Special consultant to Indian Trails Improvement District to review transportation studies and impacts to ITID roads and provide recommendations to the ITID Engineer. Over 13,000 dwelling units and four million square feet of non-residential use are approved or proposed adjacent to ITID and will utilize ITID's private roads for transportation and circulation.

Okeechobee County On-Call Reviewer

Provide continuing traffic and site plan review services to Okeechobee County. We make concurrency determinations in accordance with the adopted code and provide our professional opinion to the County on matters of traffic engineering, including: queues, signal warrants, off-site improvements, parking requirements, circulation, site design, trip generation, traffic assignment, and trip distribution.

Western Grove DRI - NOPC

Revise this approved DRI in Port St. Lucie to modify the conditions and identify specific developer improvements, extend the buildout of the project to 2040, and provide certainty to the developer. MEP worked with the City of Port St. Lucie, St. Lucie County, Treasure Coast Regional Planning Council, and FDOT to assist in the approval of the necessary Land Use Amendments and Notice of Proposed Change.

St. Lucie West Boulevard Turn Lanes & Signal Modification

The project was for the design and permitting services of an additional left turn lane and the extension of the existing left turn lane. The project required collecting traffic volumes, vehicle queues and intersection timings along the corridor and the I-95 Interchange ramp signals. St. Lucie West Boulevard was modeled using collected data. The analysis showed that a 1,000 foot second eastbound left turn lane would provide adequate storage capacity and alleviate queuing at this intersection and greatly improve the arterial operation. Therefore, the design included a new 1,000 linear foot turn lane. The design included traffic signal modifications, typical section design, roadway design, landscaping evaluation and approval, signing and striping, stormwater design, maintenance of traffic plan, and new signal timing.

Intersection Evaluation – California Blvd & University Blvd

This intersection was identified in the Congestion Management Process as being a priority project because it has experienced a high level of traffic related issues, including accidents and congestion, during the morning and afternoon peak hours. MEP evaluated the intersection for safety, signal warranting, existing and future intersection operation, and existing and future roadway operation.

The study included researching, collecting, and obtaining data to determine the existing traffic patterns, volumes, turning movements, and accidents at the intersection. The study provides recommendations for roundabout and intersection improvement alternatives and preliminary cost estimates for each option.

Hypoluxo Road and Adonis Drive Signal Design & Roadway Modifications

The project was for the traffic signal warrant, design and permitting. MEP collected data for the traffic signal warrant. The data collection included: Qualitative field visit during the AM and PM peak hour, pictures of intersection approaches, signal timing data, and 24-hour traffic volume data. The design and permitting required signal timing and phasing, signing and pavement markings, and pedestrian facilities. The signal was originally designed with mast arms and in order to reduce construction costs and was redesigned with a span wire section. The span wire design utilizing prestressed concrete poles allowed for the required vertical and horizontal distances from the existing FPL, AT&T, and Comcast overhead utilities and the underground water and force mains. In addition, the span wire design included meeting the minimum signal head height requirements and the concrete poles' minimum clear zone requirements.

Tequesta US Hwy 1

MEP performed an analysis of the traffic impacts resulting from a proposed 6 lane to 4 lane reduction. Modified the roadway laneage and improvements to match the existing plus committed roadway network to the projected buildout year. The corridor analyzed the conditions for the existing (year 2014) and future (year 2040) traffic conditions and potential impacts of the proposed lane elimination project on transportation facilities and operations in the corridor as well as the study area. The study included intersection and segment LOS interpretation and reporting, congestion management solutions, access management, access management solutions, safety analyses and conceptual design.

High Meadow Avenue Signal & Fiber Optic Network Plan

The project was for the fiber optic installation, traffic signal warrant, design and permitting. MEP collected data for the traffic signal warrant. The design and permitting required signal timing and phasing, structural analysis, fiber optic schematics and splicing diagrams.

Xenon S.A. vs. Exxon

Expert during mediation. Familiarization with Lennard Road Special Assessment District (SAD). Performed detailed analysis of SAD and improvement costs and gathered historical data related to SAD, contractual relationships and impact fees. Provided guidance during mediation negotiations to client.

CITY OF FORT PIERCE

DEVELOPMENT REVIEW PACKAGE

835 SEAWAY DRIVE/ TBD

May 21, 2019

Submitted by:

SNC·LAVALIN

ATKINS

Member of the SNC-Lavalin Group

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A. **PD AMENDMENT PACKAGE**

A.1. AMENDMENT NARRATIVE

Atkins
7175 Murrell Road
Melbourne, FL 32940-7999
Tel: +1 321 242 4942
atkinsglobal.com
snclavalin.com

TO: City of Fort Piece Planning Department
Att: Rebecca Grohall, AICP, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

FROM: Jeffrey Lucas – Atkins N.A
Authorized Representative

SUBJECT: **Application for Development Review (Major PD Amendment)**
Cumberland Farms @ Harbour Isles
835 Seaway Drive / TBD

DATE: April 29, 2019

AMENDMENT NARRATIVE

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
835 Seaway Drive
Fort Pierce, FL 34949

Representative: Atkins, NA
Jeffrey Lucas
7175 Murrell Road
Melbourne, FL 34940

Requested Action: Approval with Conditions to allow for a Major Amendment to the Planned Development Plan for Harbour Isle Concerning Property Located at 835 Seaway Drive / TBD

Location: 835 Seaway Drive / TBD

Parcel IDs: 2402-501-0001-010-8

Zoning: PD, Planned Development

Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Land Use: 1.50 acres

Amendment Request:

In accordance with Section, 22-40 of the City Code, Cumberland Farms, Inc. is requesting the review and approval of a Development Review (Major Amendment) to the previously approved PD as follows:

1. Revise the previously approved site plan for property that is located at 835 Seaway Drive. The proposal is to construct a 5,625 square foot convenience store with fuel sales and associated infrastructure.

2. Revise the previously approved 15,000 square foot commercial allocation by ±1,675 square feet to allow for a Cumberland Farms to be developed on a portion of the original parent parcel that received Commission approval on August 5, 2004. This development will effectively provide for "infill" development of this original parent parcel that received Commission approval of a retail building on January 11, 2019. the second infill parcel of the parent parcel to increase the remaining allotted commercial building square footage from 3,950 square feet to 5,625 square feet.

3. Revise the previously permitted uses to allow convenience stores with fuel sales.

Background Information:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along Seaway drive. A 15,000 square foot retail use was approved for a single parcel as a part of this 2004 Commission approval. On January 11, 2019, the City Commission approved an 11,050 square foot retail development on a portion of this parent parcel that was subdivided into two parcels. This request seeks to development the remaining acreage with a Cumberland Farms that will require a 1,675 square foot commercial allocation increase and permission to have fuel sales.

Site Plan Review:

Cumberland Farms, Inc. is requesting review and approval of a Major Amendment to the Harbour Isle Planned Development for the commercial component of the development that is located at 835 Seaway Drive. As noted above, the previously approved site plan had a commercial building of 15,000 square feet. The parent parcel with the previously approved commercial component has been legally split into two parcels of 1.5 acres and 1.54 acres. The approved site plan of the Planned Development has been revised. The 1.54-acre parcel has been granted a Major Amendment approval by the City Commission on January 11, 2019 for an ±11,050 square feet commercial building. Cumberland Farms, Inc. is proposing a 5,625 square feet commercial building on the remaining infill parcel. The combined buildings square footage has exceeded the previously approved the 15,000 square feet commercial building by 1,675 square feet.

There are proposed to be two driveways on the property along Seaway Drive. One driveway will be egress (right-out only) only and the second driveway will be a shared driveway with the adjacent commercial development and will be both ingress and egress. The egress for the second driveway will be a left-out and a right-out. There will be no driveway that connects to the interior of the Harbour Isle development, instead there will be a pedestrian path with a secure electronic gate that only the Harbour Isle residents will be able to access.

The proposed building size would require twenty-nine (29) parking spaces with two (2) of those spaces being designated as handicap spaces. The proposed development is providing thirty (30) parking spaces with two (2) of these spaces designated as handicap. Five (5) bicycle stalls will also be provided onsite.

The Lighting Plan provided will have minimal light spill onto both Seaway Drive and on the property line that is shared with the residential component of Harbour Isle. The lighting in the parking area was designed to be in compliance with City Code 22-60 (j)(1)(a) that required a minimum average of two (2) foot-candles in the parking area.

The Landscape Plan proposes the following vegetation:

TYPE	COMMON NAME	QUANTITY
TREES		
	Live Oak	3
	Sabal Palm	14
	Mahogany	6
SHRUBS/GROUNDCOVERS		
	Perennial Peanut	295
	Red Tip cocoplum	138
	Wax Jasmine (Shrub)	78
	Podocarpus	21
TURF		
	St. Augustine Floratam	1,265 SY

The Landscape Plan was designed to be in compliance with the requirements of City Code 22-187, General Landscaping requirements. A fully automatic irrigation system will be installed and will provide 100% coverage in winds up to 15 miles per hour.

Development Review

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval.

Design Review

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of these requests.

A.2. COMPLETE NOTARIZED APPLICATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 835 Seaway Dr / TBD., Fort Pierce, FL 34949

Parcel ID #(s) 2402-501-0001-010-8

Project description 5,625 SF 1-story convenience store with outdoor seating and 6 fueling pumps

Harbour Isle Dev Commercial, LLC
Property Owner(s)
825 Seaway Drive
Street Address
Fort Pierce FL 34949
City State Zip
(561)-623-8801
Phone Number
cmason@masondc.com
Email Address

Laura Sherman, Assistant Secretary, Cumberland Farms Inc.
Applicant/Representative, Title, Company
165 Flanders Rd.
Street Address
Westborough MA 01581
City State Zip
(508) 270-1400
Phone Number
lsherman@cumberlandfarms.com
Email Address

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

Representative
Jeffrey Lucas - ATKINS
7175 Murrell Road
Melbourne, FL 32940
321-242-4942
jeffrey.lucas@atkinglobal.com

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by Craig R. Mason who is personally known to me or has produced as identification.

Signature of Notary

JENNIFER INGENITO
Notary Public - State of Florida
Commission # GG 027671
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ 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 Applicotion Type:

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

Site Informotion:

Non-Residential: Proposed Sq. Ft.: 5,625 Residential: Proposed Units:_____

Surrounding Uses: *(i.e. single family home, retoil, industriol, etc.)*

North	South	East	West
RM	HIMU	HIMU	RM

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hord copies ond one (1) CD of the following. Additional copies will be required of subsequent submittols.

- ☐ 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-S8.d.2)
- ☐ Survey (see Section 22-S8.d.3)
- ☐ Site Plan (see Section 22-S8.d.4)
- ☐ Landscaping Plan (see Section 22-187)
- ☐ Storm Drainage Plan (see Section 22-S8.d.6)
- ☐ Environmental Impact Report
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-S8.d.7)
- ☐ Lighting Plan (see Section 22-S8.d.8)
- ☐ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

A.3. WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4485010 OR BOOK 4185 PAGE 1536, Recorded 09/27/2018 01:19:26 PM Doc
Tax: $3934.00

Prepared by and Return to:
Louisa Martinez, an employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
Our File No. 127661-41

WARRANTY DEED

THIS INDENTURE is made on 18th day of September, 2018, between
Harbour Isle Development Commercial LLC a Florida limited liabilty company, *having a* business address at: 9315 Dole Circle, Windermere, FL 34786 , ("Grantor"), and
Harbour Isle Plaza, LLC, a Florida limited liabilty company, having a mailing address of: PO Box 3316, Jupiter, FL 33469, ("Grantee"):

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged hereby grants, bargains, sells, remises, releases, conveys and confirms unto said "Grantee" all that certain land, situated, lying and being in the County of **St. Lucie, Florida,** to-wit:

That portion of Tract D-1, Second Replat of Harbour Isle at Hutchinson Island, according to the plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:

Commence at the Northwest corner of said Tract D-1; thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21"; thence Easterly, along the arc of said curve, a distance of 11.90 feet to the Point of Beginning of the hereinafter described line; thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the Point of Terminus.

Parcel Identification Number: **2402-501-0001-010/8 and 2402-501-0001-020-1**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2017.**

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Harbour Isle Development Commercial, LLC a Florida limited liability company

Pres

R. Mason Simpson, President

Signed, sealed and delivered in our presence:

Witness Signature

Print Name TRACEY SAWICKI

Witness Signature

Print Name: ESTRELLITA VAZQUEZ

State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me on September 19, 2018, by R. Mason Simpson, as President of **Harbour Isle Development Commercial LLC a Florida limited liabilty company,** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Sandra Roopwah

(Printed Name)

My Commission expires:

Notary Public State of Florida
Sandra Roopwah
My Commission GG 174747
Expires 01/29/2022

A.4. SLC PROPERTY RECORD CARD

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

Property Identification

Site Address:	TBD
Parcel ID:	2402-501-0001-010-8
Account #:	183453
Map ID:	24/02N
Use Type:	1000
Zoning:	PUD
City/County:	Fort Pierce

Ownership

Harbour Isle Plaza LLC

PO Box 3316
Jupiter, FL 33469



Legal Description

SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 46-9) THAT PART OF TRACT D-1 MPDAF: FROM NW COR OF TRACT D-1, TH N 64 50 00 E ALG N LI OF TRACT 244.91 FT TO CURVE CONC S, R OF 666.78 FT, TH ELY ALG ARC 11.90 FT TO POB; TH CONT ALG ARC 388.84 FT TO NE COR OF TRACT, TH S 29 41 35 W 34.91 FT, TH N 78 52 58 W 13.84 FT, TH S 12 27 34 W 6.64 FT, TH N 76 43 04 W 4.75 FT, TH S 56 32 17 W 20.34 FT, TH S 08 07 52 W 4.31 FT, TH N 78 03 59 W 6.65 FT, TH S 11 13 25 W 71.62 FT TO CURVE CONC W, R OF 90 FT, TH SLY ALG ARC 17.17 FT, TH S 22 09 18 W 23.61 FT TO E LI OF TRACT, TH S 29 41 35 W 72.18 FT, TH S 60 12 16 W 160.08 FT TO POB (1.504 AC - 65,532 SF) (OR 2377-203)

Current Values

Just/Market Value:	$891,200
Assessed Value:	$891,200
Exemptions:	$0
Taxable Value:	$891,200

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.5
Land Size (SF):	65,532

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:	Sep 19, 2018
Book/Page:	4185 / 1536
Sale Code:	0205
Deed:	WD
Grantor:	Harbour Isle Dev Comm LLC
Price:	$562,000

Date:	Sep 28, 2005
Book/Page:	2377 / 0203
Sale Code:	XX03
Deed:	SP
Grantor:	Owen Jr Jack B

Price: $900,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$891,200
Just/Market:	$891,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$891,200
Exemption(s):	$0
Taxable:	$891,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

14/35S

14/34S

14/36S

24/03N

24/01N

24/02N

24/03N

24/01S

24/02S

SEAWAY DRIVE

STATE ROAD A-1-A

BANSHORE DRIVE

HARBOUR ISLE A CONDOMINIUM

TRACT D - 1

TRACT L

TRACT M

BLDG 38

BLDG 2

BLDG 4

STORAGE BLDG

WATER MANAGEMENT

(141-0004-000/1)

Map Last Updated: 3/9/2019

PREPARED FOR

Michelle Franklin, CFA

SAINT LUCIE COUNTY PROPERTY APPRAISER

SAINT LUCIE COUNTY PROPERTY APPRAISER

0 50 100 200 300 400

Feet

N

W E

S

SAINT LUCIE COUNTY, FLORIDA

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE SAINT LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION 02

TOWNSHIP 35

RANGE 40

SHEET NUMBER

24/02N

A.5. STATEMENTS OF OWNERSHIP & CONTROL OF PROPOSED DEVELOPMENT

MEMORANDUM

To: **City of Fort Pierce Planning Department**
Attn: Rebecca Grohall, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

From: **Jeffrey Lucas – Atkins Global, N.A.**
As Authorized Agent

Re: **Statement of Ownership & Control of Proposed Development**
Proposed Cumberland Farms Convenience Store at 835 Seaway, Fort Pierce, FL

Date: **February 19, 2019**

SUBJECT PROPERTY

The subject property consists of a vacant parcel of 3.04 acres on the west side of Harbor Isle at Hutchinson's Island Community. The 3.04 acre property was legally split into two parcels, one of approximately 1.5 acres and the other approximately 1.54 acres. The proposed development will be on the northeast +/- 1.50 acres of vacant, well grassed land lying within the jurisdiction of the City of Ft. Pierce, Florida at 801 Seaway Dr.

The property is currently owned by ***Harbor Isle Plaza, LLC***. ***Cumberland Farms, Inc.*** has entered an Agreement for Sale and Purchase of Real Property with ***Harbor Isle Plaza, LLC*** on September 4, 2018. Upon the completion of sale, Cumberland Farms, Inc will own and control the proposed development.

PROJECT DESCRIPTION

The northeast parcel is intended to be occupied a Cumberland Farms convenience store. The proposed development includes a single-story building of 5,625 sf with of outdoor seating and 6 dispensing pumps with 12 fueling positions. The development with be equipped with underground storage tanks, canopy, outdoor seating, air tower, and dumpster enclosure.

March 11, 2019

AUTHORIZATION

Project Name: Cumberland Farms
Project Location: 801 Seaway Drive, Fort Pierce, FL

To Whom It May Concern:

Atkins North America, Inc. is the authorized agent for Cumberland Farms, Inc. to handle all site-related permit applications for the Cumberland Farms development project located at 801 Seaway Drive, Fort Pierce, Florida.

Cumberland Farms, Inc.

Laura S. Sherman
Senior Corporate Counsel & Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS
WORCESTER COUNTY

Subscribed and sworn to before me this 11th day of March 2019 by Laura S. Sherman, Senior Corporate Counsel & Assistant Secretary of Cumberland Farms, Inc., who is personally known to me.

PAMELA A. SINNETT NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMM. EXPIRES JAN. 31, 2025

Notary Public:

My Commission Expires: 1/31/2025

Cumberland Farms, Inc.
165 Flanders Road, Westborough, MA 01581
508-270-1400

A.6. GENERAL LOCATION MAP



PLOT DATE: Feb 19, 2019 - 8:59am
FILE NAME: A:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\10 - EXHIBIT\EXHIBIT-LOCATION MAP.dwg

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
7175 MURRELL ROAD
MELBOURNE, FL 32940
TEL. 321.242.4942
FAX. 321.242.6101
www.atkinsglobal.com

LOCATION MAP EXHIBIT

Job nos.	100062844
Sketch Date	02/19/2019
Scale	1" = 300'
Dr	JWS
Ck	JAL
Refer to Sheet No.	
Add./ Rev.	
RFI	N/A

A.7. DEVELOPMENT PLANS (SEE SECTION D)

B. **CONCURRENCY REVIEW SUBMITTAL**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

Noted Total is for overall acreage of Harbour Cay Retail + Cumberland Farms

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 703 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,875.00
**Proposed Zoning/FLU	Total gallons per day 703 gpd
**Change in Demand	Total gallons per day reduction of 1172 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 563 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,500
**Proposed Zoning/FLU	Total gallons per day 563 gpd
**Change in Demand	Total gallons per day decrease of 937 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	15,000 sf at 0.05 cy/sf = 750 cy
****Proposed Zoning/FLU**	5625 sf x 0.05 = 281.25 cy
***Change in Demand**	of decrease 469 cy

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 9, AM Exit:5, PM Entry: 27, PM Exit: 30
****Proposed Zoning/FLU**	2766	AM Entry: 62, AM Exit: 63; PM Entry: 46, PM Exit: 48
***Change in Demand**	Trips 2,200 (increases)	Trips 53/58/19/18 (increases)
Impact to Capacity	Trip generation will increase based on the combined development on the of the divided parcels.	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**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**

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

C. **DESIGN REVIEW SUBMITTAL PACKET**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 835 Seaway Dr. / TBD, Fort Pierce, FL 34949
Parcel ID #(s) 2402-501-0001-010-8
Project Description 5,625sf 1-story convenience store with outdoor seating and 6 fueling pumps

Harbour Isle Dev Commercial, LLC	Laura Sherman, Assistant Secretary, Cumberland Farms Inc.
Property Owner(s)	Applicant/Representative, Title, Company
825 Seaway Drive	165 Flanders Rd.
Street Address	Street Address
Fort Pierce FL 34949	Westborough MA 01581
City State Zip	City State Zip
(561) 623-8801	(508) 270-1400
Phone Number	Phone Number
cmason@masondc.com	lsherman@cumberlandfarms.com (Applicant contracting to purchase)
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 sholl serve as an acknowledgement of the submission of this application. The property owner's signoture below shall also authorize the Application (if other than the property owner) and/or Representotive to act in his/her behalf for the purposes of seeking approval for the opplication described herein.*

Representative
Jeffrey Lucas - ATKINS
7175 Murrell Road
Melbourne, FL 32940
321-242-4942
jeffrey.lucas@atkinglobal.com

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 12 day of May, 2015 by CRAIG R. MASON who is personally known to me or has produced _____ as identification.

Signature of Notary

JENNIFER INGENITO
Notary Public - State of Florida
Commission # GG 027671
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. 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.

C.1. DESIGN INTENT NARRATIVE

MEMORANDUM

To: **City of Fort Pierce Planning Department**
Attn: Rebecca Grohall, Planning Director
100 North U.S. Highway 1
Fort Pierce, FL 34950

From: **Jeffrey Lucas – Atkins Global, N.A.**
As Authorized Agent

Re: **Design Intent Narrative**
Proposed Cumberland Farms Convenience Store at 835 Seaway, Fort Pierce, FL

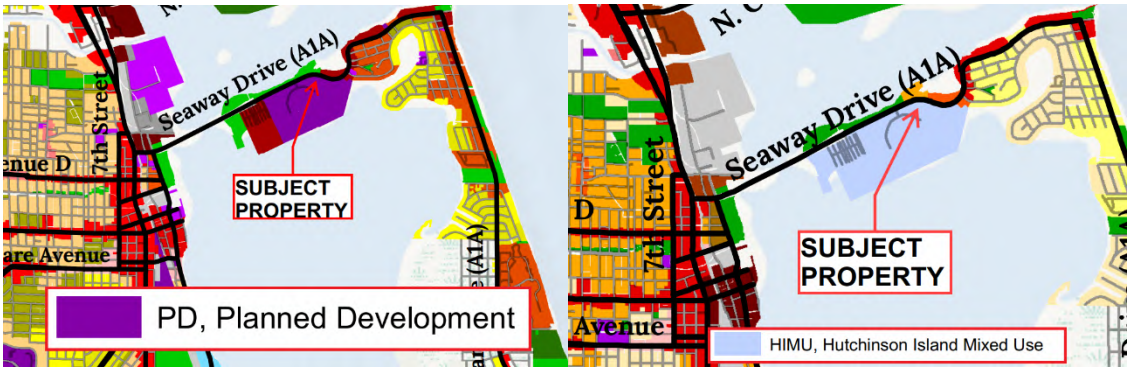
Date: **February 19, 2019**

SUBJECT PROPERTY

The subject property consists of a vacant parcel of 3.09 acres on the west side of Harbor Isle at Hutchinson's Island Community. It is intended to legally split into two parcels, one of approximately 1.5 acres and the other approximately 1.6 acres. The proposed development will be on the northeast +/- 1.50 acres of vacant, well grassed land lying within the jurisdiction of the City of Ft. Pierce, Florida at 801 Seaway Dr.

The site has no significant vegetation and in fact was created by depositing dredged fill from the intracoastal waterway. There also is no significant topography, wetlands or buffers. The subject property is currently undeveloped and vacant grassed land. The Fort Pierce US army Coastguard facility, vacant property and a residential building are located across Seaway drive adjoining the subject property to the north. A vacant property adjoins the subject property to the west, past which are roadways and residential buildings of Harbor Isles. Parking lots and residential buildings of Harbor Isles surround the subject property to the south. A vacant property adjoins the subject property to the east, past which are residential buildings of Harbor Isles. A hedge and a metal railing bound the property to the south with a few trees.

Current zoning and future land use (FLU) for the site is Planned Development (PD) and Hutchinson Island Mixed Use (HIMU), respectively (see below).



PROJECT DESCRIPTION

The northeast parcel is intended to be occupied a Cumberland Farms convenience store. The proposed development includes a single-story building of 5,625 sf with 300 sf of outdoor seating and 6 dispensing pumps with 12 fueling positions. The development with be equipped with underground storage tanks, canopy, outdoor seating, air tower, and dumpster enclosure.

Refer to PD Amendment for additional

PROPOSED ACCESS

The development has proposed to provide two driveways along Seaway Drive. One shared full access driveway with the southern parcel and a right turn only exit driveway on the north end. Addition internal circulation accesses will be provided with the parcel on the south.

SUMMARY

The proposed Cumberland Farms development fits perfectly with the local environment. It draws on neighboring architecture and provides a safe and clean place for the community to shop.

C.2. CONTEXT PHOTOGRAPHS




ALL VISITORS MUST REPORT TO THE SITE OFFICE


Ocoilna Bank
1929
132


DINER
Coca-Cola



C.3. ARCHITECTURAL PRECEDENT

Photos of surrounding uses and styles






DINER
Coca-Cola


Cumberland
Cumberland
ARMS


AVAILABLE
COMMERCIAL
3+ ACRES
(772) 461-9060


WARNING








FOR SALE
RESTAURANT SITE
Harbour Isle Rosales, LLC
772 463 9060











835 Seaway Dr
Fort Pierce FL

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513-57 4-9500

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Cumberland
FARMS
REGULAR
2.34 9/10
SmartPay MEMBER
2.34 9/10
WE HAVE DIESEL
Cumberland

C.4. PHOTOGRAPHS OF EXISTING STRUCTURES







C.5. TRAFFIC IMPACT REPORT

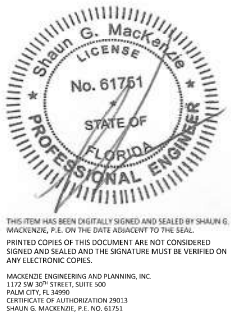
TRAFFIC IMPACT ANALYSIS

Harbor Cay
Fort Pierce, FL

Prepared for:
Mason Development & Construction
Jupiter, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2019.05.20 11:46:56 -04'00'

Shaun G. MacKenzie P.E.
PE Number 61751

174001
April 2019
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high-turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The project will provide cross-access to the undeveloped parcel to the west.

The site proposes a 2020 buildout. The project's net new trips compared to the prior use approval is a decrease of 969 daily, 66 AM peak hour, and 84 PM peak hour trips.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

The driveways are projected to operate acceptably without ingress turn lanes. The project will provide left and right-turn egress lanes from the project.

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Exhibit 6. Harbor Cay Driveway Volumes
Exhibit 7. Adjacent Parcel Trip Generation
Exhibit 8. Adjacent Parcel Driveway Volumes
Exhibit 9. Total Projected Driveway Volumes
Intersection Development Sheet – Seaway Drive @ Driveway

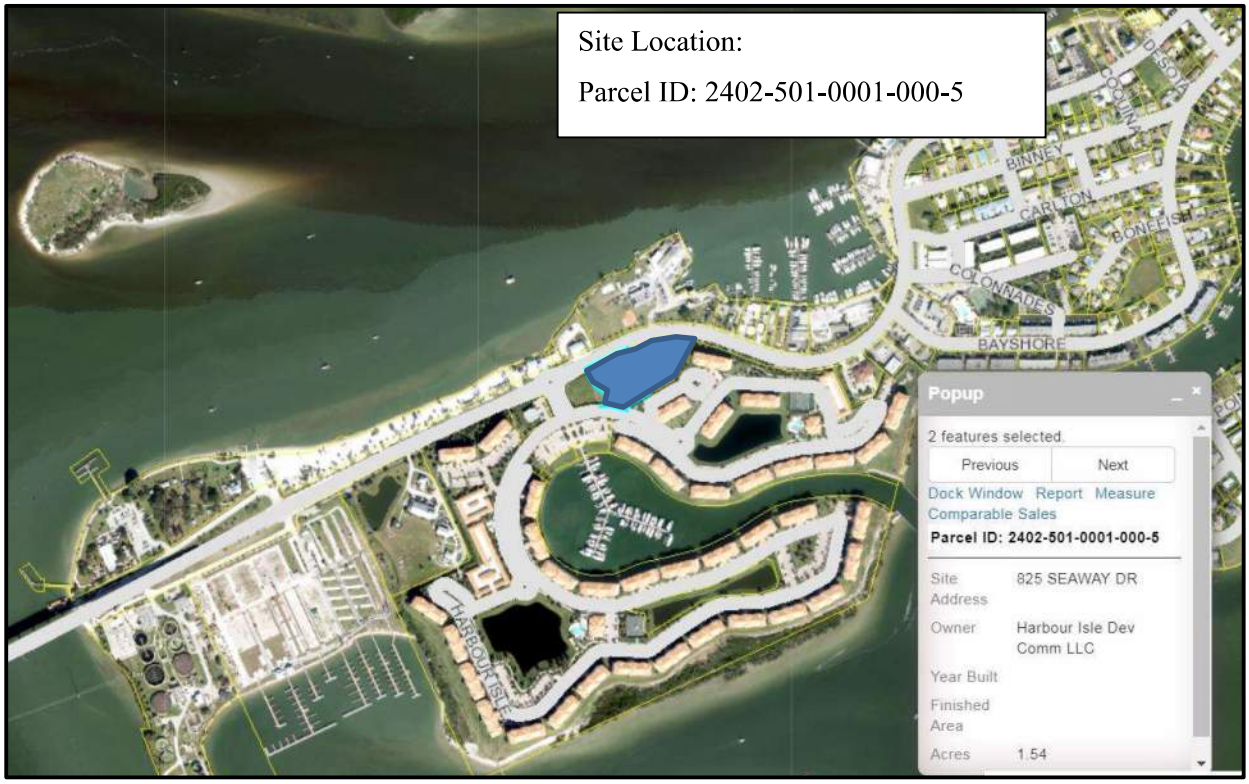
INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access. The purpose of this report is to assess the ability of the driveway and roadways surrounding the project accommodate the projected change in traffic.

The concept plan is shown in Appendix A.

Figure 1. Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from FDOT.
Atkins & EDC provided site information.

PROJECT TRAFFIC

Use

The following changes are proposed:

Table 1. Proposed Changes

Use	Approved	Proposed	Change (P – A)
Medical Office	8,600 SF	-	-8,600 SF
Shopping Center	4,000 SF	0 SF	+4,000 SF
Restaurant	7,050 SF	3,250 SF	-3,800 SF
Apparel Store	-	4,745 SF	+4,745 SF
Gift Shop	-	1,040 SF	+1,040 SF
Liquor Store	-	1,495 SF	+1,495 SF
Convenience Store with Fuel Pumps			
Convenience Store	5,618 SF	5,625 SF	7 SF
Fueling Positions	12 F.P.	12 F.P.	0 F.P.

Traffic Generation

Daily and peak hour rates and equations contained in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition) were applied to the following uses:

- Restaurant – ITE Land Use 932 – High-Turnover Sit-Down Restaurant
- Beachwear – ITE Land Use 876 – Apparel Store
- Gift Shop – ITE Land Use 876 – Apparel Store
- Liquor Store – ITE Land Use 899 – Liquor Store

The report uses FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps. The FDOT PM peak hour Gasoline plus convenience store equation was also applied to the AM peak hour because FDOT did not publish AM Peak Hour equations.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

Internal Capture

AM and PM peak hour internal capture is conservatively estimated at 1.8 and 4.8 percent, respectively. This is a conservation rate given the potential interaction between the uses on the site.

Pass-by Trip Capture

MEP utilized the available pass-by rate capture rates published within the ITE's report, *Trip Generation (10th Edition)*. Apparel Store and Liquor Store do not have published pass-by rates, therefore a 34 percent pass-by rate was applied based the average shopping center rate (ITE Land Use 820). The report uses the pass-by capture rate published within FDOT's Trip Generation Recommendations Report (October 2014) for Convenience Market with Gas Pumps as show in Table 2.

MacKenzie
Engineering & Planning, Inc.

Table 2. Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

Area of Impact

The proposed changes on the site, reductions in intensity and use of the more accurate ITE 10th Edition and FDOT equations resulted in a significant reduction in net external and driveway trips. The most recent traffic study was performed by O'Rourke Engineering & Planning and is dated August 10, 2018. The summary of trips is shown below in Tables 3 and 4.

Table 3. Net External Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	2,097	138	80	58	165	83	82
MEP	1,128	72	39	33	81	42	39
Change	-969	-66	-41	-25	-84	-41	-43

Table 4. Driveway Trip Generation

Traffic Study	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
O'Rourke	4,699	309	166	143	357	178	179
MEP	3,918	268	139	129	277	143	134
Change	-781	-41	-27	-14	-80	-35	-45

The reduction in net external trips is attributed to the FDOT's studies of convenience stores with gasoline pumps which demonstrates approximately 78 percent of the traffic is related to traffic passing by the site. The study also eliminated the medical office use from the site and applied the anticipated actual uses (apparel store, gift shop, and liquor store) rather than the general shopping center trip generation.

TRAFFIC DISTRIBUTION

Consistent with the prior approved traffic study, the overall distribution is summarized by general directions and is depicted below:

WEST	-	70 percent
EAST	-	30 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence based on the distribution and are consistent with the O'Rourke August 10, 2018 traffic study. The traffic assignment is illustrated in Figure 2.

PROJECTED GROWTH

Projected growth is estimated using the historical growth in the area. The study uses a 3.4 percent annual growth rate as shown in Table 5 based the weighted average of growth on Seaway Drive and Ocean Drive.

Table 5. Growth Rate Calculation

ROAD	FROM	TO	Station	LANES	2014	2015	2016	2017	2018	GROWTH RATE
Seaway Drive	ICWW	Harbour Isle	940115	2	12,900	15,100	14,800	14,800	16,600	4.28%
Ocean Drive	Seaway Dr	Jaycee Park	945016	2	7,800	8,000	8,800	8,100	8,400	1.55%

Average Weighted Growth Rate	**3.4%**

BACKGROUND TRAFFIC

Background traffic identifies how the study area's transportation system is forecast to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due the development of unbuilt portions of approved major developments.

Figure 2. Traffic Assignment



ASSURED AND PROGRAMMED CONSTRUCTION

A review was conducted of the Five-Year Plans of FDOT. No capacity enhancements are identified in the area.

ROADWAY ANALYSIS

Adopted Level of Service

Seaway Drive (SR A1A) has an adopted level of service of D based on the City's comprehensive plan. Seaway Drive is 4-lanes west of Causeway Cove Marina. Seaway Driveway is uninterrupted flow segment from Causeway Cove Marina to Harbour Isle Drive and transitions from 4-lanes to 2-lanes. East of Harbour Isle Drive, Seaway Drive is 2-lanes. The corresponding vehicular roadway capacities for Seaway Drive are 1,300, 1,190 and 750 peak hour peak direction vehicles, respectively, obtained from FDOT's 2013 Quality/Level of Service Manual.

Total Peak Hour

Roadway analysis was performed on Seaway Drive from Indian River Drive to Ocean Drive. The project related traffic and total traffic for the AM and PM peak hours for one-way peak hour conditions are shown in Exhibits 2 through 5. As shown in Exhibits 3 and 5, Seaway is projected to operate acceptably at project buildout in the AM and PM peak hours, respectively.

DRIVEWAYS

The Project site proposes three points of access onto Seaway Drive (SR A1A). The access is as follows:

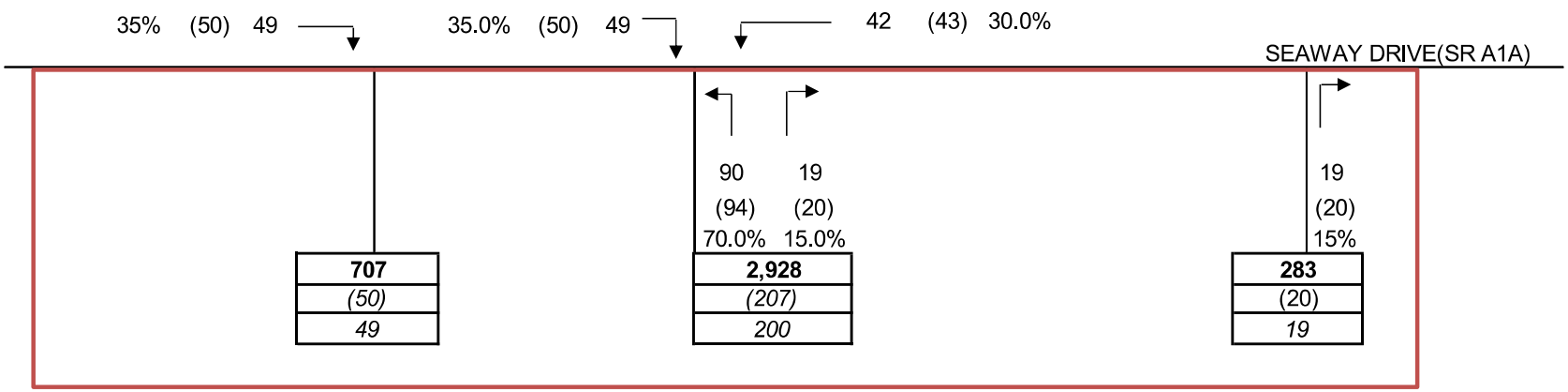
- Seaway Drive west access – right-in only
- Seaway Drive central access – full access
- Seaway Drive east access – right-out only

In addition, the project will provide cross-access to an undeveloped parcel to the west. The parcel was previously analyzed as an 8,000 SF medical office. This analysis will continue to analyze the project as an 8,000 SF medical office in order to provide a conservative analysis. Trip generation is provided in Exhibit 6 in the Appendix and the traffic assignment is consistent with the proposed project.

The Harbor Cay project, Undeveloped Western Parcel, and Total driveway trips are shown in Figures 3, 4, and 5, respectively.

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Figure 3. Projected Harbor Cay Driveway Volumes



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
3,918	*268*	139	129	*277*	143	134



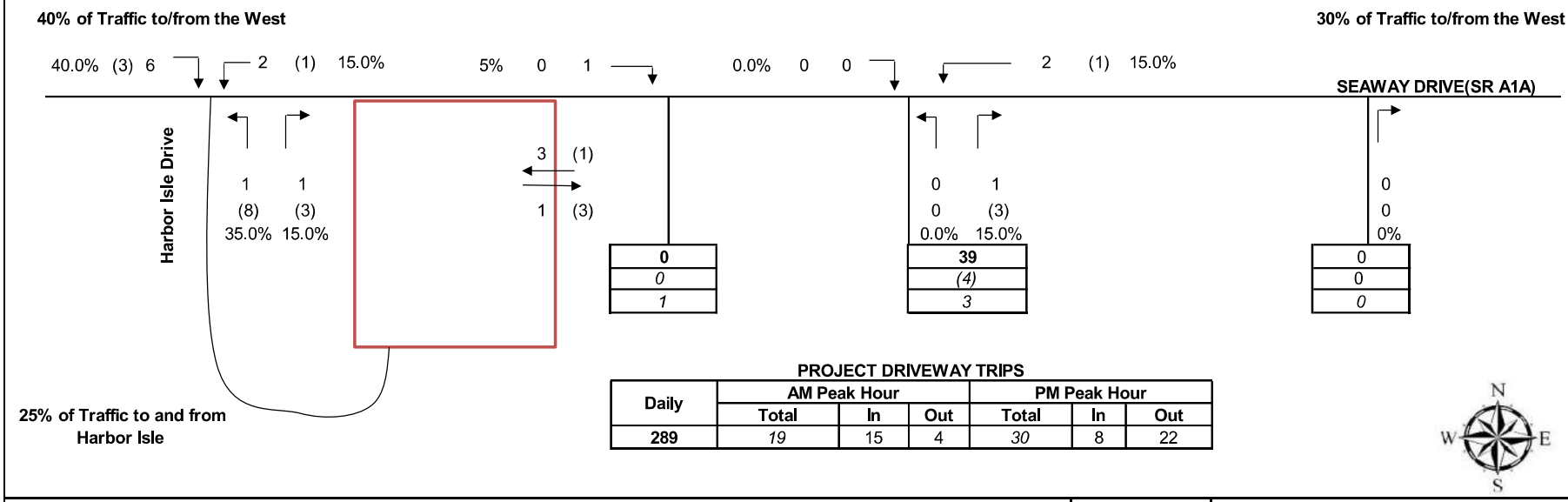
Harbor Cay

PROPOSED PROJECT DRIVEWAY VOLUMES

3,918	Total daily driveway trips
(277)	PM peak hour driveway trips
268	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

Figure 4. Undeveloped Western Property Driveway Volumes

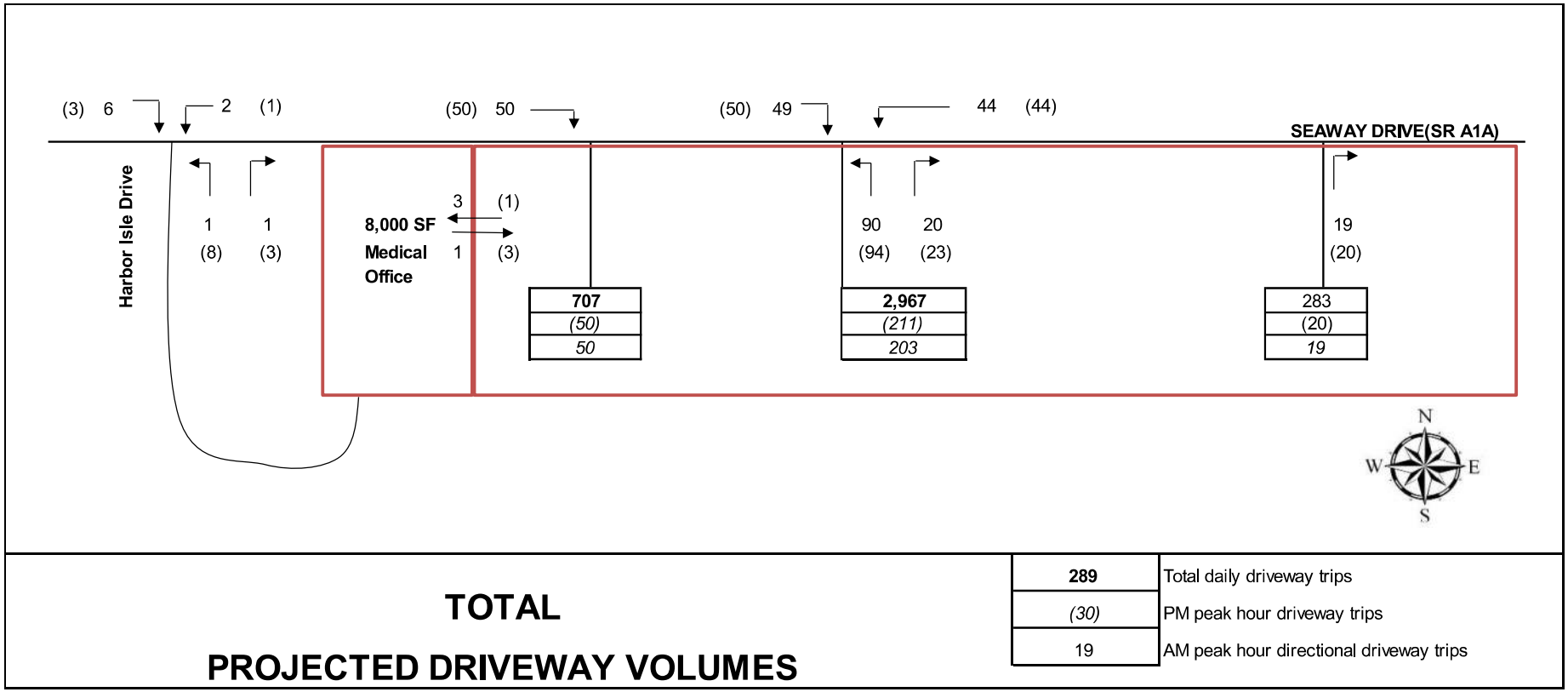


Possible Medical Office adjacent to Harbor Cay

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

Figure 5. Total Projected Driveway Volumes



Driveway Dimensions

The driveway volumes and dimensions are shown in Table 6.

Table 6. Driveway Volumes

	Western Driveway	Central Driveway	Eastern Driveway
Volume (vph)			
Total	50	211	20
Inbound	50	94	0
Outbound	0	117	20
Reservoir (feet) In/out	15’	15’/28’	18.8’
Reservoir (from travel lane) (feet)	40.5’	46.5’	49.1’
Return Radius (feet)	37’	35’	25’
Ingress Left-Turn Vol (veh/hour)	-	44	-
Ingress Right-Turn Vol (veh/hour)	50	50	-

Turn Lanes

Right-Turn Lane

The right-turn volumes into the project at both entrances are less than 80 vehicles per hour. The speed limit on Seaway Drive is 35 miles per hour. Therefore, right-turn lanes into the project are not warranted.

Left-Turn Lane

The peak hour left-turn volume is projected to conservatively be 49 vehicles. This is nine vehicles fewer than the previously approved project which was approved with no turn lanes. Seaway Drive is a 35 mile per hour facility. The only left-turn lane on the two-lane section of Seaway Drive is at Bayshore Drive. The driveway is projected to operate acceptably without a turn-lane. Seaway Drive was reconstructed less than 10-years ago with the intent of creating a low speed, pedestrian and bicycle friendly environment. Further, the study’s trip generation does not consider the potential pedestrians and bicyclists that will patronize the site due to the proximity of nearby residential uses. This will reduce vehicular trips into the site.

Based on the character of the road, a left-turn lane into the project is not recommended.

Access Management

The existing site has FDOT approved driveway permits for the existing driveways. The site was approved for a more trips than proposed and proposes to maintain its approved access except for the elimination of the Harbour Isle access.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a traffic study update for the development of property on the south side of Seaway Drive east of the Harbor Isle roundabout, Fort Pierce, FL (Parcel ID: 2402-501-0001-000-5). The applicant proposes a 3,250 SF of high-turnover restaurant, 4,745 SF apparel store, 1,040 SF gift shop, 1,495 SF liquor store, and 5,625 SF of convenience store with 12 vehicle fueling positions.

The project has a prior approval through Ft. Pierce and a pre-approval through FDOT for 1 right-in, 1 right-out, and one full access driveway to Seaway Drive along with a full access driveway to Harbor Isle. The project proposes to remove the Harbor Isle access.

The site proposes a 2020 buildout. The project's net new trips compared to the prior use approval is a decrease of 969 daily, 66 AM peak hour, and 84 PM peak hour trips.

The proposed project is expected to generate the following net external trips:

- 1,128 daily, 72 AM peak hour (39 in/33 out), and 81 PM peak hour (42 in/39 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 3,918 daily, 268 AM peak hour (139 in/129 out), and 277 PM peak hour (143 in/134 out)

The driveways are projected to operate acceptably without ingress turn lanes. The project will provide left and right-turn egress lanes from the project.

APPENDICES

EXHIBIT 1
Harbor Cay
Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
High Turnover Sit-Down Rest	932	1000 SF	112.18	43%	55/45	9.94	62/38	9.77
Apparel Store	876	1000 SF	66.4	34%	80/20	1.00	51/49	4.12
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF Conv. Store
Liquor Store	899	1000 SF	101.49	34%	51/49	0.51	50/50	17.12

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EXHIBIT 2 - AM PEAK HOUR
Harbor Cay
AM PEAK HOUR PROJECT TRIPS

Roadway From	To	Class	Capacity Number Of Lanes	Capacity LOS 'D' Capacity	Percent Project Assignment	AM Peak Hour Project Trips NB/EB	AM Peak Hour Project Trips SB/WB
Seaway Drive							
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	45%	18	15
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	45%	18	15
Harbour Isle Drive	Project	2	2L	750	70%	27	23
Project	Bayshore Drive	2	2L	750	30%	10	12
Bayshore Drive	Ocean Drive	2	2L	750	25%	10	10

EXHIBIT 3 - AM PEAK HOUR
Harbor Cay
ROADWAY ANALYSIS

Roadway From	To	Class	Committed		AM Peak Hour Project Trips		2018 AM PHPD Volume		Growth Rate	Growth from Growth Rate		2020 Background Peak Hour Volume		2020 Total Peak Hour Volume		Meets Standard ?	
			Number Of Lanes	LOS 'D' Capacity	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Seaway Drive																	
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	18	15	472	647	3.36%	32	44	504	691	522	706	Yes	Yes
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	18	15	472	647	3.36%	32	44	504	691	522	706	Yes	Yes
Harbour Isle Drive	Project	2	2L	750	27	23	408	439	3.36%	28	30	436	468	463	491	Yes	Yes
Project	Bayshore Drive	2	2L	750	10	12	408	439	3.36%	28	30	436	468	446	480	Yes	Yes
Bayshore Drive	Ocean Drive	2	2L	750	8	8	344	230	3.36%	24	16	368	246	376	254	Yes	Yes

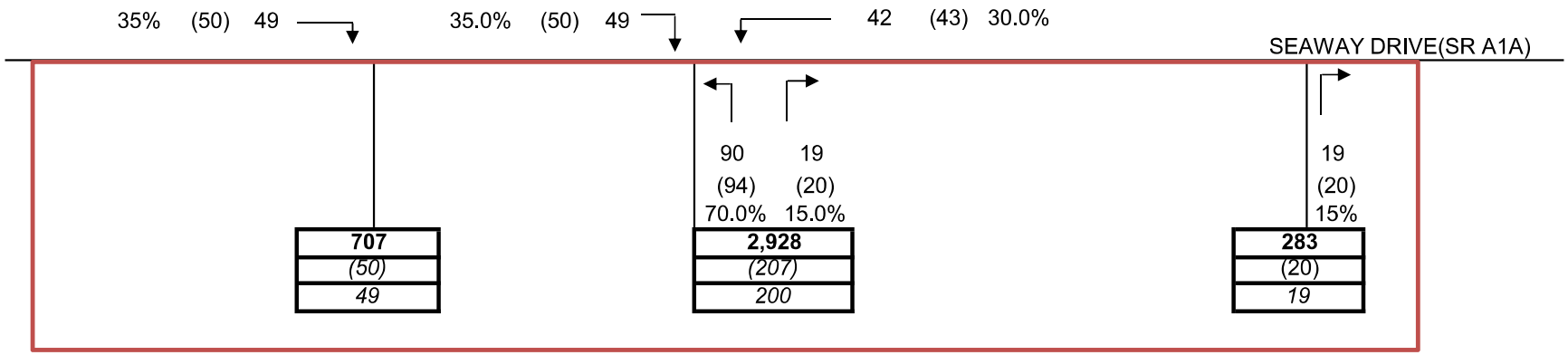
EXHIBIT 4 - PM PEAK HOUR
Harbor Cay
PM PEAK HOUR PROJECT TRIPS

Roadway			Capacity		Percent	Project Trips	
From	To	Class	Number Of Lanes	LOS 'D' Capacity	Project Assign	NB/EB	SB/WB
Seaway Drive							
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	45%	19	18
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	45%	19	18
Harbour Isle Drive	Project	2	2L	750	70%	29	27
Project	Bayshore Drive	2	2L	750	30%	12	13
Bayshore Drive	Ocean Drive	2	2L	750	25%	11	11

EXHIBIT 5 - PM PEAK HOUR
Harbor Cay
ROADWAY ANALYSIS

Roadway			Committed				2018 PM		Growth	Growth from		2020 Bckgrnd		2020 Total Pk		Meets	
From	To	Class	Number Of Lanes	LOS 'D' Capacity	Project Trips NB/EB	Project Trips SB/WB	PHPD Volume NB/EB	PHPD Volume SB/WB	Rate	Growth Rate NB/EB	Growth Rate SB/WB	Peak Hr Vol NB/EB	Peak Hr Vol SB/WB	Hour Volume NB/EB	Hour Volume SB/WB	Standard ? NB/EB	Standard ? SB/WB
Seaway Drive																	
Indian River Drive	Causeway Cove Marina	2	4LU	1,300	19	18	718	852	3.36%	49	58	767	910	786	928	Yes	Yes
Causeway Cove Marina	Harbour Isle Drive	2	2L Unint	1,190	19	18	718	852	3.36%	49	58	767	910	786	928	Yes	Yes
Harbour Isle Drive	Project	2	2L	750	29	27	550	657	3.36%	38	45	588	702	617	729	Yes	Yes
Project	Bayshore Drive	2	2L	750	12	13	550	657	3.36%	38	45	588	702	600	715	Yes	Yes
Bayshore Drive	Ocean Drive	2	2L	750	11	11	382	462	3.36%	26	32	459	494	470	505	Yes	Yes

EXHIBIT 6



PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
3,918	*268*	139	129	*277*	143	134



Harbor Cay

PROPOSED PROJECT DRIVEWAY VOLUMES

3,918	Total daily driveway trips
(277)	PM peak hour driveway trips
268	AM peak hour directional driveway trips

EXHIBIT 7
Possible Medical Office adjacent to Harbor Cay
Trip Generation

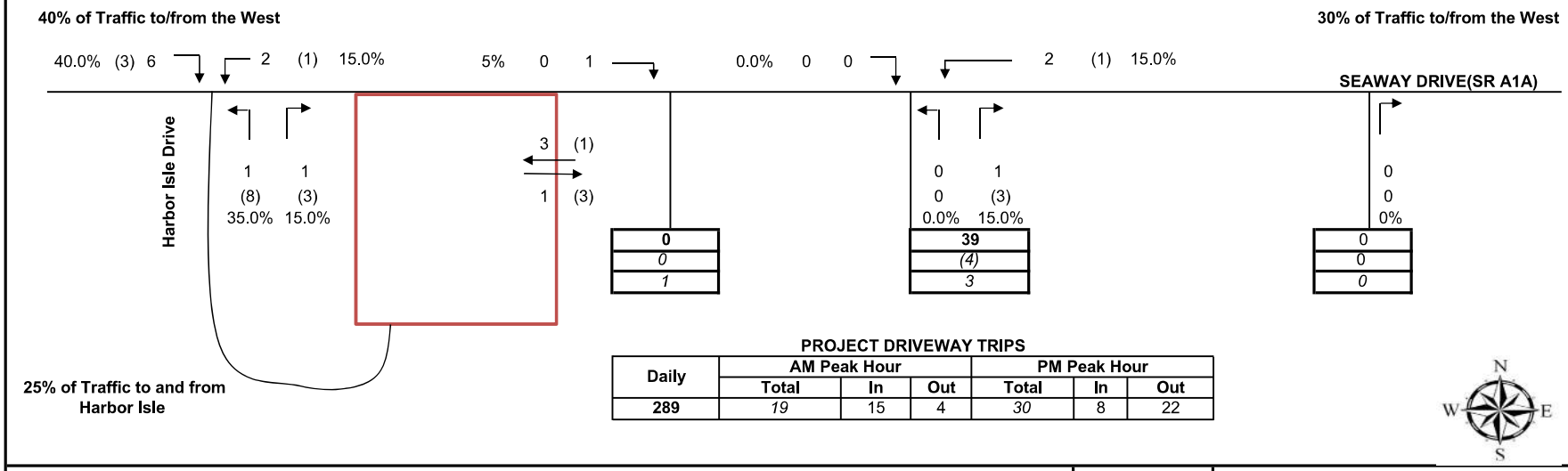
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Site Traffic									
Medical Office	8.000	1000 SF	289	19	15	4	30	8	22

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Medical Office	720	1000 SF	36.13	0%	79/21	2.39	28/72	Ln(T) = 0.90 Ln(X) + 1.53

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EXHIBIT 8



PROJECT DRIVEWAY TRIPS

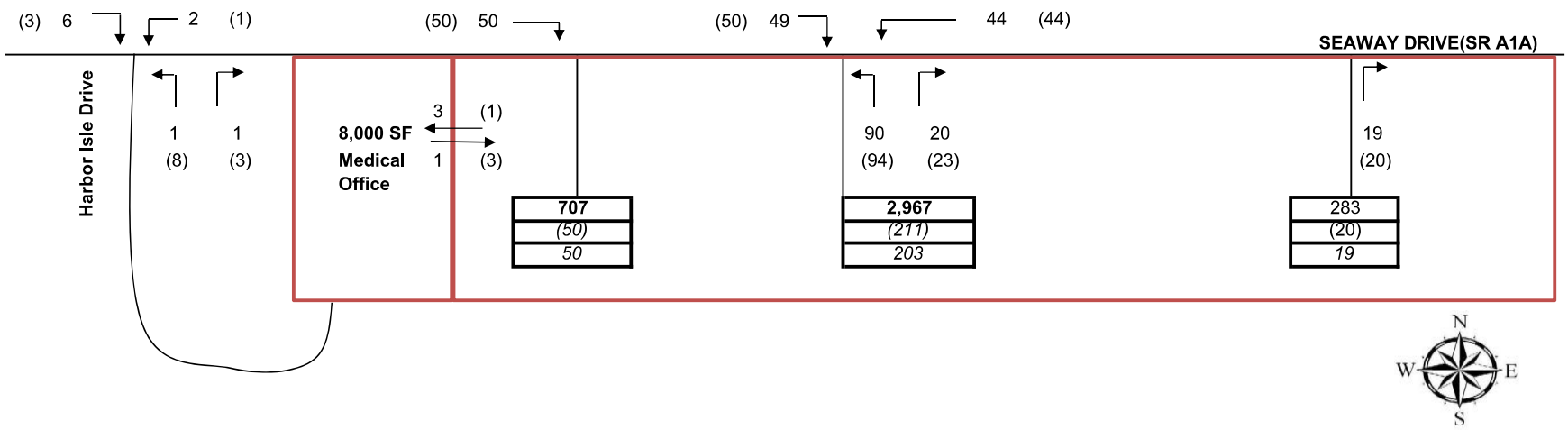
Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
289	*19*	15	4	*30*	8	22

Possible Medical Office adjacent to Harbor Cay

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

EXHIBIT 9



TOTAL

PROJECTED DRIVEWAY VOLUMES

289	Total daily driveway trips
(30)	PM peak hour driveway trips
19	AM peak hour directional driveway trips

INTERSECTION ANALYSIS SHEET
Harbor Cay

Seaway Drive @ Central Driveway

AM Peak Hour

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
2020 Peak Season Volume		436			468							
Project Assign	*0%*	*0%*	*35%*	*30%*	*0%*	*0%*	*70%*	*0%*	*15%*	*0%*	*0%*	*0%*
Direction	*in*	*in*	*in*	*in*	*out*	*out*	*out*	*in*	*out*	*in*	*in*	*in*
Total Project Volume	0	0	49	42	0	0	90	0	19	0	0	0
Total Volume	**0**	**436**	**49**	**42**	**468**	**0**	**90**	**0**	**19**	**0**	**0**	**0**

PM Peak Hour

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
2020 Peak Season Volume	0	588	0	0	702	0	0	0	0	0	0	0
Project Assign	*0%*	*0%*	*35%*	*30%*	*0%*	*0%*	*70%*	*0%*	*15%*	*0%*	*0%*	*0%*
Direction	*in*	*in*	*in*	*in*	*out*	*out*	*out*	*in*	*out*	*in*	*in*	*in*
Total Project Volume	0	0	50	43	0	0	94	0	20	0	0	0
Total Volume	**0**	**588**	**50**	**43**	**702**	**0**	**94**	**0**	**20**	**0**	**0**	**0**

HCS7 Two-Way Stop-Control Report

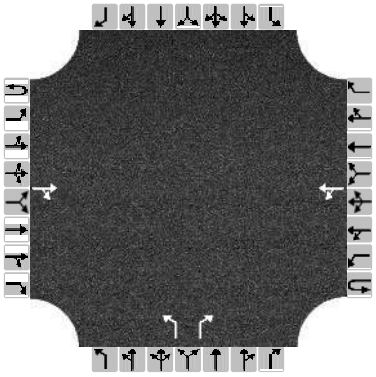
General Information

Analyst	MEP
Agency/Co.	
Date Performed	4/19/2019
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Harbor Cay

Site Information

Intersection	Harbor Cay Driveway & A1A
Jurisdiction	FDOT
East/West Street	Seaway Drive (A1A)
North/South Street	Harbor Cay
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			436	49		44	468			90		20				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						46				95		21				
Capacity, c (veh/h)						1048				233		580				
v/c Ratio						0.04				0.41		0.04				
95% Queue Length, Q_{95} (veh)						0.1				1.9		0.1				
Control Delay (s/veh)						8.6				30.7		11.4				
Level of Service, LOS						A				D		B				
Approach Delay (s/veh)						1.2				27.2						
Approach LOS										D						

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HCS7 Two-Way Stop-Control Report

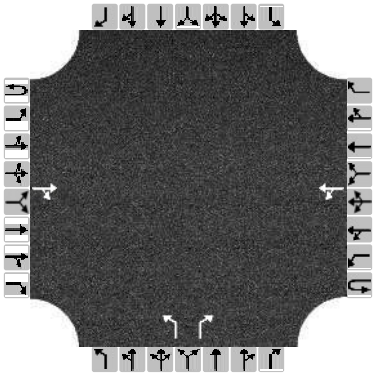
General Information

Analyst	MEP
Agency/Co.	
Date Performed	4/19/2019
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Harbor Cay

Site Information

Intersection	Harbor Cay Driveway & A1A
Jurisdiction	FDOT
East/West Street	Seaway Drive (A1A)
North/South Street	Harbor Cay
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume, V (veh/h)			588	50		44	702			94		23				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized		No				No				No				No		
Median Type/Storage			Undivided													

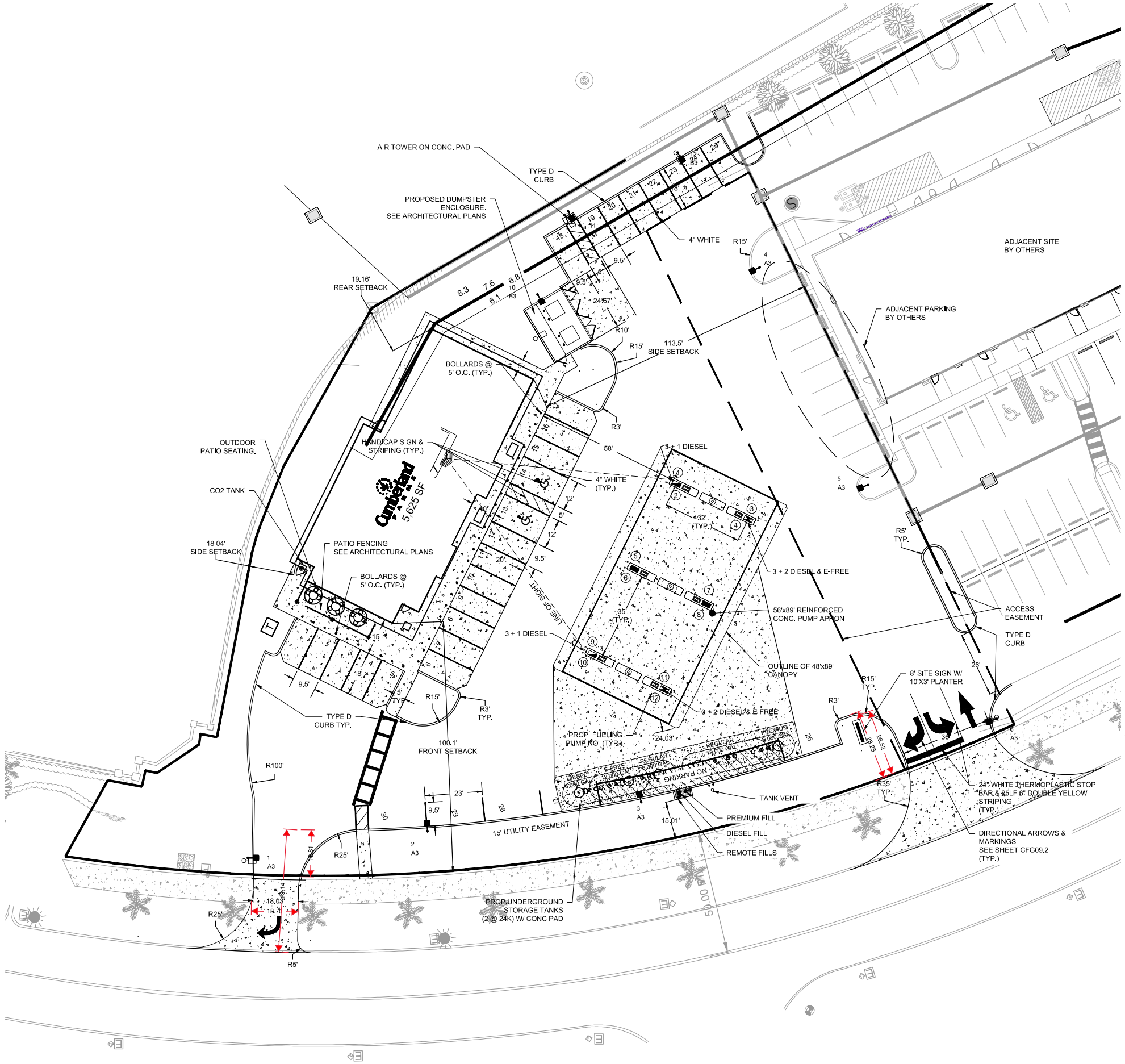
Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						46				99		24				
Capacity, c (veh/h)						913				131		470				
v/c Ratio						0.05				0.75		0.05				
95% Queue Length, Q_{95} (veh)						0.2				4.4		0.2				
Control Delay (s/veh)						9.2				88.3		13.1				
Level of Service, LOS						A				F		B				
Approach Delay (s/veh)						1.3				73.6						
Approach LOS										F						

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GENERAL STATEMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 5,625 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH OUTDOOR SEATING AND 6 DISPENSING PUMPS (WITH 12 FUELING POSITIONS) ON VACANT PROPERTY. THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, OUTDOOR SEATING, AIR TOWER (AIR COMPRESSOR), AND DUMPSTER ENCLOSURE.

PROPERTY DATA

OWNER:	CUMBERLAND FARMS INC, 165 FLANDERS RD, WESTBOROUGH, MA 01581
APPLICANT:	CUMBERLAND FARMS, INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
PROJECT ENGINEER:	JEFF LUCAS, P.E. - ATKINS, N.A. 7175 MURRELL RD, MELBOURNE, FL 32940
SITE ADDRESS:	835 SEAWAY DR, FORT PIERCE, FL 34949
PARCEL:	2402-501-0001-010-8
JURISDICTION: ZONING DISTRICT: FLU:	FORT PIERCE PD PLANNED DEVELOPMENT
FEMA FIRM PANEL:	PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X, PANEL NO. 12111C0183J, DATED 02/16/2012
OVERALL SITE AREA:	1.50 AC
PROPOSED USE:	5,625 SF CONVENIENCE STORE 6 PUMPS (12 FUELING POSITIONS) GAS DISPENSING UNDER CANOPY
ACCESSORY USES:	AIR TOWER (3) WATER HOSES
PROP. HOURS OF OPERATION	24 HOURS
CONSTRUCTION SCHEDULE	140 DAYS DURATION (APPROXIMATE)

LAND DATA:

ONSITE IMPERVIOUS AREA:

• BUILDING	0.13 AC	(8.7%)
• PAVEMENT, SIDEWALKS & CURBING	1.06 AC	(70.6%)
PERVIOUS AREA:	0.31 AC	(20.7%)
TOTAL	1.50 AC	(100%)

PARKING CALCULATIONS:

CONVENIENCE STORE: REQUIRED: (5,625 SF / 200 SF) = 29 SPACES
TOTAL REQUIRED = 29 SPACES

PROVIDED: 30 SPACES @ 9.5' X 18' DIMENSION/ 23' (PARALLEL)

ADA ACCESSIBLE SPACES: REQUIRED: 2 SPACES PROVIDED: 2 SPACES

DEVELOPMENT PARAMETERS

	MINIMUM	PROVIDED
BUILDING SETBACKS:		
FRONT (NORTH):	25'	± 100'
SIDE INTERIOR (WEST AND EAST):	15'	± 18'
REAR (SOUTH):	15'	± 19'
LANDSCAPE BUFFERS:		
ALL SIDES (LESS ABUTTING):	10'	
PROP. BLDG HEIGHT:		
PROP. BLDG. - NO EXISTING BLDG	30' (AVG)	± 33'-1" (PEAK) ± 23'-9 3/4" (AVG)
CANOPY CLEARANCE:	14'	± 14'-4" (DECK HEIGHT)

NOTES:

1. PROPOSED CANOPY, FUEL DISPENSERS, UNDERGROUND STORAGE TANK, OUTDOOR SEATING, AIR TOWER, DUMPSTER ENCLOSURE AND CONVENIENCE STORE DESIGN AND PROVISIONS SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL AND/OR TANK & PUMP PLANS RESPECTIVELY FOR INSTALLATION ASPECTS.
2. FOR ADDITIONAL SIGNING AND PAVEMENT MARKING NOTES, SEE GENERAL NOTES SHEET.
3. ALL PARKING SPACES, INCLUDING HANDICAPPED PARKING SPACES, SHALL BE STRIPED IN WHITE THERMOPLASTIC PAINT, AND BE IN ACCORDANCE WITH MOST CURRENT FDOT SPECIFICATIONS.
4. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION.
5. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT INDEX #522-002.
6. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
7. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.
8. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS. ALL CROSSWALKS SHALL BE A MINIMUM OF 6 FEET OR 2 FEET WIDER THE SIDEWALK BETWEEN THE (2) 12 INCH PARALLEL STRIPES.
9. DRIVEWAY PERMITTING BY ADJACENT DEVELOPER

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
LP	LIGHT POLE
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK & PADS
	EXISTING PROPERTY/ROW LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED BUILDING SETBACK

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
SIGNATURE DATE

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Rev.	Date	Description	By	Ch'd	Ap'd

Drawing Status: CONCEPT PLAN
Suitability: SO

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FBPR CERTIFICATE OF AUTHORIZATION NO.24

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Client: Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

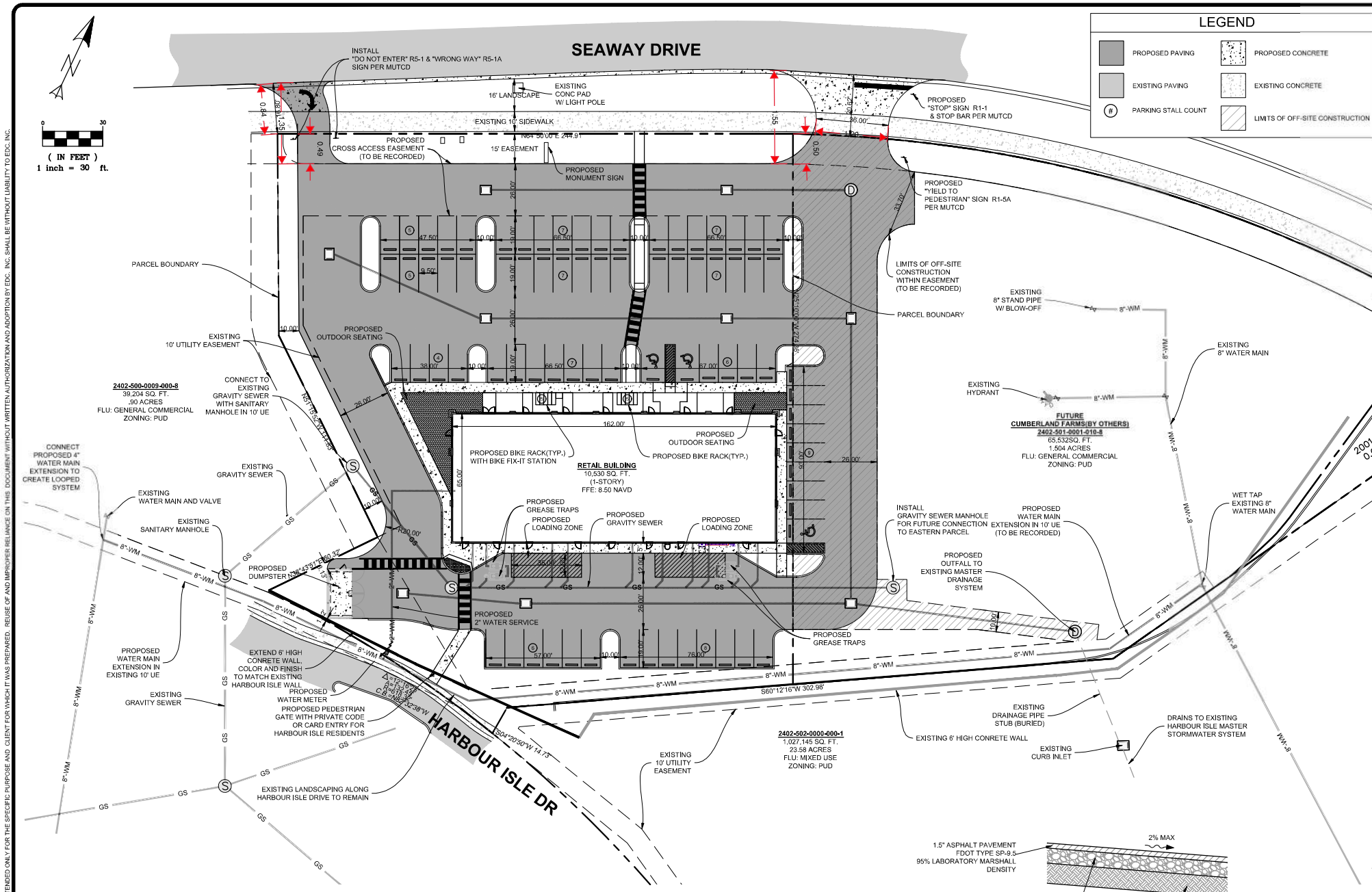
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

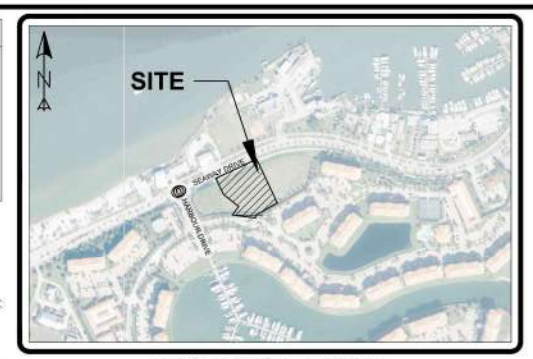
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Original Size: ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

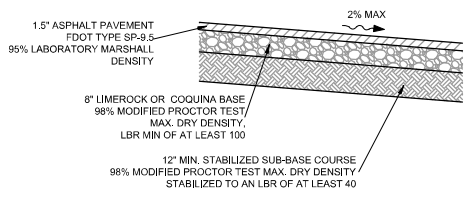
User: FAR4400
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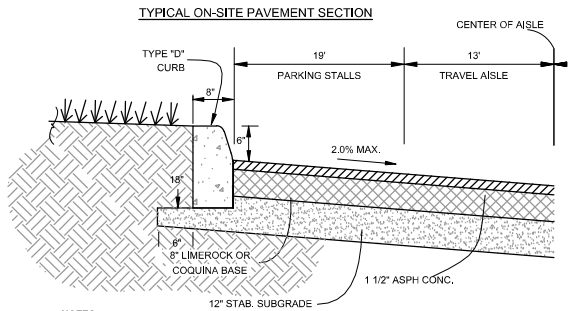
(IN FEET)
1 inch = 30 ft.



FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1"= 500'

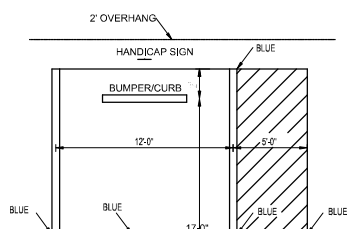


TYPICAL ON-SITE PAVEMENT SECTION



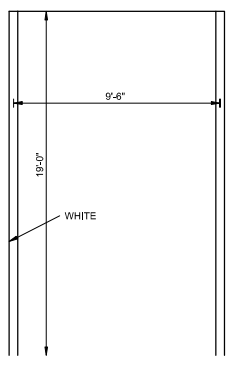
NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

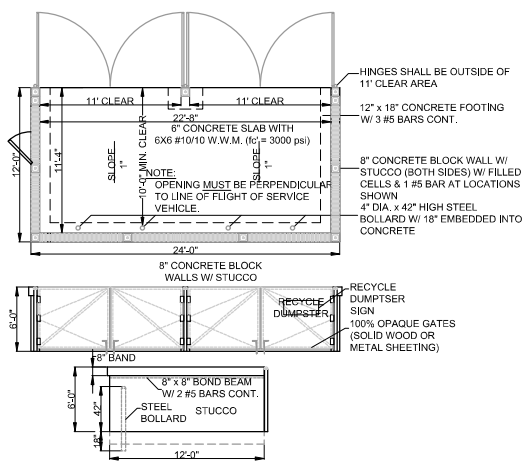


NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HANDICAP SPACE DETAIL



19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL

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

LEGAL DESCRIPTION

THAT PORTION OF TRACT D-1, OF **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,** ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE (S) 9 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1(THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21";
BEGINNING OF THE HEREINAFTER DESCRIBED LINE;
THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT		
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	66,877 S.F. (± 1.54 AC) =	100.00%	
IMPERVIOUS AREA	50,981 S.F.	1.17 AC	75.97%
PROPOSED BUILDING	10,530 S.F.	0.24 AC	15.58%
PROPOSED PAVEMENT	36,031 S.F.	0.83 AC	53.90%
PROPOSED CONCRETE	3,620 S.F.	0.08 AC	5.19%
PROPOSED PAVERS	800 S.F.	0.02 AC	1.30%
OFF-SITE			
PROPOSED PAVEMENT	13,645 S.F.	0.31 AC	
GREEN SPACE	1,892 S.F.	0.04 AC	

PROPOSED BUILDING COVERAGE: 15.58%

BUILDING DATA
GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS
REQUIRED PARKING
REQUIRED PARKING SPACES (11,050 S.F. (1 SPACE / 200 S.F.) = 56 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 3 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 9.2 STALLS

PROPOSED PARKING
PROVIDED PARKING SPACES = 78 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) = 3 SPACES
PROVIDED BICYCLE STALLS = 10 STALLS
NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD), A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 2.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION
RETAIL (820)

WEEKDAY DAILY TRIPS:			
(820)	37.75/1,000 S.F.	11,050 S.F.	= 417
A.M. PEAK HOUR TRIPS:			
(820)	3.00/1,000 S.F.	11,050 S.F.	= 33
P.M. PEAK HOUR TRIPS:			
(820)	4.21/1,000 S.F.	11,050 S.F.	= 47

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

DCB DESIGNED BY
JJL DRAWN BY
18-303 harbour cay.dwg FILENAME
SITE PLAN (2) LAYOUT
AS SHOWN SCALE
2ENG/2018 DATE

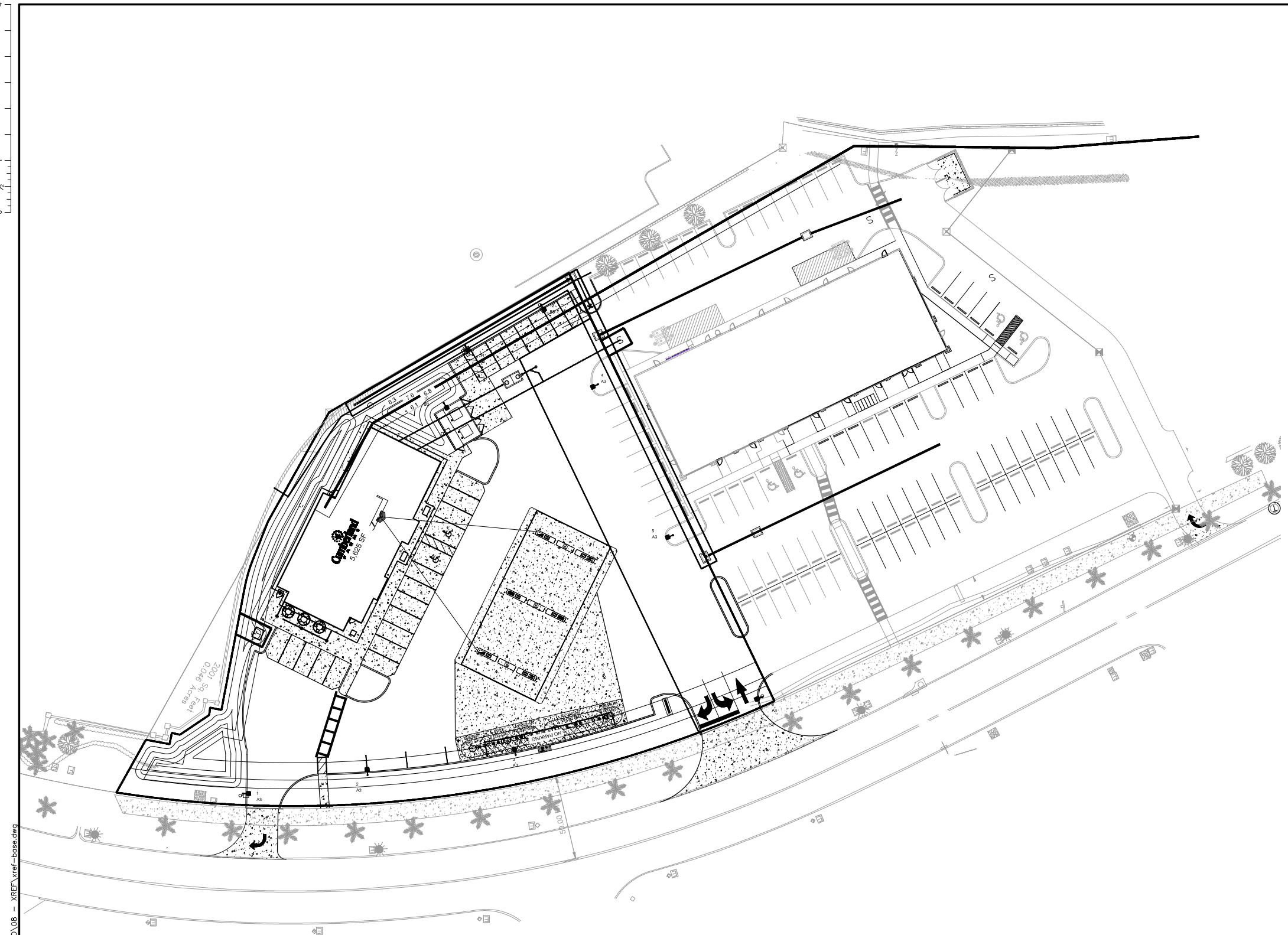
DATE	REVISION COMMENTS
12/26/2018	ADDED EXISTING/PROPOSED CONCRETE WALL, GATE & BIKE FIX-IT STATION
11/29/2018	FORT PIERCE COMMENTS ADDRESSED (10/12/2018)

HARBOUR CAY
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-303

1 OF 1



User: FAR4400
G:\PROJECTS\1000062844 – CF – 801Seaway (Ft. Pierce)\10 CAD\08 – XREF\xref–base.dwg

PATRICK MARTIN, P.E.
FLORIDA REG., NO. 80835

PATRICK J. MARTIN
LICENSE
No 80835
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE DATE

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Rev.	Date	Description	By	Ch'kd	App'd

Drawing Status: CONCEPT PLAN
Suitability: S0

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FAX. 321.242.6101

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4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

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Client
Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
OVERALL MASTER PLAN EXHIBIT OPT. 1

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number

Revision

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 02/06/2018
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	16	4	17	9	46	4	10	9	11	34	80
0100	6	7	1	5	19	10	4	5	8	27	46
0200	3	3	4	5	15	8	3	7	7	25	40
0300	5	4	3	5	17	3	2	3	4	12	29
0400	6	10	13	18	47	7	10	9	8	34	81
0500	35	41	45	45	166	10	12	26	33	81	247
0600	60	65	58	67	250	43	55	69	82	249	499
0700	61	93	82	109	345	102	139	149	154	544	889
0800	114	104	112	115	445	137	131	155	178	601	1046
0900	112	115	130	154	511	161	153	146	157	617	1128
1000	131	134	144	151	560	161	167	159	151	638	1198
1100	176	219	191	183	769	171	151	162	166	650	1419
1200	232	237	205	242	916	169	150	192	177	688	1604
1300	243	254	167	222	886	191	156	199	202	748	1634
1400	200	207	194	199	800	236	185	186	187	794	1594
1500	173	221	196	216	806	188	173	175	222	758	1564
1600	177	184	174	183	718	255	216	213	168	852	1570
1700	220	193	186	232	831	164	180	176	148	668	1499
1800	163	143	136	142	584	165	158	117	104	544	1128
1900	123	112	82	86	403	102	78	66	46	292	695
2000	76	94	58	58	286	58	54	42	43	197	483
2100	62	54	58	47	221	35	31	50	35	151	372
2200	45	45	25	18	133	37	22	24	18	101	234
2300	22	14	12	13	61	20	13	19	16	68	129
24-HOUR TOTALS:					9835					9373	19208

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	472	830	647	845	1110
P.M.	1230	944	1545	906	1230	1660
DAILY	1230	944	1545	906	1230	1660

PM Peak
Eastbound = 718
Westbound = 852

GENERATED BY SPS 5.0.53P

COUNTY: 94
STATION: 5016
DESCRIPTION: SR A1A/S - S OF SEAWAY DR (COUNTY 5016)
START DATE: 02/20/2018
START TIME: 1100

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	0	7	3	1	11	6	6	3	1	16	27
0100	3	2	2	2	9	1	0	2	6	9	18
0200	3	0	3	1	7	3	0	4	1	8	15
0300	2	4	2	3	11	2	1	4	3	10	21
0400	5	3	10	4	22	4	6	14	17	41	63
0500	2	13	8	15	38	37	39	63	58	197	235
0600	24	26	40	42	132	60	49	49	41	199	331
0700	58	77	84	77	296	52	49	46	51	198	494
0800	74	82	92	79	327	42	42	46	64	194	521
0900	91	71	88	68	318	50	58	58	71	237	555
1000	106	79	101	93	379	56	78	76	83	293	672
1100	76	96	103	88	363	60	91	106	89	346	709
1200	76	76	89	101	342	103	100	97	102	402	744
1300	96	96	96	98	386	107	93	111	99	410	796
1400	100	102	82	88	372	93	102	113	105	413	785
1500	122	113	117	98	450	97	113	101	104	415	865
1600	105	101	93	114	413	95	85	106	90	376	789
1700	148	107	89	94	438	106	80	80	81	347	785
1800	86	110	62	50	308	100	66	65	46	277	585
1900	47	41	27	22	137	59	68	46	39	212	349
2000	22	27	24	10	83	49	36	30	44	159	242
2100	23	12	13	16	64	33	35	22	17	107	171
2200	11	11	11	11	44	22	20	13	13	68	112
2300	6	5	6	4	21	9	7	0	10	26	47
24-HOUR TOTALS:					4971					4960	9931

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	815	344	845	230	845	559
P.M.	1630	462	1430	428	1500	865
DAILY	1630	462	1430	428	1500	865

TRUCK PERCENTAGE 7.44 15.52 11.48

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	82	3804	663	16	296	33	2	18	4	0	0	0	1	0	52	370	4971
S	79	3303	752	20	666	30	13	28	8	1	1	1	2	0	56	770	4960

GENERATED BY SPS 5.0.53P

Volume in front of project determined by averaging volume west of Harbour Isles and volume at North End of Ocean Drive

Eastbound
AM = (472 + 344) / 2 = 408

PM = (718 + 382) / 2 = 550

Westbound
AM = (647 + 230) / 2 = 439
PM = (852 + 462) / 2 = 657

PM Peak = 106+90+106+80 = 382

SR180810

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

August 25, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **August 25, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Douglas G. Winter
Doug Winter Companies, Inc.
4047 Okeechobee Blvd. # 222
West Palm Beach, FL 33409

Dear Douglas G. Winter:

RE: **August 25, 2017** - Pre-application Meeting for **Category D Driveway**
St. Lucie County - City of Fort Pierce, Urban; SR A1A; Sec. # 94050; MP: 16.600;
Access Class - 06; Posted Speed - 35 mph; SIS - N;
Request:
- **Driveway 1: Joint-use right-in/right-out driveway along SR A1A located approximately 200 feet east of Harbour Isle Drive.**
- **Driveway 2: Right-in/right-out driveway along SR A1A located approximately 295 feet east Driveway 1.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Harbour Island Shoppes - SR A1A/Seaway Dr and Harbour Isle**
Applicant/Property Owner: **Harbour Isle Invests LLC(FLLLC)**
Parcel Size: **3.1 Acres** Development Size: **13,000 S.F. Retail & 5,500 S.F. Restaurant**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.**
- **A recorded cross access agreement with the adjacent parcel to the west shall be provided at the time of permit.**

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Nesa Y. Harden
File S:\Transportation Operations\Traffic Operations\Access Management\1 Pre-Apps and Variance\2017-08-25\5 94050 MP 16.600 SR A1A_Habour Islands Shoppes\94050 MP 16.600 SR A1A_Habour Islands Shoppes.docx

Apparel Store
(876)

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

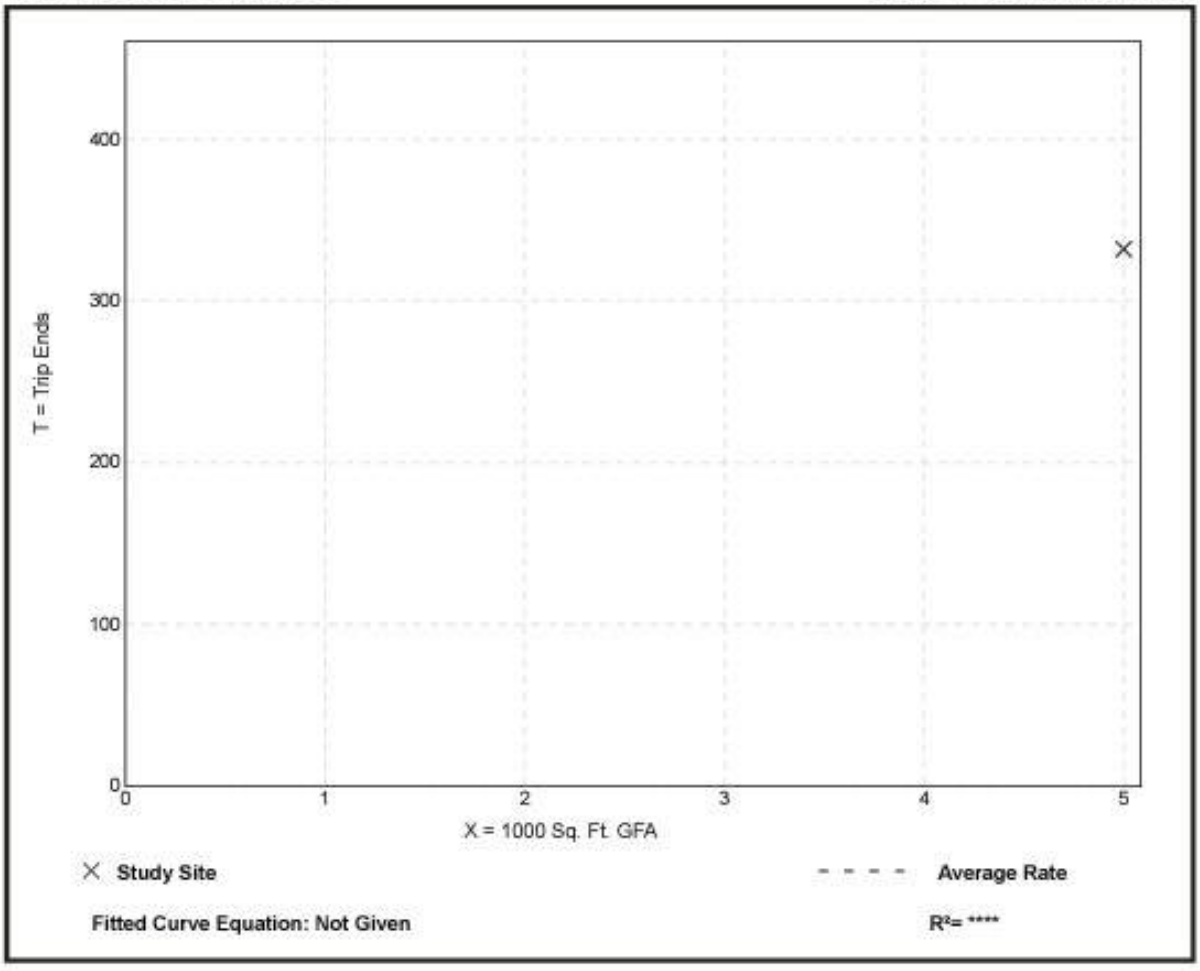
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
66.40	66.40 - 66.40	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Apparel Store
(876)

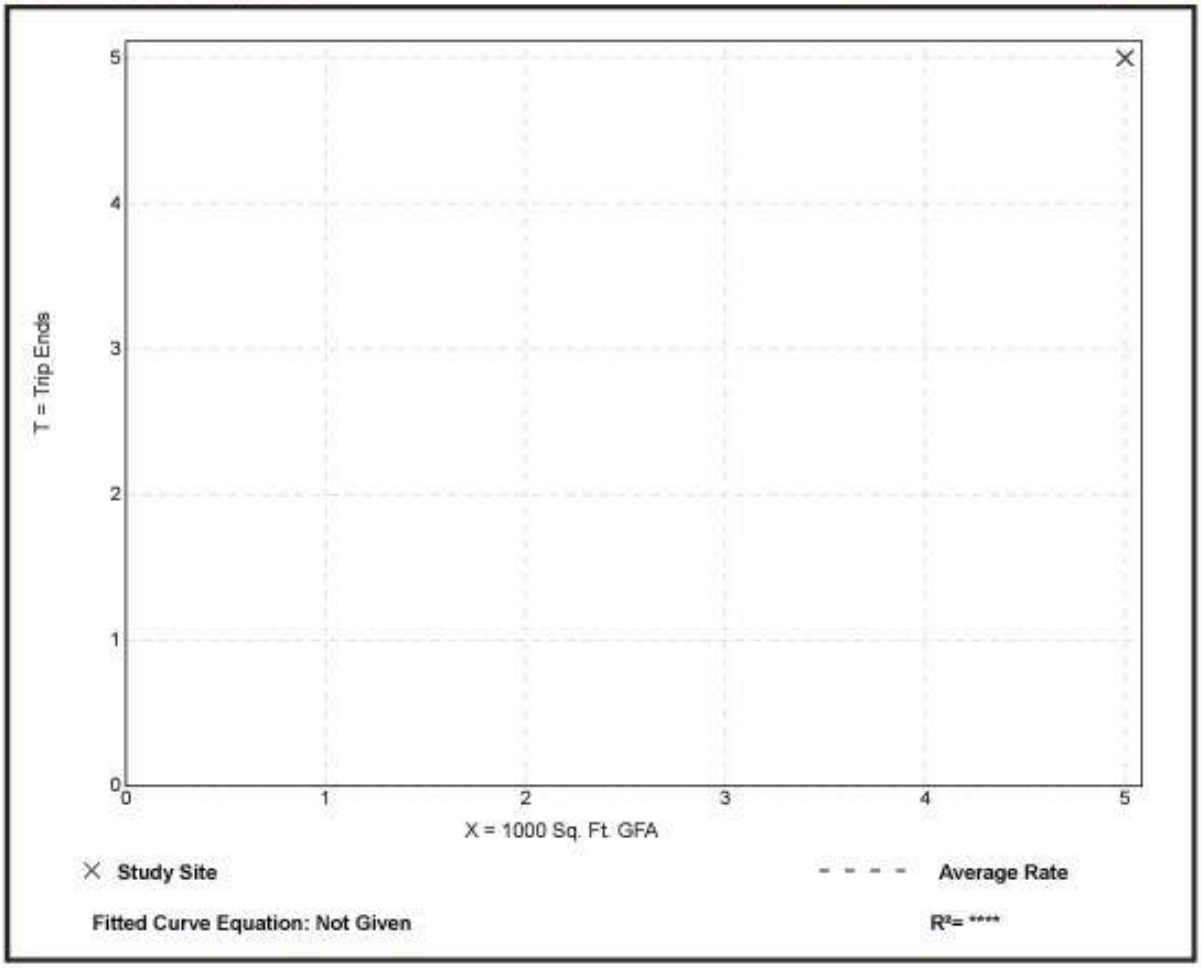
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	5
Directional Distribution:	80% entering, 20% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.00	1.00 - 1.00	*

Data Plot and Equation

Caution – Small Sample Size



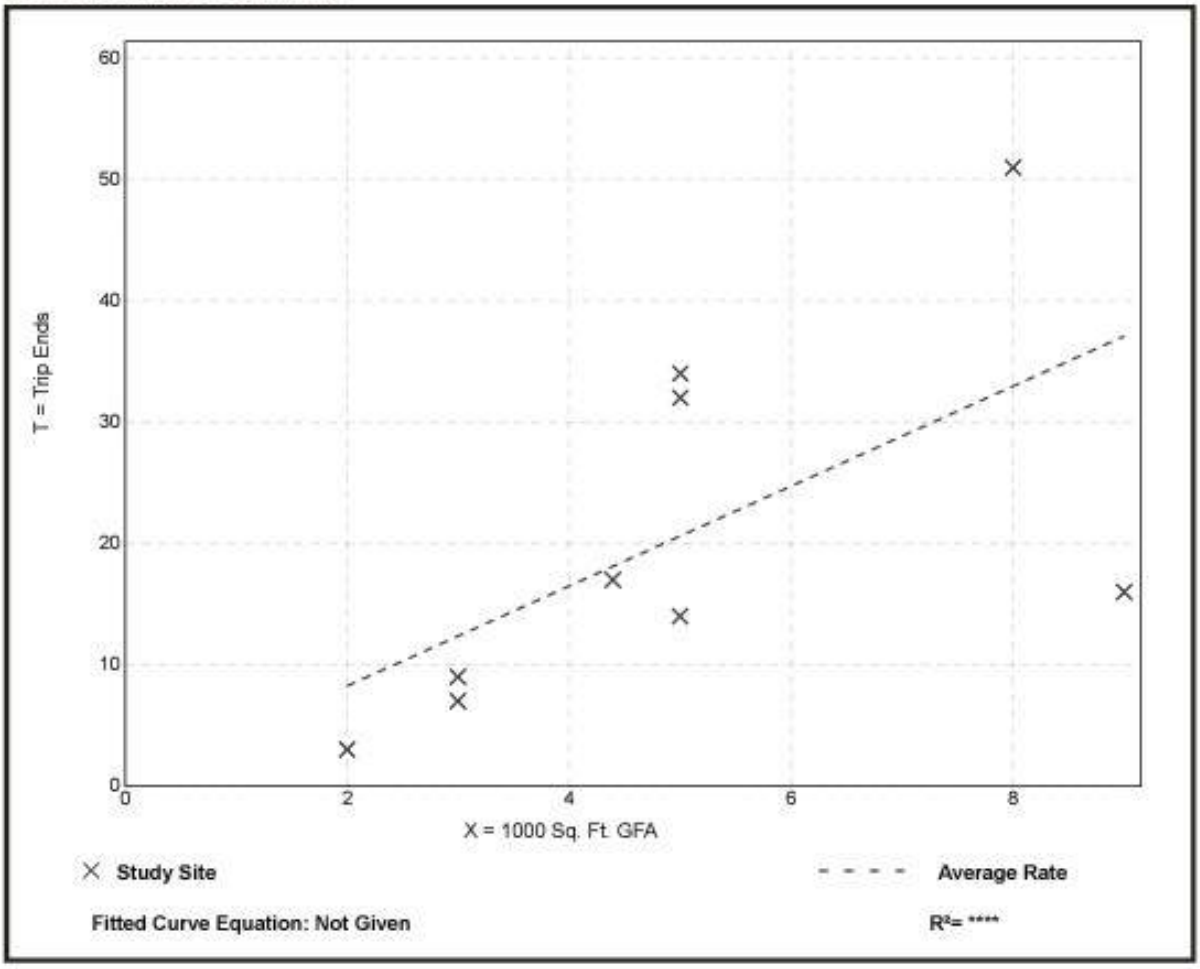
Apparel Store
(876)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
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:	9
1000 Sq. Ft. GFA:	5
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.12	1.50 - 6.80	2.18

Data Plot and Equation



Land Use: 899
Liquor Store

Description

A liquor store specializes in the sale of prepackaged alcoholic beverages intended to be consumed off the store's premises.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 5:00 and 6:00 p.m., respectively.

The sites were surveyed in the 1990s and the 2010s in Alberta (CAN) and Minnesota.

Source Numbers

870, 973

Liquor Store
(899)

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

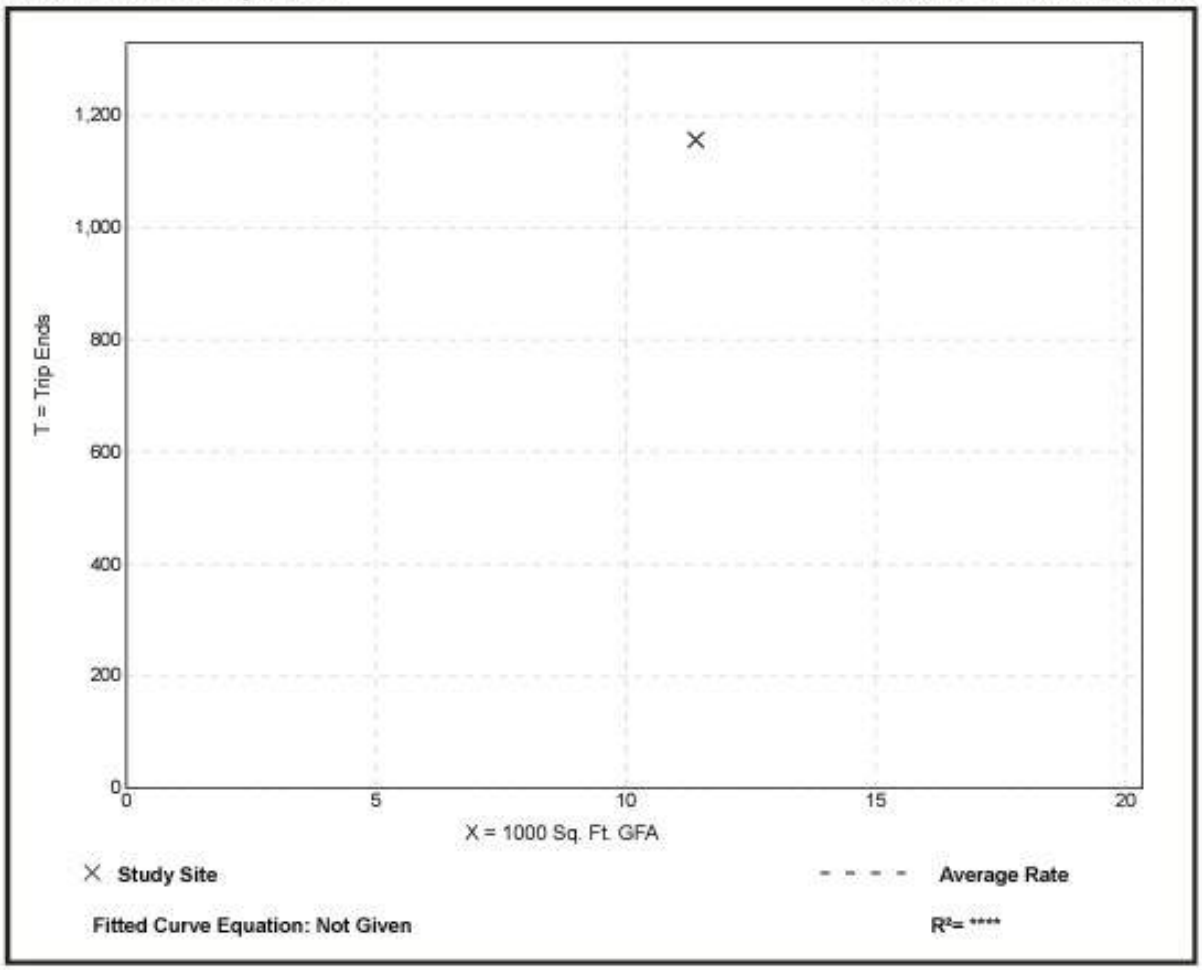
Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
101.49	101.49 - 101.49	*

Data Plot and Equation

Caution – Small Sample Size



AM PEAK HOUR TRIP GEN NOT AVAILABLE – USE ½ PERCENT OF DAILY TRIP GENERATION BASED ON 24-HOUR DATA

Land Use	881 Pharmacy/Drugstore with Drive-Through Window						882 Marijuana Dispensary				890 Furniture Store		899 Liquor Store	
Setting	General Urban/Suburban						General Urban/Suburban				General Urban/ Suburban		General Urban/ Suburban	
Time Period	Weekday		Saturday		Sunday		Weekday		Saturday		Weekday		Weekday	
Trip Type	Vehicle		Vehicle		Vehicle		Vehicle		Vehicle		Vehicle		Vehicle	
# Data Sites	6		2		1		4		4		7		1	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
12:00	0.3	8.5	0.7	9.3	0.0	11.1	0.0	9.0	0.0	10.8	0.0	9.2	0.0	4.1
12:15	0.3	8.2	0.8	9.1	0.0	10.8	0.0	8.7	0.0	10.4	0.0	9.0	0.0	4.1
12:30	0.3	7.7	0.8	8.7	0.0	10.8	0.0	8.6	0.0	9.9	0.0	8.4	0.0	3.6
12:45	0.2	7.8	0.7	8.7	0.0	12.1	0.0	8.1	0.0	9.8	0.0	8.2	0.0	4.4
1:00	0.2	8.3	0.8	8.5	0.0	10.8	0.0	8.1	0.0	9.0	0.0	8.5	0.2	4.8
1:15	0.1	8.4	0.7	9.4	0.0	11.3	0.0	8.3	0.0	8.8	0.0	9.0	0.2	5.1
1:30	0.1	8.8	0.6	9.9	0.0	11.3	0.0	8.7	0.0	9.1	0.0	8.7	0.2	5.6
1:45	0.1	8.8	0.6	10.0	0.0	10.8	0.0	9.2	0.0	9.4	0.0	9.2	0.2	6.5
2:00	0.1	8.3	0.5	10.0	0.0	11.1	0.0	8.9	0.0	10.4	0.0	8.0	0.0	7.3
2:15	0.1	8.3	0.2	9.3	0.0	12.1	0.0	9.2	0.0	10.6	0.0	6.8	0.0	9.7
2:30	0.0	8.2	0.2	8.7	0.0	12.6	0.0	9.2	0.0	10.7	0.0	7.3	0.0	10.3
2:45	0.1	8.2	0.1	9.5	0.0	13.4	0.0	9.4	0.0	10.7	0.0	7.0	0.0	10.1
3:00	0.1	8.3	0.1	10.1	0.0	13.7	0.0	9.7	0.0	10.4	0.0	8.4	0.0	9.8
3:15	0.1	8.6	0.1	10.6	0.0	12.6	0.0	9.8	0.0	10.4	0.0	11.4	0.0	9.3
3:30	0.1	9.0	0.1	10.3	0.0	11.4	0.0	10.3	0.0	10.4	0.0	11.8	0.0	10.2
3:45	0.1	9.4	0.1	9.4	0.0	10.4	0.0	10.7	0.0	10.5	0.0	12.5	0.0	11.5
4:00	0.1	9.3	0.1	8.2	0.0	9.3	0.0	11.4	0.0	10.1	0.0	13.3	0.0	11.9
4:15	0.2	9.0	0.1	7.1	0.0	9.0	0.0	12.1	0.0	10.8	0.0	13.5	0.0	13.4
4:30	0.2	9.3	0.1	7.3	0.0	8.5	0.1	12.2	0.0	11.7	0.0	13.8	0.0	14.6
4:45	0.2	9.2	0.2	6.9	0.0	6.0	0.1	12.6	0.0	11.9	0.0	12.3	0.0	16.3
5:00	0.3	9.4	0.3	6.5	0.0	6.4	0.1	12.4	0.0	12.6	0.0	9.9	0.0	17.5
5:15	0.4	9.2	0.4	6.8	0.0	5.9	0.1	12.7	0.0	12.6	0.0	6.5	0.0	16.4
5:30	0.4	8.0	0.5	6.6	0.0	5.5	0.2	14.0	0.0	11.7	0.0	4.1	0.2	15.6
5:45	0.5	7.0	0.6	6.6	0.0	5.2	0.2	14.2	0.0	11.3	0.0	2.9	0.3	13.1
6:00	0.7	6.1	0.8	6.7	0.0	3.8	0.3	13.6	0.1	10.1	0.0	3.4	0.3	11.5
6:15	1.1	5.4	0.9	5.9	0.0	2.6	0.3	10.4	0.3	7.3	0.2	2.9	0.5	9.7
6:30	1.5	5.7	1.1	5.2	0.0	2.0	0.3	6.7	0.4	5.1	0.2	3.1	0.5	9.2
6:45	2.0	5.8	1.5	4.5	0.3	2.8	0.5	3.1	0.4	2.8	0.3	2.7	0.3	9.2
7:00	2.7	5.6	1.8	4.1	0.5	2.1	0.8	0.9	0.5	1.0	1.0	1.2	0.4	10.0
7:15	3.1	5.3	2.1	4.2	0.8	2.1	1.5	0.7	0.9	0.8	2.7	0.9	0.3	10.3
7:30	3.4	4.8	2.5	4.1	2.1	2.6	2.3	0.3	1.2	0.4	4.8	0.7	0.3	9.3
7:45	3.4	4.3	2.7	3.9	2.4	1.8	3.0	0.3	1.4	0.3	6.5	0.5	0.4	8.9
8:00	3.3	4.2	3.3	3.5	2.4	2.1	3.9	0.2	1.8	0.4	7.8	0.2	0.5	8.5
8:15	3.2	4.3	3.6	2.8	3.8	2.4	3.9	0.2	2.1	0.4	7.7	0.0	0.9	7.7
8:30	3.5	4.1	4.0	2.8	3.1	1.5	4.2	0.1	2.3	0.4	7.7	0.0	1.2	6.8
8:45	3.8	4.1	4.0	2.7	3.6	1.6	4.4	0.1	3.1	0.2	8.4	0.0	1.7	5.9
9:00	4.4	3.8	4.2	2.5	6.4	1.1	4.8	0.0	4.3	0.2	9.2	0.0	2.3	4.4
9:15	4.8	3.4	4.4	2.6	6.9	0.7	6.1	0.0	5.1	0.0	9.9	0.0	2.4	2.8
9:30	5.1	2.9	5.0	2.3	8.2	0.7	7.0	0.0	6.7	0.0	10.1	0.0	2.6	1.9
9:45	5.6	2.4	5.7	2.3	9.3	0.2	7.5	0.0	8.6	0.0	10.6	0.0	2.6	1.0
10:00	5.7	2.0	5.9	2.5	10.0	0.2	7.8	0.0	9.8	0.0	8.7	0.0	2.8	0.3
10:15	6.6	1.5	7.0	2.2	9.3	0.0	7.5	0.0	10.4	0.0	10.2	0.0	3.1	0.3
10:30	6.9	1.2	7.2	2.1	10.1	0.0	7.4	0.1	10.0	0.0	10.8	0.0	3.2	0.0
10:45	7.2	0.8	7.8	2.0	9.8	0.0	7.6	0.1	8.8	0.0	9.4	0.0	3.3	0.0
11:00	7.9	0.5	8.0	1.8	9.1	0.0	8.0	0.0	8.8	0.0	11.1	0.0	3.3	0.0
11:15	8.0	0.4	8.0	1.6	10.0	0.0	8.4	0.0	9.2	0.0	9.2	0.0	3.8	0.0
11:30	8.5	0.3	8.6	1.4	9.8	0.0	8.3	0.0	10.0	0.0	8.7	0.0	4.5	0.0
11:45	8.6	0.3	8.7	1.0	10.3	0.0	8.9	0.0	10.6	0.0	9.6	0.0	4.2	0.0

Percent of Daily Traffic During the 60-Minute Period Beginning at Displayed Time

Liquor Store
(899)

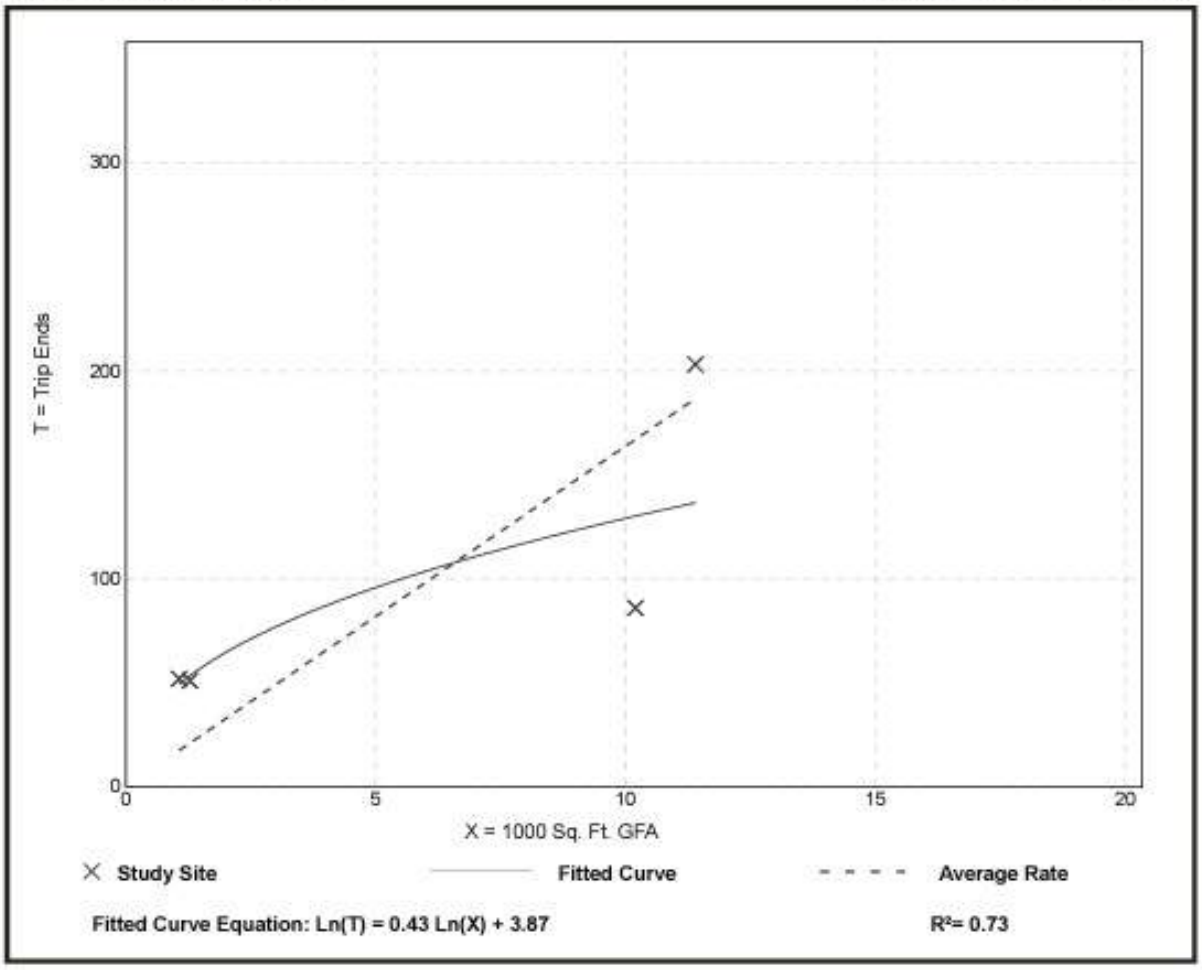
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
1000 Sq. Ft. GFA:	6
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.37	8.43 - 48.60	11.76

Data Plot and Equation

Caution – Small Sample Size

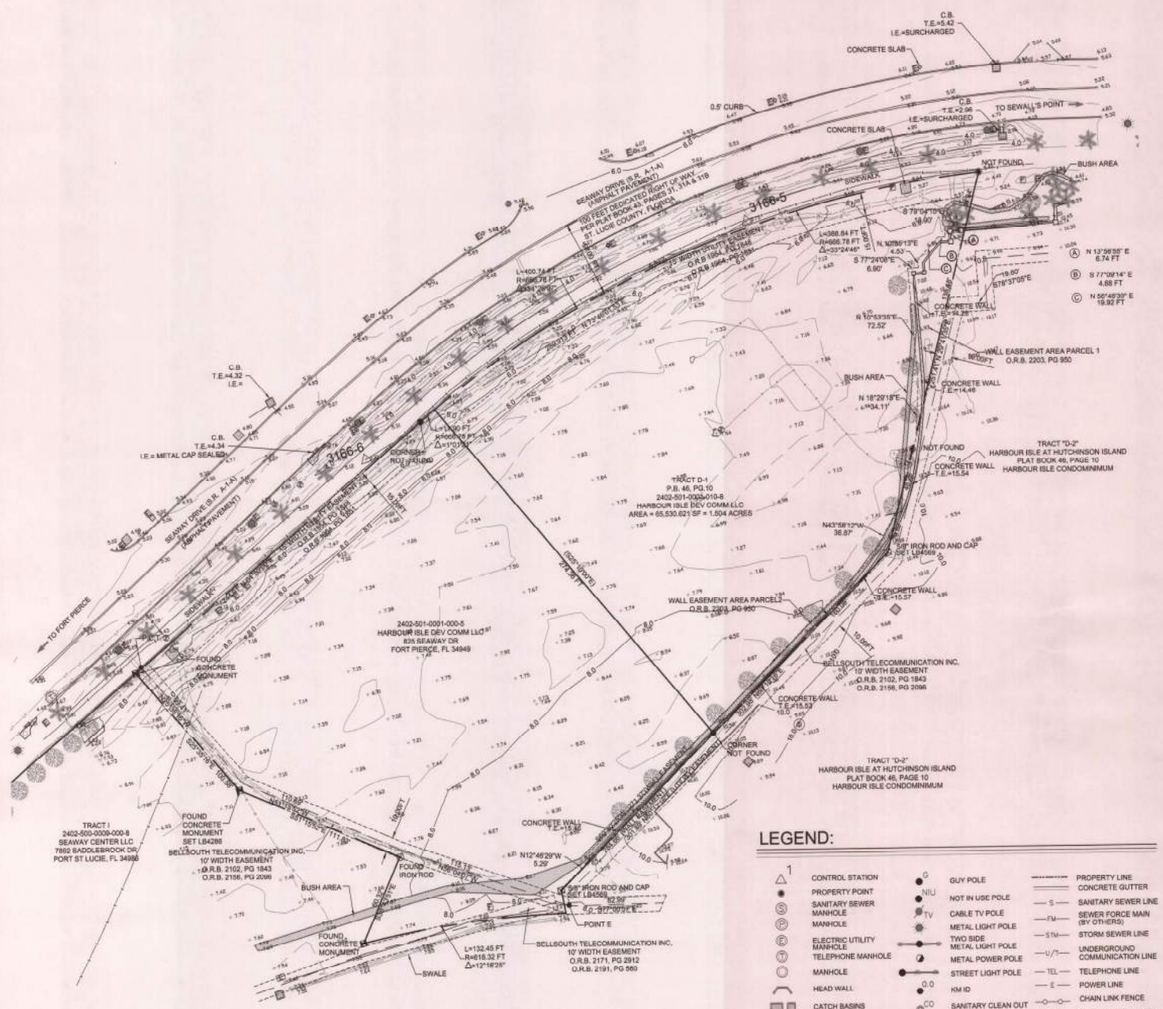


C.6. DEVELOPMENT PLANS (SEE SECTION D)

D. **DEVELOPMENT PLANS**

D.1. SURVEY
D.2. DEMOLITION PLAN
D.3. SITE PLAN
D.4. STORM DRAINAGE PLAN
D.5. LANDSCAPE MITIGATION (DISPOSITION) PLAN
D.6. LANDSCAPE PLAN
D.7. PHOTOMETRIC PLAN
D.8. PHOTOMETRIC DETAILS
D.9. AUTOTURN ANALYSIS
D.10. EXTERIOR ELEVATIONS
D.11. SECURITY CAMERA EXHIBIT
D.12. SIGN RENDERINGS

ALTA / NSPS LAND TITLE SURVEY
FOR A PORTION OF TRACT D-1 AT
TOWNSHIP 35 S RANGE 40 EAST
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



ZONING INFORMATION AS PROVIDED

ZONE: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS:	EXISTING:
FRONT:	25.00 FT
SIDE (STREET):	15.00 FT
SIDE (NE):	15.00 FT
REAR:	15.00 FT

NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL GOVERNING AGENCY DIRECTLY.

SURVEY CONTROL (US. SURVEY FEET)

STA	COORDINATES		ELEVATION	DESCRIPTION
	NORTHING	EASTING		
3166-5	1,138,093.965	881,001.86	5.751	PK NAIL & WASHER
3166-6	1,138,012.922	880,723.505	5.205	PK NAIL & WASHER

LEGEND:

- CONTROL STATION
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- MANHOLE
- ELECTRIC UTILITY MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HEAD WALL
- CATCH BASINS
- WATER METER
- WATER VALVE
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- CONCRETE POWER & TELEPHONE POLE
- UTILITY POLE
- WOODEN POWER/ TELEPHONE POLE
- TELEPHONE POLE
- WOODEN POWER POLE
- WOODEN LIGHT POLE
- BOLLARD
- GATE
- CONTOUR 2 FEET INTERVAL
- CONTOUR 0.5 FOOT INTERVAL
- GUY POLE
- NOT IN USE POLE
- CABLE TV POLE
- METAL LIGHT POLE
- TWO SIDE METAL LIGHT POLE
- METAL POWER POLE
- STREET LIGHT POLE
- KM ID
- SANITARY CLEAN OUT
- FIRE HYDRANT
- CURB INLET
- STREET LIGHT BOX
- HANDICAP RAMP
- SIGN
- GUY CABLE
- EXISTING TREE
- EXISTING BUSH
- PALM TREE
- VERTICAL PIPE
- ELECTRIC BOX
- CONCRETE MONUMENT
- PROPERTY LINE
- CONCRETE GUTTER
- SANITARY SEWER LINE
- SEWER FORCE MAIN (BY OTHERS)
- STORM SEWER LINE
- UNDERGROUND COMMUNICATION LINE
- TELEPHONE LINE
- POWER LINE
- CHAIN LINK FENCE
- GAS LINE (BY OTHERS)
- UNDERGROUND POWER LINE
- UNKNOWN PIPE (BY OTHERS)
- GUARDRAIL
- HANDICAP PARKING
- EXISTING STRUCTURES
- CONCRETE SLAB
- METAL CAP
- PAVEMENT PATCH
- IRON POST

FLOOD MAP

SCALE 1" = 1,000'



VICINITY MAP

SCALE 1" = 500'



TITLE INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION:
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1; THENCE NORTH 64°50'00" EAST, ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.90 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.

AND

LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT D-1;THENCE SOUTH 29°41'35" WEST, ALONG THE EAST LINE OF SAID TRACT D-1 (THE EAST LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR SOUTH 29°41'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;THENCE NORTH 78°52'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 12°27'34" WEST, A DISTANCE OF 6.64 FEET TO A POINT;THENCE NORTH 76°43'04" WEST, A DISTANCE OF 4.75 FEET TO A POINT; THENCE SOUTH 56°32'17" WEST, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 08°07'53" WEST, A DISTANCE OF 4.31 FEET TO A POINT;THENCE NORTH 78°03'59" WEST, A DISTANCE OF 6.65 FEET TO A POINT; THENCE SOUTH 11°13'25" WEST, A DISTANCE OF 71.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 10°55'52";THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.17 FEET TO A POINT;THENCE SOUTH 22°09'18" WEST, A DISTANCE OF 23.61 FEET TO A POINT ON SAID EAST LINE;THENCE NORTH 29°41'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 144.32 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 65,530.621 SQUARE FEET, EQUIVALENT TO 1.504 ACRES, MORE OR LESS.

PARCEL ID

2402-501-0001-010-8

ENCROACHMENT STATEMENT

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED AND THE ABOVE PREMISES; THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND / OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

FLOOD INFORMATION

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 12111C0183J WHICH BEARS AND EFFECTIVE DATE FEBRUARY 16, 2012.

CEMETERY NOTE

AT THE TIME OF THE FIELD SURVEY THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.

SOURCES OF INFORMATION

1. BOUNDARY SURVEY FOR HARBOUR ISLE PLAZA, PERFORMED BY WALLACE SURVEYING CORP, DATED JUNE 21, 2018, PROVIDED BY CLIENT.

2. GIS MAP FOR VACANT PARCEL-SEAWAY DR. DATED JULY 18, 2017 PROVIDED BY CLIENT.

3. CONCEPTUAL PLAN FOR CUMBERLAND FARM - 801 SEAWAY DR. PREPARED BY ATKINS CORP. DATED JUNE 1, 2018

4. OVERLAY PLAN FOR CUMBERLAND FARM - 801 SEAWAY DR. PREPARED BY ATKINS CORP. DATED JUNE 1, 2018.

5. TITLE COMMITMENT NUMBER NCS-923662-HOU1. PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. DATED JANUARY 14, 2019. PROVIDED BY CLIENT.

6. GRANT OF EASEMENT BETWEEN JACK B. OWEN, JR AND HARBOUR ISLE DEVELOPMENT EAST, LLC RECORDED AT O.R.B. 2203, PAGE 950 OF THE PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE FLORIDA COORDINATE SYSTEM BASED ON NGS PUBLISHED STATION 672 2208 (PID DI4021). BEARING WITHIN STATIONS 3166-6 & 3166-5, SHOWN TO BE 289.913 FEET, N 76° 46' 01.53" E, WAS TAKEN AS THE BASIS OF BEARING SHOW ON THIS SURVEY.

SUMMARY OF PARKING SPACES

REGULAR PARKING SPACES	HANDICAPPED PARKING	TOTAL
0	0	0

GENERAL NOTES

1. ALL DISTANCES ARE EXPRESSED IN US SURVEY FEET, UNLESS OTHERWISE NOTED.
2. FIELDWORK PERFORMED FROM OCTOBER 4 THRU 5, 2018.
3. PLEASE REFER TO SURVEY JEB-3166.
4. HORIZONTAL CONTROL IS REFERRED TO NAD 83 SPC ZONE FLORIDA EAST 0901. BENCHMARK DESIGNATION 672 2208 C , PID DI4021, ST. LUCIE COUNTY.
5. VERTICAL DATUM IS REFERRED TO NAVD88.
6. THE INFORMATION OF THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE IN THE DATE INDICATED AND CAN BE ONLY CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
7. THE PRESENT LAND SURVEY, PER CURRENT FLORIDA STATUTES, CANNOT REPRESENT NOR INTENDS TO REPRESENT COMPLIANCE WITH ZONING CODES, THE INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
8. UNDERGROUND UTILITIES ARE BASED ON ABOVEGROUND EVIDENCE. THIS DRAWING NEITHER DEPICTS NOT INTEND TO DEPICT ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO ANY WORK.
9. THE RESULT OF A PUBLIC RECORDS SEARCH IS HEREON SHOWN ON THIS SURVEY AND CORRECT AT THE TIME OF SURVEY.
10. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
11. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAYS OR HIATUS.
12. THE SUBJECT PROPERTY HAS ACCESS THROUGH SEAWAY DRIVE (SR. A.1.A), A DEDICATED PUBLIC RIGHT OF WAY.

SCHEDULE "B" ITEMS

TITLE COMMITMENT - POLICY NUMBER: NCS-923662-HOU1
SCHEDULE B-II (DATED JANUARY 14, 2019)

	STATUS
9. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED APRIL 23, 2004 AND RECORDED IN OFFICIAL RECORDS 1954, PAGE 1845, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED IN 2102, PAGE 1844; WITHDRAWAL NOTICE DATED DECEMBER 16, 2004 AND RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 2138, PAGE 2696; FIRST SUPPLEMENT TO RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 2139, PAGE 2696; FIRST SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED DECLARATION TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED OCTOBER 10, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 2455, PAGE 928; SECOND SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED OCTOBER 10, 2005 AND RECORDED IN OFFICIAL RECORDS 2589, PAGE 1; CERTIFICATE OF AMENDMENT AND RESTATEMENT OF THE BYLAWS OF HARBOUR ISLE AT HUTCHINSON ISLAND PROPERTY MAINTENANCE ASSOCIATION, INC. DATED NOVEMBER 21, 2008 AND RECORDED IN OFFICIAL RECORDS BOOK 3036, PAGE 2840; AND THIRD SUPPLEMENT TO AND AMENDMENT OF DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY RECORDED IN OFFICIAL RECORDS BOOK 4188, PAGE 1358 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE
10. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN THE DEEDS FROM THE TRUSTEE OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 127, PAGE 302, DEED BOOK 160, PAGE 447 AND OFFICIAL RECORDS BOOK 97, PAGE 151.	BLANKET IN NATURE
11. MATTERS CONTAINED IN ORDINANCE NO.88-001 RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 1685.	BLANKET IN NATURE
12. MATTERS CONTAINED IN ORDINANCE NO.89-002 RECORDED IN OFFICIAL RECORDS BOOK 1321, PAGE 230.	BLANKET IN NATURE
13. GRANT OF UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1954, PAGE 1845.	AS SHOWN IN SURVEY
14. AMENDED AND RESTATED PUBLIC UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1954, PAGE 1851.	AS SHOWN IN SURVEY
25. AGREEMENT REGARDING INCORPORATING TRACT "M" INTO THE DRAINAGE PLAN FOR HARBOUR ISLE AT HUTCHINSON ISLAND COMMUNITY DATED APRIL 18, 2006 AND RECORDED IN OFFICIAL RECORDS BOOK 3047, PAGE 1885, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE
26. SOVEREIGNTY SUBMERGED LANDS EASEMENT RENEWAL AS RECORDED IN OFFICIAL RECORDS BOOK 3941, PAGE 2192 AND OFFICIAL RECORDS BOOK 3257, PAGE 2671, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA.	BLANKET IN NATURE

* EASEMENTS AND RESTRICTIONS SHOWN HEREIN ARE BASED ON TITLE POLICY NO. NCS-923662-HOU1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON JANUARY 14, 2019. THERE MAY BE ADDITIONALLY EASEMENTS OF RECORD AND CONVEYANCES NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND AT THE COUNTY PUBLIC RECORDS.

SURVEYOR'S CERTIFICATION

TO:
- CUMBERLAND FARMS, INC.
- FIRST AMERICAN TITLE INSURANCE COMPANY.
- SHUTTS AND BOWEN, LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6, 7A, 7B1, 7C, 8, 9, 10, 13, 16, 20 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2018.

DATE OF PLAT OR MAP: MAY 21, 2019

JAVIER E. BIDOT CRUZ, PSM
REGISTERED LAND SURVEYOR LICENSE NO. 7111

JAVIER E. BIDOT ASSOCIATES, PSC, CORP.
Land Surveyors & Consultants
3300 Interstate Center Drive, Ft. Pierce, FL 34946
Phone: (561) 818-4262 | www.JEBPA.COM

GRAPHIC SCALE
0' 20' 40' 80' 120'
SCALE : 1" = 40'

Drawn by: J.C.	Survey Ref. No. JEB-3166
Checked by: C. LEBRON	Field Date: OCT. 5, 2018

Revision Box

Date:	Revision:
3-22-2019	EASEMENTS 1 & 2
4-17-2019	SURVEY EXCEPTIONS
5-8-2019	SURVEY EXCEPTIONS
5-20-2019	BEARINGS & DISTANCES PL

Copy Sent Date: MAY 21, 2019
Sheet 1 of 1

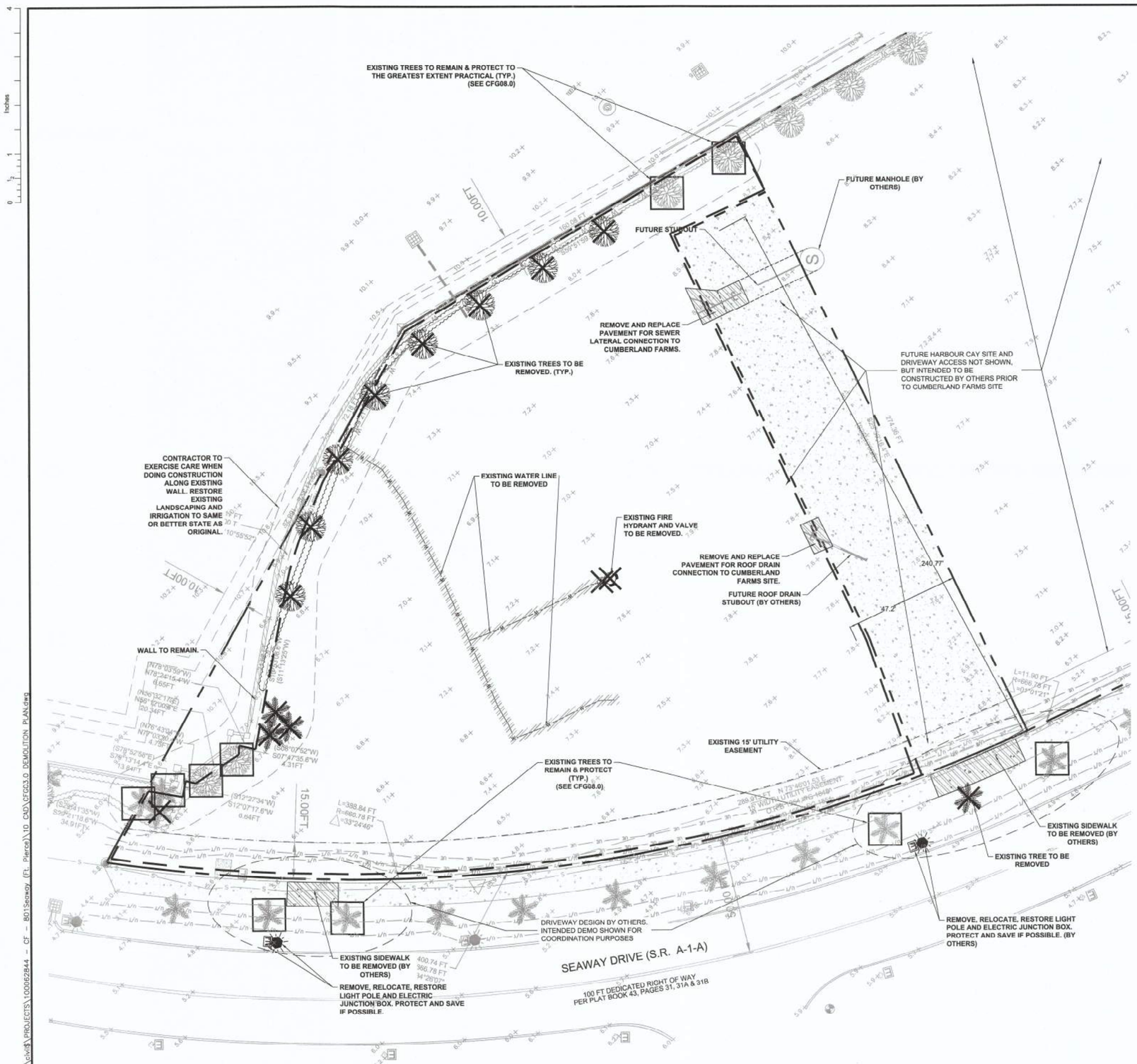
Prepared For: CUMBERLAND FARMS, INC.

Project Address: 801 SEAWAY DRIVE

Project Name: ALTA / NSPS LAND TITLE SURVEY

Project Location: CITY OF FT. PIERCE, FLORIDA

Job Number: JEB - 3166



Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

SPECIFIC DEMOLITION NOTES

1. **ROW WORK BY ADJACENT DEVELOPER SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.**
2. **BOLDED ITEMS DENOTE DEMOLITION.**
3. EXISTING UTILITIES SHOWN ON THIS DRAWING ARE FROM THE BEST AVAILABLE INFORMATION. ACTUAL LOCATIONS AND ELEVATIONS MAY VARY. CONTRACTOR TO VERIFY ALL UTILITIES BEFORE PROCEEDING WITH WORK.
4. CONTRACTOR TO COORDINATE WITH THE VARIOUS UTILITIES TO REMOVE, CAP, RELOCATE, BYPASS, OR OTHERWISE ENSURE THAT THE UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION/DEMOLITION.
5. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
6. STRIPPING (CLEARING AND GRUBBING) BY THE CONTRACTOR SHALL BE PERFORMED TO THE MINIMUM EXTENT PRACTICAL TO COMPLETE WORK. THE CONTRACTOR SHALL GENERALLY BE WITHIN THE LIMITS OF CONSTRUCTION AND STRIP SURFACES OF VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL (ORGANIC CONTENT > 5%) OR OTHER DELETERIOUS MATERIALS AS ENCOUNTERED.
7. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
8. REMOVE OR RELOCATE EXISTING TREES PER LANDSCAPE PLAN AND CITY OF FORT PIERCE STANDARDS. SEE LANDSCAPE PLANS. SOME TREES AND LANDSCAPE DEMOLITION IS OFFERED HEREIN FOR PRACTICAL AND INFORMATIONAL PURPOSES ONLY.
9. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET FOR OTHER DEMOLITION CONSIDERATIONS.
10. CONTRACTOR SHALL COORDINATE WITH OWNER AND ELECTRICAL/TELECOM SERVICE PROVIDER ON SALVAGING OF ELECTRICAL COMPONENTS (LAMP FIXTURES, PULL BOXES, SERVICE LEADS, CONDUITS, ETC) DURING/PRIOR TO REMOVAL ACTIVITIES. ELECTRICAL/TELECOM DEMO AND SERVICES PROVISIONS ARE NOT WITHIN THE CIVIL ENGINEERS SCOPE OF WORK. ELECTRICAL/TELECOM CONSULTANT SHALL BE AT THE CONTRACTOR'S EXPENSE AS NEEDED.
11. SAWCUT PAVEMENT AT PAVEMENT DEMO LIMITS.
12. PHASED DEMOLITION, MAINTENANCE OF TRAFFIC AND LOGISTICS RELATING TO CIVIL ENGINEERING ACTIVITIES SHALL BE MANAGED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER AND ENGINEER. CONSTRUCTION FENCING LIMITS ARE AT THE DISCRETION OF THE CONTRACTOR.
13. SEE SURVEY FOR EXISTING CONDITIONS. (BY OTHERS)
14. CONSTRUCTION SEQUENCING AND SCHEDULING SHALL BE BY THE CONTRACTOR. COORDINATE WITH OWNER AND ENGINEER.
15. CONTRACTOR SHALL REVIEW THE SITE GEOTECHNICAL REPORT PRIOR TO CONDUCTING ANY EARTHWORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCURE A GEOTECHNICAL REPORT FOR THEIR PURPOSES OF COMPACTION, FILL REQUIREMENTS, ETC. AS NECESSARY.
16. UTILITY COVERS WITHIN THE LOC SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
17. ANY SHORING OR BRACING SHALL BE BY THE CONTRACTORS MEANS AND METHODS, BUT DOES NOT PRECLUDE STRUCTURAL ENGINEERING PROCUREMENT AT THEIR OWN EXPENSE AS NEEDED DURING EARTH OR DEMOLITION WORK ADJACENT TO ITEMS SUCH AS WALLS, UTILITY POLES, ETC.
18. REMOVAL OF DRIVEWAY, SIDEWALK, AND CURB TO BE FROM JOINT TO JOINT.
19. REFER TO SURVEY FOR EXISTING ITEMS LEGEND NOT INDICATED HEREIN.
20. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
21. UTILITIES UNDER THE BUILDING FOOTPRINT TO BE DEMOLISHED SHALL BE REMOVED (FOUNDATIONS, UTILITY LINES) OR RELOCATED UNLESS OTHERWISE DIRECTED. THIS IS STATED FOR INFORMATIONAL PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE RESPECTIVE ENGINEERING DISCIPLINE PLAN SET FOR SPECIFIC GUIDANCE AND DETAIL.
22. REMOVE STRIPING BY GRINDING.
23. SEE SHEET CFG09.3 AND 09.4 FOR MAINTENANCE OF TRAFFIC (MOT). ADDITIONAL MOT NOTES CAN ALSO BE FOUND ON CFG01.1 UNDER THE "ROADWAY & MOT NOTES" HEADING.

ADJACENT DEVELOPMENT:

1. CONSTRUCTION OF THE ADJACENT DEVELOPMENT INFRASTRUCTURE TO BE BY OTHERS, AND SHOWN HEREON FOR PLANNING PURPOSES. ACTUAL DEMOLITION MAY VARY DEPENDING ON ASBUILT CONDITIONS.
2. SCOPE OF WORK BY OTHERS WITHIN THE SHARED ACCESS AND UTILITY EASEMENT:
   A. SEWER MANHOLE AND GRAVITY SEWER STUBOUT
   B. STORMWATER SYSTEM AND ROOF DRAIN STUBOUT
   C. CONCRETE PAVEMENT

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING ASPHALT/CONCRETE TO BE REMOVED
- SITE ELEMENT REMOVAL
- EXISTING SPOT ELEVATION
- EXISTING STORMWATER
- LIMITS OF CONSTRUCTION (LOC)
- TREE PROTECTION
- EASEMENT

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
STATE OF FLORIDA
JEFFREY A. LUCAS
LICENSE
No. 71621
PROFESSIONAL ENGINEER
SIGNATURE
DATE 5-27-15

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Rev.	Date	Description	By	Ch	Ap
				KM	PR

Drawing Status: FOR INFORMATION
Suitability: SO

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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

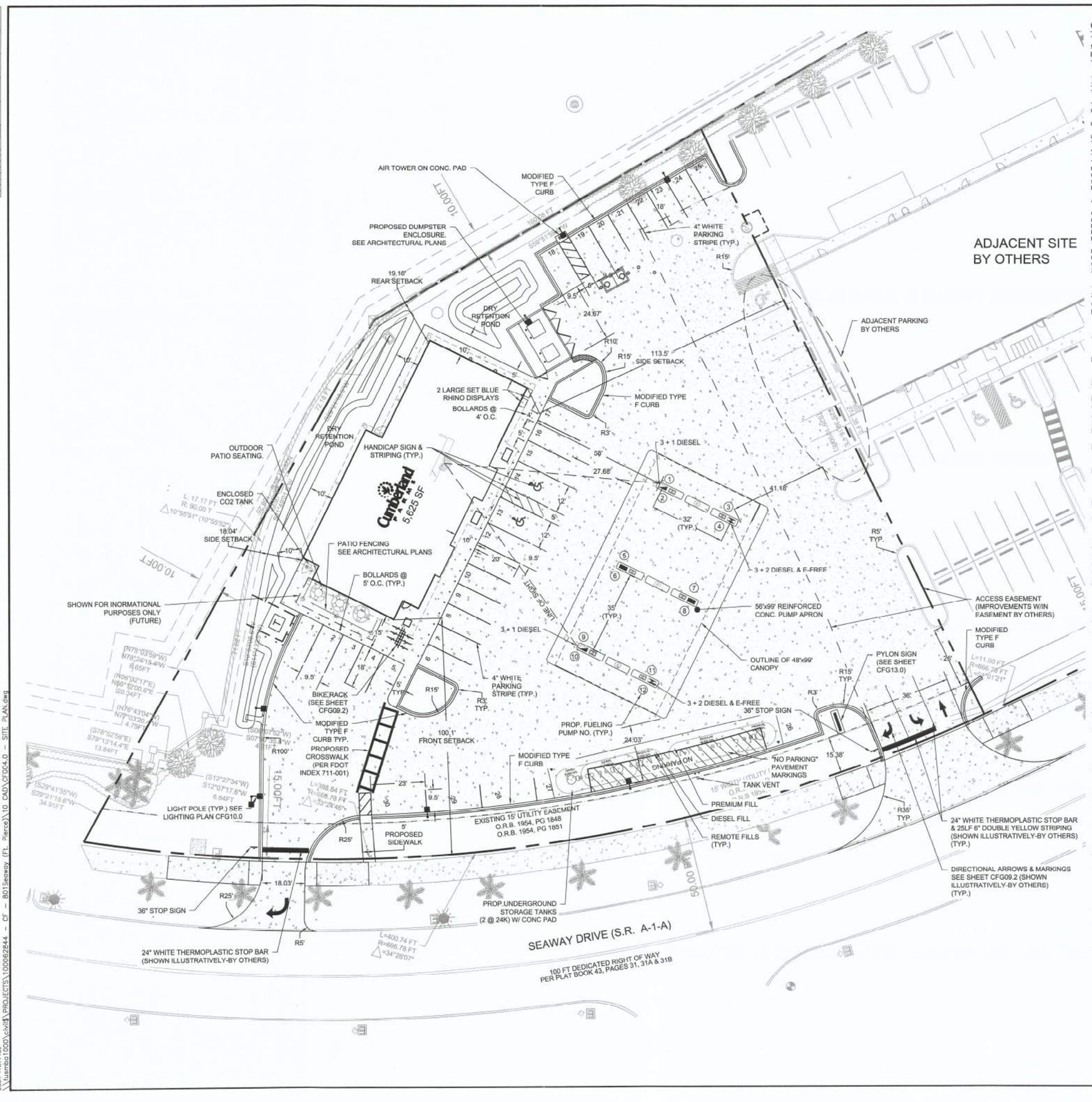
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
DEMOLITION PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG03.0
Revision:

User: FAR4403
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GENERAL STATEMENT

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW 5,625 SF CUMBERLAND FARMS SINGLE-STORY CONVENIENCE STORE WITH OUTDOOR SEATING AND 6 DISPENSING PUMPS (WITH 12 FUELING POSITIONS) ON VACANT PROPERTY. THE PROPOSED SITE IS EQUIPPED WITH UNDERGROUND STORAGE TANKS, CANOPY, OUTDOOR SEATING, AIR TOWER, AND DUMPSTER ENCLOSURE.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT "D-1" OF THE SECOND REPLAT OF HARBOUR ISLE, RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

LEGAL DESCRIPTION:
THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST, ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°01'21"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.90 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE;THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.

AND LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT D-1;THENCE SOUTH 29°41'35" WEST, ALONG THE EAST LINE OF SAID TRACT D-1 (THE EAST LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR SOUTH 29°41'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;THENCE NORTH 78°52'58" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 13.84 FEET TO A POINT;THENCE SOUTH 12°27'34" WEST, A DISTANCE OF 6.84 FEET TO A POINT;THENCE NORTH 76°43'04" WEST, A DISTANCE OF 4.75 FEET TO A POINT; THENCE SOUTH 56°32'17" WEST, A DISTANCE OF 20.34 FEET TO A POINT;THENCE SOUTH 08°07'53" WEST, A DISTANCE OF 4.31 FEET TO A POINT;THENCE NORTH 76°03'59" WEST, A DISTANCE OF 6.65 FEET TO A POINT; THENCE SOUTH 11°13'25" WEST, A DISTANCE OF 71.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 10°55'52";THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.17 FEET TO A POINT;THENCE SOUTH 22°09'18" WEST, A DISTANCE OF 23.81 FEET TO A POINT ON SAID EAST LINE;THENCE NORTH 29°41'35" EAST, ALONG SAID EAST LINE, A DISTANCE OF 144.32 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA

OWNER (CONTRACTING TO PURCHASE):	CUMBERLAND FARMS INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
APPLICANT:	CUMBERLAND FARMS, INC. 165 FLANDERS RD, WESTBOROUGH, MA 01581
PROJECT ENGINEER:	JEFF LUCAS, P.E. - ATKINS, N.A. 7175 MURRELL RD, MELBOURNE, FL 32940
SITE ADDRESS:	835 SEAWAY DR, FORT PIERCE, FL 34949
PARCEL:	2402-501-0001-010-8
OVERALL SITE AREA:	1.50 AC
JURISDICTION:	FORT PIERCE
ZONING DISTRICT:	PD
FLU:	HIMU
FEMA FIRM PANEL:	PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X, PANEL NO. 12111C0183J, DATED 02/16/2012
PROPOSED USE:	5,625 SF CONVENIENCE STORE 6 PUMPS (12 FUELING POSITIONS) GAS DISPENSING UNDER CANOPY
PROP. HOURS OF OPERATION	24 HOURS
CONSTRUCTION SCHEDULE	140 DAYS DURATION (APPROXIMATE)

LAND DATA:

ONSITE IMPERVIOUS AREA:		
• BUILDING	0.13 AC	(8.7%)
• PAVEMENT, SIDEWALKS & CURBING	0.81 AC	(53.8%)
PERVIOUS AREA:	0.56 AC	(37.5%)
TOTAL	1.50 AC	(100%)

PARKING CALCULATIONS:

CONVENIENCE STORE: REQUIRED: (5,625 SF / 200 SF) = 29 SPACES
TOTAL REQUIRED = 29 SPACES

PROVIDED: 25 SPACES @ 90° - 9.5' X 18'
AND 5 PARALLEL SPACES @ 9.5' X 23'
FOR A TOTAL OF 30 PROVIDED SPACES

ADA ACCESSIBLE SPACES: REQUIRED: 2 SPACES PROVIDED: 2 SPACES

DEVELOPMENT PARAMETERS

	PROVIDED
BUILDING SETBACKS:	
FRONT (NORTH):	± 100'
SIDE INTERIOR (WEST AND EAST):	± 18'
REAR (SOUTH):	± 19'
LANDSCAPE BUFFERS:	
ALL SIDES (LESS ABUTTING):	PROVIDED AS SHOWN ON LANDSCAPE PLAN
PROP. BLDG HEIGHT:	
PROP. BLDG. - NO EXISTING BLDG 30' (AVG)	± 33'-1" (PEAK) ± 23'-9 ¾" (AVG)
CANOPY CLEARANCE:	14' ± 14'-4" (DECK UNDERSIDE HEIGHT)

NOTES:

1. PROPOSED CANOPY, FUEL DISPENSERS, UNDERGROUND STORAGE TANK, OUTDOOR SEATING, AIR TOWER, DUMPSTER ENCLOSURE AND CONVENIENCE STORE DESIGN AND PROVISIONS SHALL BE CROSS REFERENCED TO THE ARCHITECTURAL AND/OR TANK & PUMP PLANS RESPECTIVELY FOR INSTALLATION ASPECTS.
2. FOR ADDITIONAL SIGNING AND PAVEMENT MARKING NOTES, SEE GENERAL NOTES SHEET.
3. ALL PARKING SPACES, INCLUDING HANDICAPPED PARKING SPACES, SHALL BE STRIPED IN WHITE THERMOPLASTIC PAINT, AND BE IN ACCORDANCE WITH MOST CURRENT FDOT SPECIFICATIONS.
4. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION.
5. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT INDEX #522-002.
6. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN.
7. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS. ALL CROSSWALKS SHALL BE A MINIMUM OF 6 FEET OR 2 FEET WIDER THE SIDEWALK BETWEEN THE (2) 12 INCH PARALLEL STRIPES.
8. DRIVEWAY PERMITTING BY ADJACENT DEVELOPER

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS
EXISTING PROPERTY/ROW LINE
EXISTING EASEMENT
PROPOSED EASEMENT
T TRANSFORMER PAD
EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621
STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 71621
JEFFREY A. LUCAS LICENSE
7-22-15
SIGNATURE DATE

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

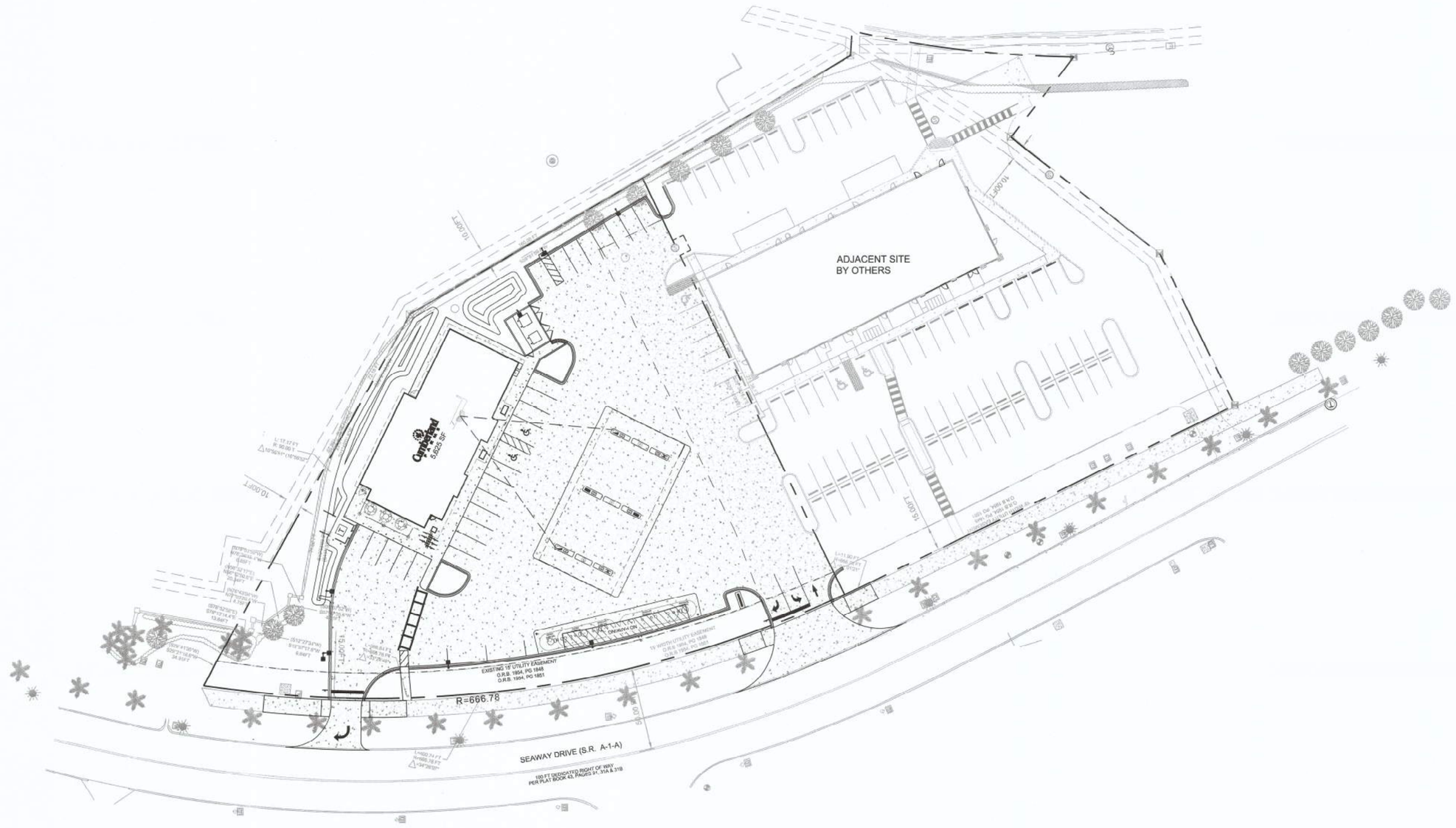
Project Title: 835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title: SITE PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.0
Revision:

User: FAR4402
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NORTH

0 15 30 60 120

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS
EXISTING PROPERTY/ROW LINE
EXISTING EASEMENT
PROPOSED EASEMENT
T TRANSFORMER PAD
EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A. LUCAS LICENSE No. 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

SIGNATURE 5-22-17 DATE

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
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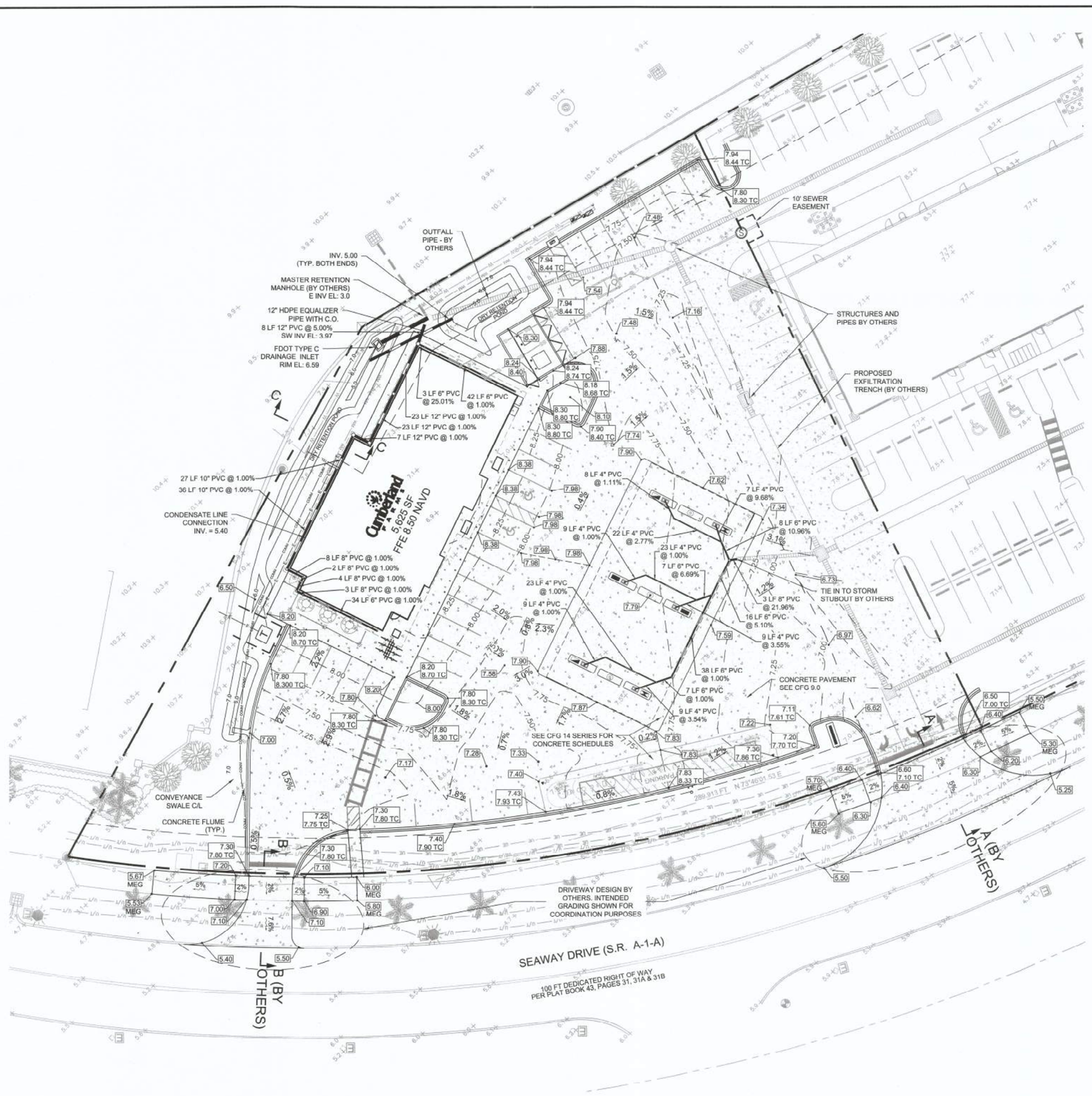
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Drawing Title
OVERALL SITE PLAN

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Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG04.1
Revision:

User: FAR400
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LEGEND

- FLOW PATTERN
- DRAINAGE STRUCUTURES
- 19.30 — PROPOSED ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE PIPE
- EXISTING PROPERTY/ROW LINE
- PROPOSED GRADE BREAK
- SPREADER SWALE CENTERLINE
- PROPOSED EASEMENT
- DRAINAGE PIPE (BY OTHERS)
- DRAINAGE STRUCTURES (BY OTHERS)

NOTES:

1. CIVIL SITE WORK (GRADING, PAVING, CONCRETE INSTALLATION, DRAINAGE) SHALL BE CROSS REFERENCED TO ARCHITECTURAL PLANS. OVERLAPPING INFORMATION PROVIDED HEREIN IS SUBJECT TO INTERDISCIPLINE COORDINATION. CONTRACTOR TO COORDINATE ACCORDINGLY.
2. CONTRACTOR TO PERFORM PRE-CONSTRUCTION SURVEY TO VERIFY GRADING TIE-IN OF SURFACE AND UNDERGROUND ELEMENTS WITHIN AND DIRECTLY ADJACENT TO THE ACCESS EASEMENT.
3. REINFORCED CONCRETE PIPE SHALL BE CLASS III OR GREATER WITHIN CITY AND/OR FDOT ROW.
4. DOWNSPOUT COLLECTION SYSTEM (BOXES, BACKWATER VALVES, ECT) PER PLUMBING PLANS (SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
5. REFER TO STRUCTURAL/ARCHITECTURAL PLANS FOR CONSTRUCTION & EXPANSION JOINT DETAILS WHERE SIDEWALKS ABUT BUILDINGS.
6. CONCRETE JOINT (EXPANSION, CONTROL, ETC.) LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUPPLY ENGINEER WITH JOINTING PLAN AT TIME OF CONSTRUCTION FOR APPROVAL.
7. CONTRACTOR TO FIELD VERIFY PIPE COVER AND CLEARANCES DURING CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO TRENCH CLOSURE WHEN MINIMUM REQUIREMENT CANNOT BE ACHIEVED. CONCRETE ENCASEMENT MAY BE NECESSARY.
8. ROOF DRAIN LEADERS ARE LOCATED TO THE BEST EXTENT PRACTICAL. EXACT LOCATION MAY VARY AND/OR REQUIRE FIELD VERIFICATION. EXACT SIZES TO BE VERIFIED WITH PLUMBING PLANS.
9. ALL CLEANOUTS RIMS/COLLARS TO MATCH FINAL GRADE ACCORDINGLY.
10. CONTRACTOR TO COORDINATE CONSIDERATION FOR LANDSCAPE IMPROVEMENTS (TOP SOIL, MULCH, VEGETATION, ETC.) WHEN ESTABLISHING ROUGH AND FINAL GRADES.
11. MATCH EXISTING GRADES AT SITE PERIMETER UNLESS SHOWN OTHERWISE.
12. ALL STREET & STORMWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FT. PIERCE.
13. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.

RETENTION AREA CONSTRUCTION NOTES:

1. NATURAL GRADE AT POND BOTTOM/SLOPE AREAS TO BE STRIPPED, CLEARED, AND GRUBBED OF ORGANIC AND PARENT SOIL CONTAINING FINES TO A DEPTH OF 12-18 INCHES, THEN DEEP RAKED.
2. ROUGH GRADE AND EXCAVATE. CONTRACTOR SHALL USE LIGHT CONSTRUCTION EQUIPMENT, AS PRACTICAL, TO AVOID UNDUE COMPACTION OF SAND.
3. AFTER DRAINAGE AREA CONTRIBUTING TO POND HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND POND BOTTOM SHOULD BE CONSTRUCTED TO FINAL DESIGN SPECIFICATIONS.
4. DEEP RAKE POND BOTTOM.
5. SOD POND BOTTOM WITH SAND GROWN SOD, NOT MUCK GROWN.
6. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERCOLATION TESTS WITHIN THE RETENTION AREA(S). A MINIMUM OF TWO TESTS SHALL BE PROVIDED AND SUPPLIED TO THE EOR PRIOR TO FINAL ACCEPTANCE. IF PERCOLATION RATES TESTED FAIL TO MEET DESIGN TOLERANCES, OVER-EXCAVATION AND SELECT BACKFILL SHALL BE REQUIRED.

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

ABBREVIATIONS:

TYP.	–	TYPICAL
HP	–	HIGH POINT
E/P	–	EDGE OF PAYMENT
T/C	–	TOP OF CURB
T/S	–	TOP OF SIDEWALK
T/W	–	TOP OF WALL
S/W	–	SIDEWALK
REQ.	–	REQUIRED
MEG	–	MATCH EXISTING GRADE
C.O.	–	CLEAN OUT
DS	–	DOWNSPOUT
P/L	–	PROPERTY LINE
TBD	–	TO BE DETERMINED
INT	–	INTERPOLATED
EOR	–	ENGINEER OF RECORD
YD	–	YARD DRAIN
EX.	–	EXISTING

JEFFREY A. LUCAS, P.E.
FLORIDA REG. NO. 71621

STATE OF FLORIDA — JEFFREY A. LUCAS — LICENSE No. 71621 — PROFESSIONAL ENGINEER

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
PAVING, GRADING AND DRAINAGE

Scale	Designed	Drawn	Checked	Authorized
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Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG05.0
Revision:

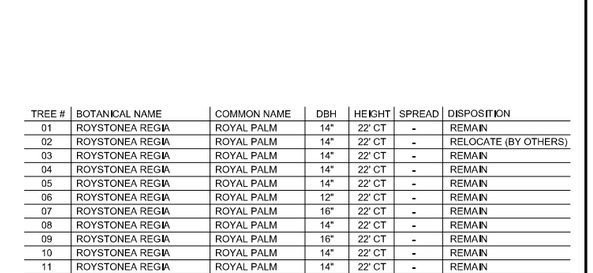
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TREE #	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	DISPOSITION
01	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
02	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	RELOCATE (BY OTHERS)
03	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
04	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
05	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
06	ROYSTONEA REGIA	ROYAL PALM	12"	22' CT	-	REMAIN
07	ROYSTONEA REGIA	ROYAL PALM	16"	22' CT	-	REMAIN
08	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
09	ROYSTONEA REGIA	ROYAL PALM	16"	22' CT	-	REMAIN
10	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
11	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
12	ROYSTONEA REGIA	ROYAL PALM	14"	22' CT	-	REMAIN
13	SABAL PALMETTO	SABAL PALM	11"	12' CT	-	REMAIN
14	SABAL PALMETTO	SABAL PALM	11"	12' CT	-	REMAIN
15	SABAL PALMETTO	SABAL PALM	10"	12' CT	-	REMAIN
16	LIGUSTRUM JAPONICUM	LIGUSTRUM	8"	10'	10'	REMAIN
17	LIGUSTRUM JAPONICUM	LIGUSTRUM	8"	10'	10'	REMAIN
18	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
19	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
20	SABAL PALMETTO	SABAL PALM	10"	12' CT	20'	REMOVE
21	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
22	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
23	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
24	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
25	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
26	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
27	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
28	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMOVE
29	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMAIN
30	QUERCUS VIRGINIANA	LIVE OAK	6"	18'	16'	REMAIN

NOTES:

1. TREE #2 IS BEING REMOVED BY THE OVERALL PROPERTY DEVELOPER FOR A SINGLE POINT OF ENTRY THAT WILL NOT IMPEDED THE RESIDENTIAL ENTRANCE TO THE HARBOR CAY COMMUNITY.
2. TREES #18 THRU #20 ARE BEING REMOVED AS THEY CONFLICT WITH THE INSTALLATION OF NEW COMMUNICATION AND POWER UTILITIES AS WELL AS REQUIRED SITE STORM DRAINAGE SWALES.
3. TREES #25 THRU #28 ARE BEING REMOVED FOR THE INSTALLATION OF A NEW WATER LINE TO SERVICE THEIR PROPERTY.



TREE SAVE GRADING AND PROTECTION DETAILS

NO FILL WITHIN DRIP LINE

NOTES:

1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND TREES.
2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
3. ALL EARTHWORK WITHIN A 10 FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.
4. GRAVEL AND FILTER FABRIC SHALL BE INSTALLED AROUND SAVED TREES IN FILL AREAS A MINIMUM OF 12 FEET FROM EDGE OF TREE TRUNK AND TERMINATE AT PROPOSED CURB LINE AND/OR DRIP LINE CANOPY OF SAVED TREE. INSTALLATION SHALL BE FIELD DIRECTED TO DETERMINE LIMITS.

TREE PROTECTION NOTES

1. PROTECT EXISTING TREES AND UNDERGROWTH TO REMAIN AGAINST:
   - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS AND LIMBS
   - SKINNING AND BRUISING OF BARK
   - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIAL WITHIN DRIP LINE
   - EXCESS FOOT OR VEHICULAR TRAFFIC
   - PARKING VEHICLES WITHIN DRIP LINE
2. DIRECT TEMPORARY CONSTRUCTION FENCING BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE SHALL BE A MINIMUM HEIGHT OF 4 FT., WITH STEEL POSTS SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE SET BEYOND THE DRIP LINE OF EXISTING TREES AND A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES AND UNDERGROWTH SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF THE FENCE, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. FOR TREES LARGER THAN 20" DBH, THE FENCE SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN THE FENCE, THE FENCE SHALL BE MOVED TO A SECONDARY LOCATION AT THE EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THE TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE AND UNDERGROWTH OCCURS.
3. PROVIDE WATER TO TREES AND UNDERGROWTH AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION.
4. FOR GRADE CUTS WITHIN THE DRIP LINES, ROOTS SHALL NOT BE TRACTOR CLEARED. LINE OF CONSTRUCTION SHALL BE DETERMINED, FENCE PLACED, AND ROOTS CUT CLEAN WITH A POWER SAW. CLEAN CUTS WILL AVOID "SMEARING" OF ROOTS, COVER EXPOSED ROOTS WITH MOIST MULCH TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO CLEARING OF UNDERGROWTH SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE. WHEN THE CLEARING OF UNDERGROWTH DOES TAKE PLACE, IT SHALL BE DONE BY QUALIFIED PERSONNEL (LANDSCAPE CONTRACTOR) UNDER THE DIRECTION OF THE OWNER OR THEIR REPRESENTATIVE. MULCH SHALL BE IMMEDIATELY PLACED OVER ANY CLEARED UNDERGROWTH AREA TO PROTECT SURFACE ROOTS OF TREES.
6. NO GRADE CHANGES ARE TO BE MADE WITHIN THE FENCE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
7. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS REPRESENTATIVE BY A QUALIFIED TREE SURGEON.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGE TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE OWNER OR THEIR DESIGNATED REPRESENTATIVE OF REPAIRS OR RECOMMENDATIONS FROM THE TREE SURGEON.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR TREES DAMAGED BEYOND REPAIR. TREES SHALL BE REPLACED ON AN INCH FOR INCH BASIS WITH TREES OF 5" CALIPER OR GREATER OF THE SAME SPECIES EQUALING THE OVERALL CALIPER OF THE TREE REMOVED. IF A 20" CALIPER TREE IS REMOVED, IT SHALL BE REPLACED WITH 4 5" CALIPER TREES. REPLACEMENT TREES SHALL BE "FLORIDA #1 GRADE" OR BETTER. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR NEGLIGENCE, THE CONTRACTOR SHALL BEAR THE BURDEN OF COST OF REPAIR OR REPLACEMENT.

N O R T H

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, P.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L KEESE LA 6667398 STATE OF FLORIDA

SIGNATURE DATE

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165 FLANDERS ROAD
WESTBOROUGH, MA. 01581

Project Title:
835 SEAWAY DR
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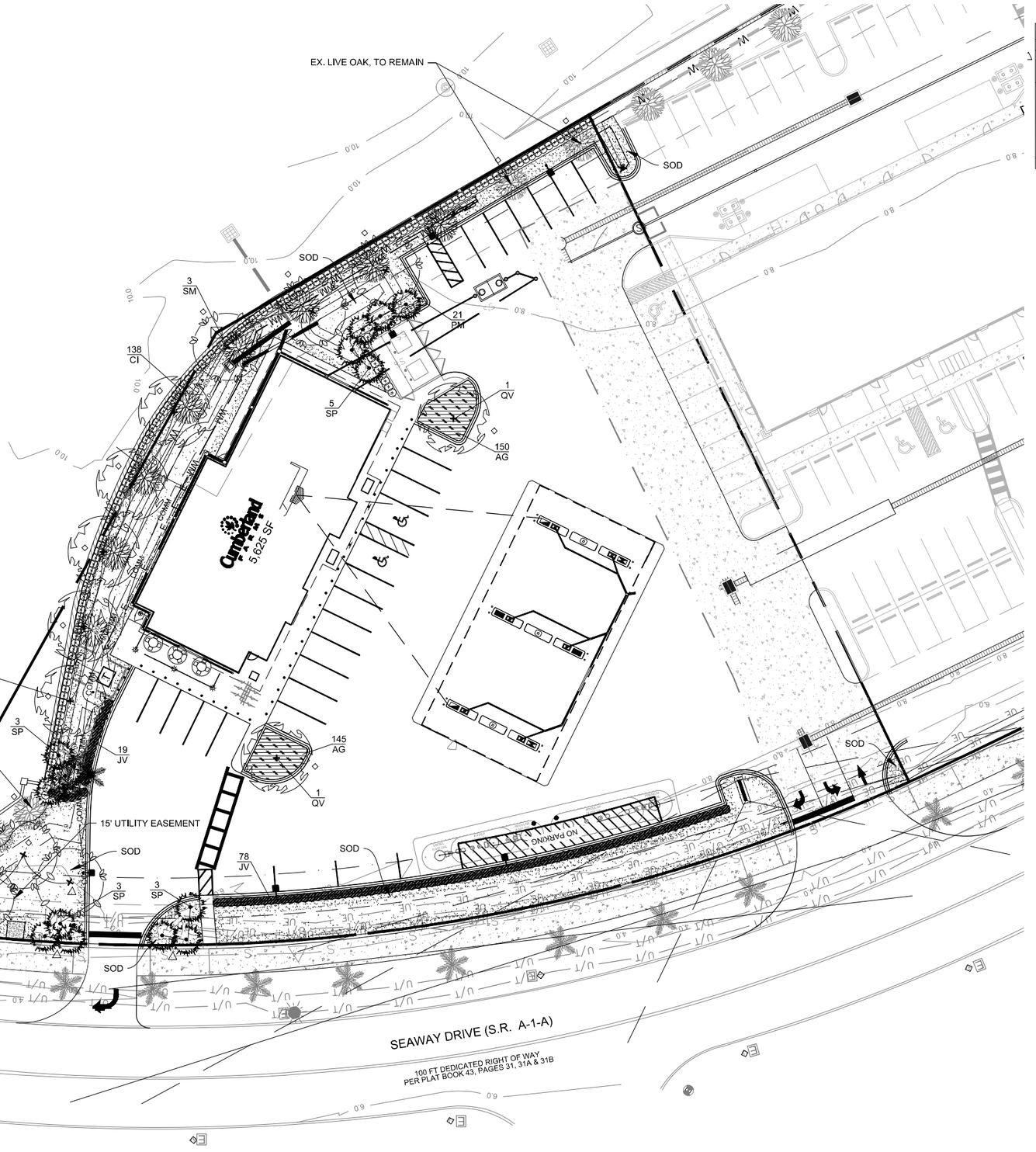
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DISPOSITION PLAN

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Drawing Number: CFG 08.0

Revision:

User: KEESJ1810
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LANDSCAPE CODE REQUIREMENTS		
	REQUIRED	PROVIDED
Landscape strip (lot over 10,000 SF)		
1 tree per 300 SF @ 3,724 SF	13	2 (6 palms) & 2 trees
Interior vehicular use area		
1 SF per 15 SF of Vehicular Use area @ 39,787 SF = 2653 SF		
Reduction for preserved trees (50% max), 7 @ 400 SF = 2800 SF		
Interior landscape of 1 tree per 100 SF @ 1326 SF		4 existing & 11 proposed
	14	15
Up to 50% of required trees may be palms (1 tree = 3 palms)	< 7 (21)	0

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

REGISTERED LANDSCAPE ARCHITECT JASON L. KEESE LA 6667398 STATE OF FLORIDA

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CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
LANDSCAPE PLAN

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Drawing Number: CFG08.1
Revision

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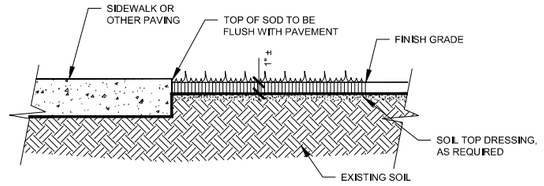
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LANDSCAPE NOTES

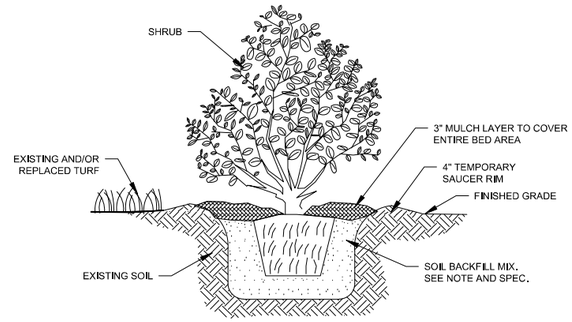
1. ALL PLANTING TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF FORT PIERCE.
2. ALL PLANTED AREAS, INCLUDING SOD, ARE TO RECEIVE 100% COVERAGE WITH 75% MINIMUM OVERLAP BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM.
3. ABOVE AND BELOW GRADE UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. IF UTILITY CONFLICTS BECOME EVIDENT, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR ANY NECESSARY ADJUSTMENTS. WHEN WORKING IN AREAS WHERE UTILITIES ARE KNOWN TO EXIST, UTILITY LOCATIONS MAY NEED TO STAKED BY A SURVEYOR OR UTILITY COMPANY. THE CONTRACTOR HAS THE OPTION TO CALL 'SUNSHINE ONE CALL' AT 1-800-432-4770 TO SCHEDULE LOCATION OF UTILITIES THAT SUBSCRIBE TO THEIR SERVICE.
4. ALL PLANT MATERIAL SHALL BE IN OPTIMUM CONDITION, FREE OF ALL INSECTS AND DISEASE, AND SHALL BE EQUAL OR SUPERIOR TO FLORIDA #1 PER THE STATE OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
5. PLANT MATERIAL SHALL MEET OR EXCEED ALL SPECIFICATIONS REGARDING SIZING. IT MAY BE NECESSARY TO EXCEED SOME OF THE SPECIFICATIONS TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
6. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY QUANTITY DISCREPANCIES BETWEEN SCHEDULE AND PLAN PRIOR TO CONSTRUCTION.
7. PLACEMENT OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER BEFORE INSTALLATION. ANY PLANT MATERIAL INSTALLED BEFORE APPROVAL WILL BE SUBJECT TO RELOCATION AT THE CONTRACTOR'S EXPENSE.
8. ALL TREE PITS SHALL BE FREE OF ROCKS OVER 3/4" IN DIAMETER, STICKS, AND OTHER DEBRIS. CONTRACTOR MUST VERIFY THAT TREE PITS DRAIN PROPERLY. IF WATER IN THE TREE PIT DOES NOT COMPLETELY PERCOLATE INTO THE SOIL WITHIN ONE HOUR, A REMEDY TO TO MEET REQUIRED PERCOLATION MUST BE PROVIDED.
9. PLANTING BACKFILL MIX SHALL BE 2 PARTS NATIVE SOIL FROM EXCAVATION AND 2 PARTS RECYCLED TOP SOIL OR OTHER APPROVED COMPOST MIX.
10. APPLY AN 8-2-12 FERTILIZER, OR APPROVED ALTERNATIVE, WITH MINOR ELEMENTS TO ALL NEW PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER. SUBMIT PROPOSED FERTILIZER FOR APPROVAL BEFORE APPLICATION.
11. IT WILL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTING RECEIVE ADEQUATE WATER DURING INSTALLATION AND THROUGHOUT THE PLANT WARRANTEE PERIODS. DEEP WATERING OF ALL NEW PLANTS AND ANY SUPPLEMENTARY WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL OR SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.
12. MULCH SHALL BE RIVER ROCK OR WHITE MARBLE CHIPS. CONTRACTOR SHALL SUBMIT FOR APPROVAL.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
14. IF REQUIRED, PRUNING OF EXISTING TREES AS FIELD DIRECTED BY OWNER'S REPRESENTATIVE SHALL BE CONDUCTED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST IN THE FIELD.
15. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY DAMAGED OR REMOVED LANDSCAPE AFFECTED BY CONSTRUCTION NOT DELINEATED FOR ACTION ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.
16. SODDING IS REQUIRED FOR ALL AREAS DISTURBED THAT ARE NOT TO RECEIVE LANDSCAPE OR HARDSCAPE. CONTRACTOR SHALL CONFIRM SOD QUANTITY PRIOR TO BID.
17. DURING THE WARRANTEE PERIOD, THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE ANY PLANT THAT DIES OR FALLS BELOW CONTRACT SPECIFICATION REQUIREMENTS AND IN THE OPINION OF THE OWNER WILL NOT FULLY RECOVER BEFORE THE END OF THE WARRANTEE PERIOD. THE CONTRACTOR MUST REPLACE DEFECTIVE MATERIAL WITHIN 30 DAYS OF NOTIFICATION.

PLANT SCHEDULE

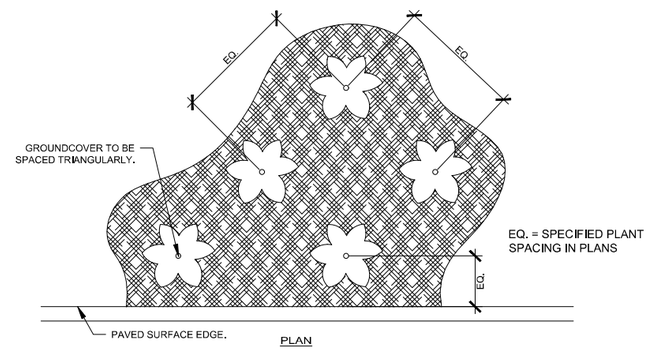
KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	7	14' HT., 2.5" DBH.	5' CLEAR TRUNK
SP	SABAL PALMETTO	SABAL PALM	14	10' CLEAR TRUNK	
SM	SWIETENIA MAHAGONI	MAHOGANY	6	14' HT., 2.5" DBH.	5' CLEAR TRUNK
	SHRUBS/GROUNDCOVERS				
AG	ARACHIS GLABRATA	PERENNIAL PEANUT	295	6" HT. x 12" SPR.	18" O.C.
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	138	36" HT., 7 GAL.	30" O.C.
JV	JASMINUM VOLUBILE	WAX JASMINE	97	24" HT., 7 GAL.	30" O.C.
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	21	36" HT., 7 GAL.	30" O.C.
	TURF				
SOD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	ST. AUGUSTINE FLORATAM	1,250 SQ/YD		



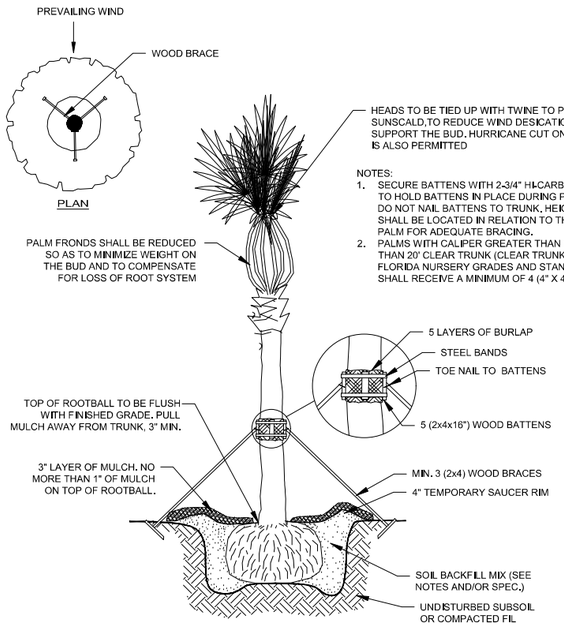
TYPICAL SOD PLANTING
N.T.S.



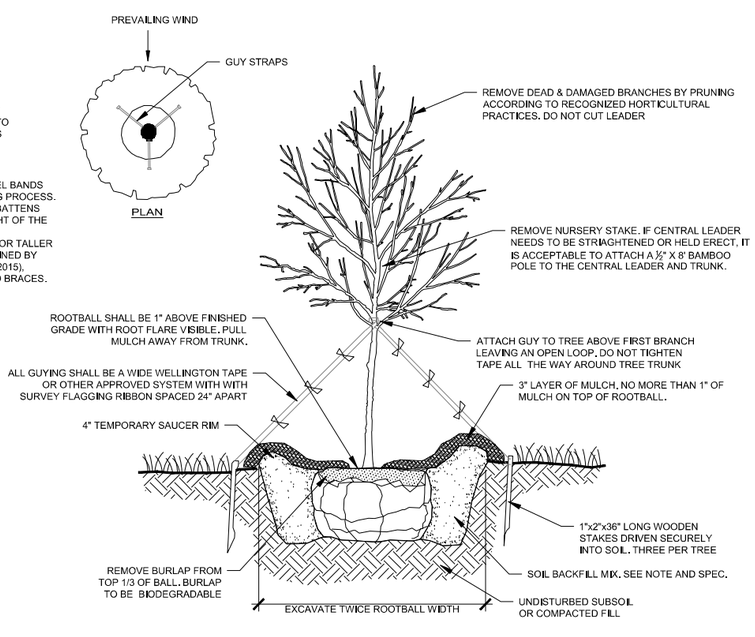
TYPICAL SHRUB PLANTING
N.T.S.



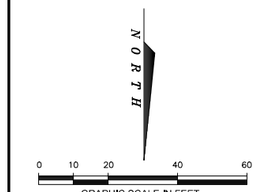
TYPICAL GROUNDCOVER PLANTING
N.T.S.



TYPICAL SINGLE TRUNK PALM
N.T.S.



TYPICAL TREE INSTALLATION
N.T.S.



JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

DATE

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CUMBERLAND FARMS INC.
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WESTBOROUGH, MA 01581

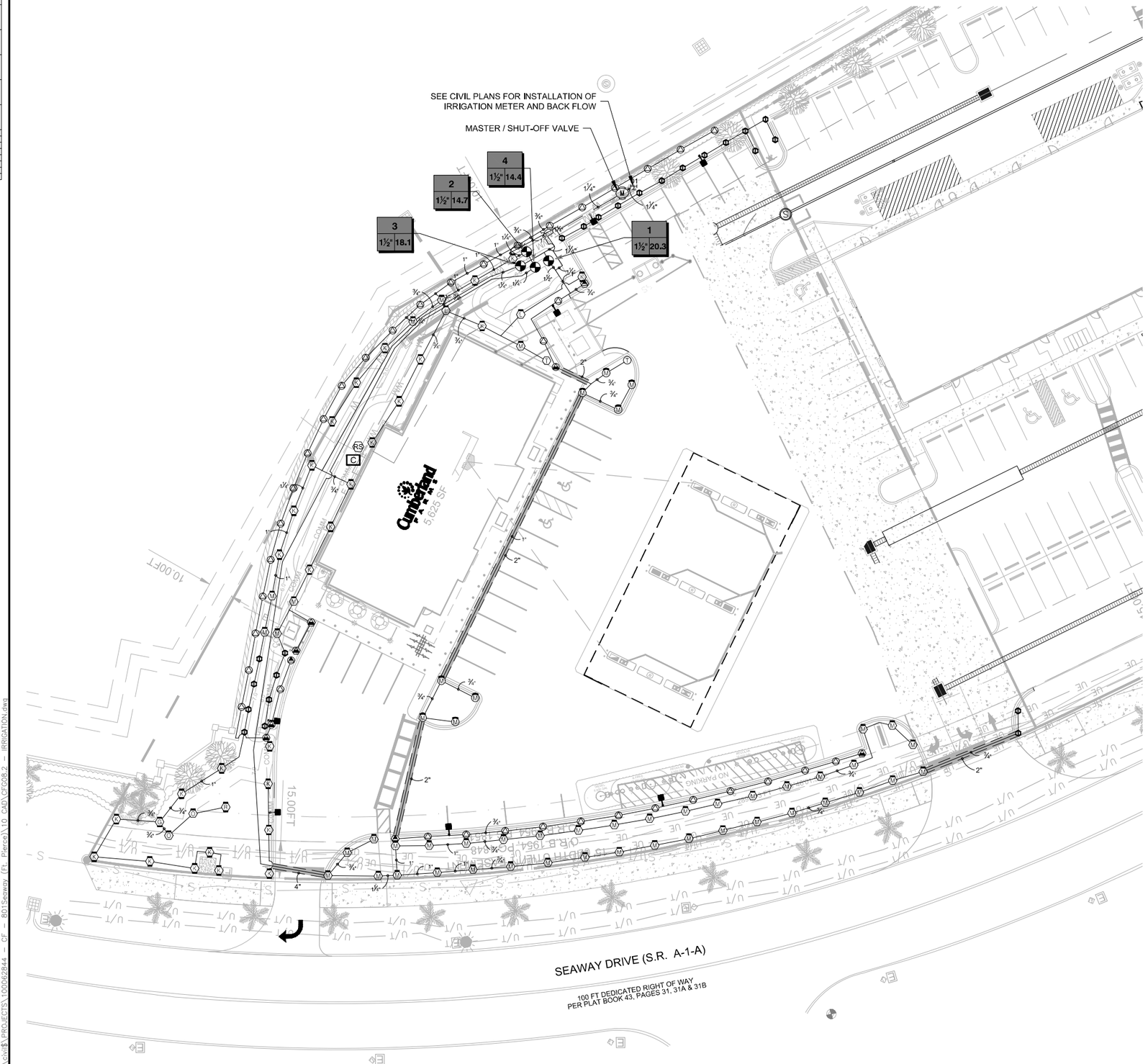
Project Title:
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title:
LANDSCAPE NOTES, SCHEDULE, & DETAILS

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.2
Revision:

User: KEES1810
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-06-PRS40-CV
MSR MST MSST	Hunter MP Strip PROS-06-PRS40-CV
	Hunter MP1000 PROS-06-PRS40-CV
	Hunter MP2000 PROS-06-PRS40-CV
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV
T	Hunter MP Corner PROS-06-PRS40-CV
SST PST SSS	Hunter MP Strip PROS-06-PRS40-CV
ST PST SS	Hunter MP1000 PROS-06-PRS40-CV

SYMBOL	MANUFACTURER/MODEL
	Hunter ICV-G
M	Hunter IBV 1-1/2"
C	Hunter PC-400
RS	Hunter MINI-CLIK
01 H	Point of Connection 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
— Valve Number
#" # — Valve Flow
Valve Size

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

JASON L KEESE, R.L.A.
FLORIDA REG. NO. 6667398

SIGNATURE DATE

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Project Title
835 SEAWAY DR
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Drawing Title
IRRIGATION PLAN

Scale	Designed	Drawn	Checked	Authorized
	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.3
Revision:

User: KEES1810
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IRRIGATION NOTES :

1. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED BY THE IRRIGATION ASSOCIATION AND SHALL BE ON SITE TO DIRECT ALL IRRIGATION CONSTRUCTION ACTIVITIES.
2. ALL MATERIALS FOR THIS PROJECT SHALL BE NEW. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE PROJECT ENGINEER.
3. PLANS ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. ALL EQUIPMENT SHALL BE INSTALLED IN PERVIOUS AREA (EXCEPT FOR SLEEVING) AND WITHIN THE PROPERTY LIMITS.
4. ALL IRRIGATION COMPONENTS AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, MANUFACTURER'S RECOMMENDATIONS AND CONTRACT SPECIFICATIONS.
5. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY, RUN-OFF, AND PONDING OF WATER. DISCHARGE INTO WATER BODIES THAT DISCHARGE DIRECTLY OR INDIRECTLY INTO WATER OF THE STATE IS PROHIBITED.
6. THE QUANTITIES ARE SUMMARIZED FOR THE CONVENIENCE OF THE CONTRACTOR AND OF THE ENGINEER. THE IRRIGATION SYSTEM IS A LUMP SUM BID ITEM ALL INCLUSIVE OF LABOR AND MATERIALS REQUIRED FOR A COMPLETED AND TOTALLY FUNCTIONAL, 100% COVERAGE IRRIGATION SYSTEM, INCLUDING WATER AND ELECTRICAL SERVICE CONNECTIONS.
7. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE BID ALLOWANCE TO REPAIR, REPLACE, RESTORE EXISTING IRRIGATION ALONG WALL PLANTINGS.
9. NO EXCAVATION SHALL TAKE PLACE UNTIL ALL EXISTING UTILITIES HAVE BEEN LOCATED ON SITE. CONTACT SUNSHINE STATE ONE CALL, TELEPHONE NUMBER 811, AND THE PUBLIC WORKS DEPARTMENT TWO BUSINESS DAYS PRIOR TO EXCAVATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF THE WATER METER AND BACKFLOW DEVICE. PLAN ADJUSTMENTS MAY BE NECESSARY SHOULD THE LOCATION GREATLY DIFFER FROM THE PLANS.
11. ZONE LINES ARE DESIGNED TO PERFORM AT 40 PSI AT THE LAST HEAD. APPROPRIATE PRESSURE REGULATING ITEMS SHALL BE INSTALLED AS NOTED IN THE PLANS AND SCHEDULE.
12. ZONE LINE PIPING SHALL BE SCHEDULE 40 PVC PLASTIC PIPE OR APPROVED EQUAL.
13. THE IRRIGATION MAIN LINE SHALL BE SCHEDULE 40 PVC INSTALLED 18" BELOW THE FINISHED GRADE OF MEDIANS AND 36" BELOW FINISHED GRADE OF ROADWAY. FINISHED GRADE SHALL BE 2" BELOW TOP OF CURB, ADJACENT PAVEMENT, AND/OR SURROUNDING GROUND.
14. IRRIGATION SLEEVE PIPING SHALL BE SCHEDULE 40 PVC FOR TRENCHES AND DR17 (100PSI) HDPE PIPE FOR DIRECTIONAL BORE ACTIVITIES. SLEEVE SHALL BE NO LESS THAN TWICE THE DIAMETER OF THE RECEIVING PIPE.
15. IRRIGATION LINES AND FITTINGS SHALL BE SOLVENT WELDED WITH E-2 WELD BLUE GLUE WITH WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.
16. ALL VALVES, FILTERS, GAUGES, ETC., SHALL BE ENCLOSED IN APPROVED VALVE BOXES OF APPROPRIATE SIZE. THESE ITEMS MUST BE EASILY ACCESSIBLE FOR SERVICING AND MAINTENANCE AFTER INSTALLATION OF THE LANDSCAPING.
17. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE, #12 IRRIGATION CONTROL WIRE AND #10 WHITE COMMON WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES. MAKE ELECTRICAL CONNECTIONS WITH IRRIGATION GRADE, WATERPROOF CONNECTORS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER. PROVIDE TWO EXTRA SPARE WIRES TO THE LAST VALVE IN EACH DIRECTION.
18. FLUSH ALL LINES FOR A MINIMUM OF TEN MINUTES.
19. AFTER THE SATISFACTORY COMPLETION OF THE MAIN, AND BEFORE BACKFILLING, THE MAIN SHALL BE FILLED WITH WATER AND TESTED FOR PRESSURE AT THE WORKING PRESSURE WITH GAUGES AT OPPOSITE ENDS OF THE SYSTEM, MONITOR FOR TWO HOURS, THERE CAN BE NO PRESSURE LOSS. ALSO EACH ZONE SHALL BE VISUALLY TESTED FOR LEAKAGE.
20. IRRIGATION SYSTEM SHALL BE OPERABLE FOR A MINIMUM OF 48 HOURS PRIOR TO THE LAYING OF SOD. GROUND SHALL BE THOROUGHLY SATURATED PRIOR TO THE LAYING OF SOD.
21. AT THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL PROVIDE:
    - CUT SHEETS OF ALL IRRIGATION EQUIPMENT TO BE PROVIDED
    - A UNIT COST BREAKDOWN OF PROPOSED IRRIGATION MATERIALS TO BE INSTALLED
    - AN INSTALLATION SCHEDULE FOR ALL IRRIGATION EQUIPMENT AT EACH AREA OF THE SITE
22. BEFORE THE IRRIGATION IS ACCEPTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND ORGANIZING AN OPERATIONAL TRAINING SESSION WITH THE OWNER'S MAINTENANCE STAFF IN THE FIELD. THIS MEETING WILL INFORM THE MAINTENANCE STAFF OF THE SYSTEM COMPONENTS AND FUNCTIONALITY.
23. UPON PROJECT ACCEPTANCE THE CONTRACTOR SHALL PROVIDE COPIES OF THE OPERATION MANUAL, MAINTENANCE SCHEDULES, WARRANTIES, AS-BUILTS, AND ANY OTHER PERTINENT INFORMATION ABOUT THE SYSTEM.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter MP Corner PROS-06-PRS40-CV	1	40
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV	5	40
	Hunter MP1000 PROS-06-PRS40-CV	48	40
	Hunter MP2000 PROS-06-PRS40-CV	30	40
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV	23	40
	Hunter MP Corner PROS-06-PRS40-CV	1	40
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV	41	40
	Hunter MP1000 PROS-06-PRS40-CV	8	40

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter ICV-G	4
	Hunter IBV 1-1/2"	1
C	Hunter PC-400	1
RS	Hunter MINI-CLIK	1
01	Point of Connection 1"	1
	Irrigation Lateral Line: PVC Schedule 40	2,853 l.f.
	Irrigation Mainline: PVC Schedule 40	71.3 Lf.
	Pipe Sleeve: PVC Class 200 SDR 21	242.5 l.f.

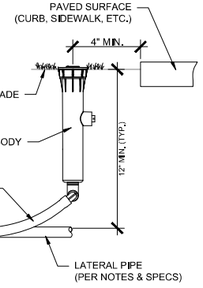
Valve Callout

Valve Number
Valve Flow
Valve Size

N O R T H

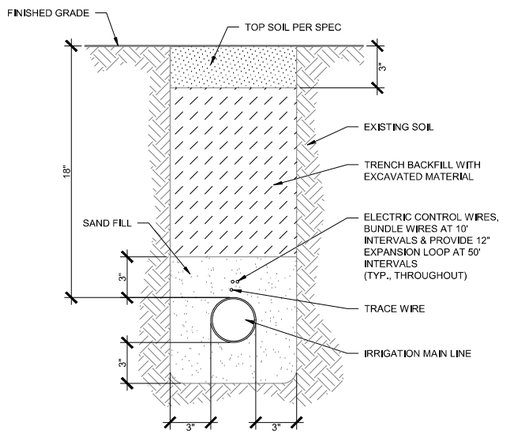
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GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'



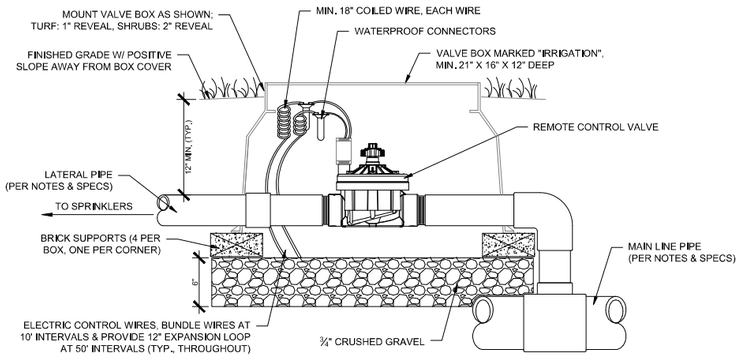
6" SPRAY BODY INSTALLATION

FOR USE WITH ALL NOZZLES (SPRAY, BUBBLER, ROTARY)
N.T.S.



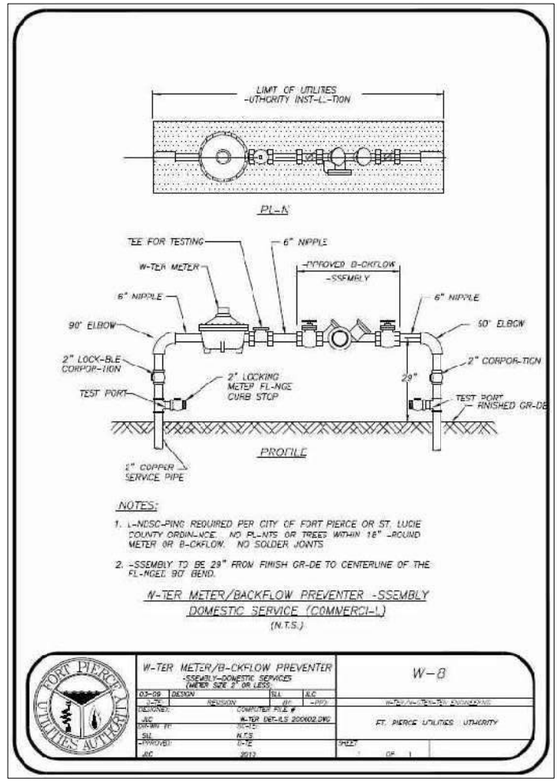
TRENCHING DETAIL

N.T.S.



REMOTE CONTROL GLOBE VALVE INSTALLATION

N.T.S.



JASON L KEESE, P.L.A.
FLORIDA REG. NO. 6667398

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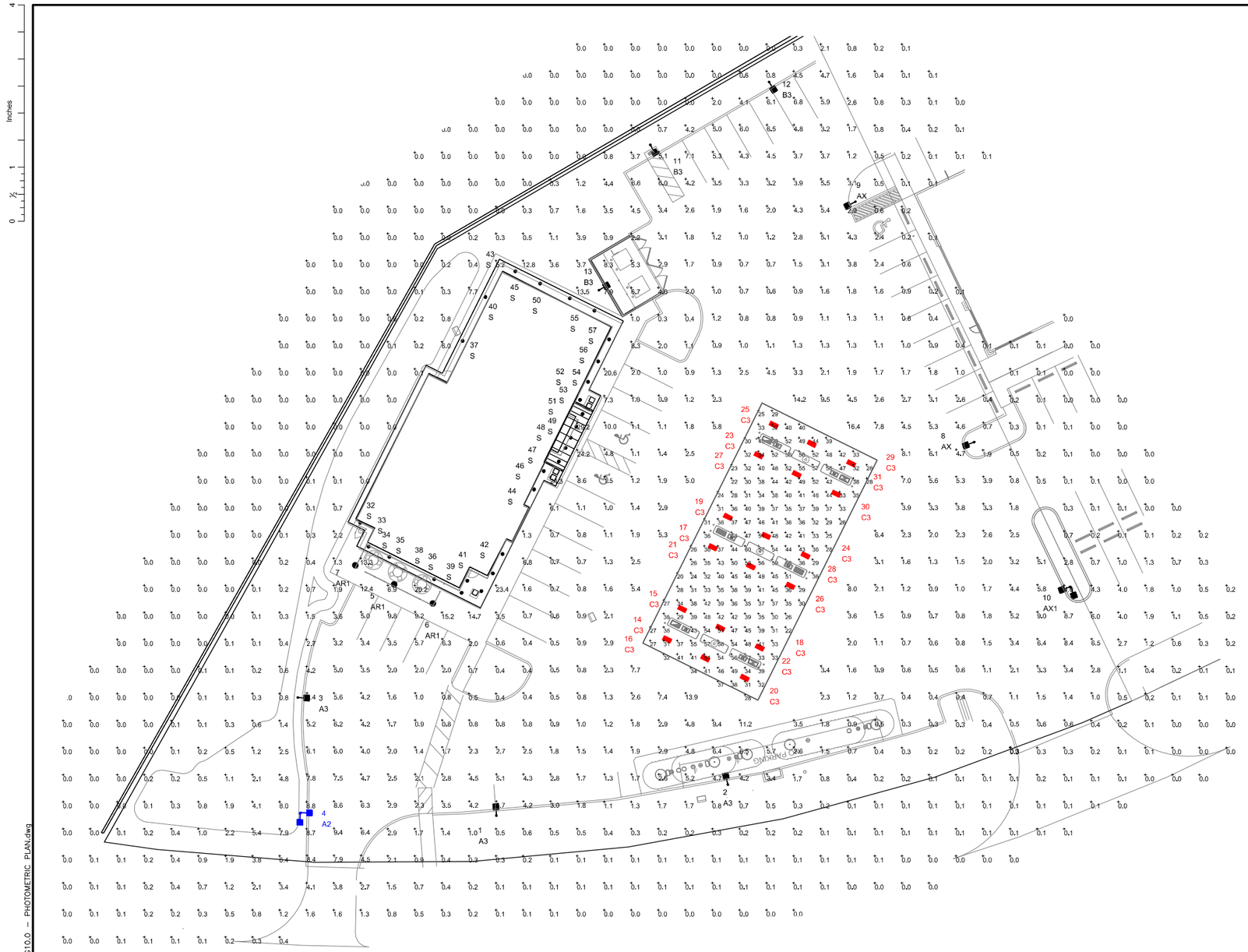
Project Title:
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Drawing Title:
IRRIGATION NOTES, SCHEDULE, & DETAILS

Scale	Designed	Drawn	Checked	Authorized
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Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG08.4
Revision:

User: KEES1810
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1340 Kemper Meadow Dr. | Cincinnati, OH 45240 | 513-574-9500
www.redleonard.com

NOTE:
- EXCEPT FOR TYPE "AR1" FIXTURES, ALL POLE MOUNTED FIXTURES ARE MOUNTED ON A 15FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
-TYPE "AR1" FIXTURE IS MOUNTED ON AN 8 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	15
2	A3	15
3	A3	15
4	A2	15
5	AR1	8
6	AR1	8
7	AR1	8
8	AX	15
9	AX	15
10	AX1	15
11	B3	15
12	B3	15
13	B3	15
14	C3	14
15	C3	14
16	C3	14
17	C3	14
18	C3	14
19	C3	14
20	C3	14
21	C3	14
22	C3	14
23	C3	14
24	C3	14
25	C3	14
26	C3	14
27	C3	14
28	C3	14

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
29	C3	14
30	C3	14
31	C3	14
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	S	12
39	S	12
40	S	12
41	S	12
42	S	12
43	S	12
44	S	12
45	S	12
46	S	12
47	S	15.5
48	S	16.945
49	S	16.945
50	S	12
51	S	16.945
52	S	12
53	S	15.5
54	S	12
55	S	12
56	S	12
57	S	12

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	39.38	60	20	1.97	3.00
PAVED AREA	3.00	16.4	0.2	15.00	82.00
UNDEFIND AREA	0.95	29.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	1	A2	2 @ 90 DEGREES	10706	1.000	1.000	1.000	B3-U0-G3	132.5	265	CREE, INC.	ARE-EDG-3M-DA-06-E-UL-WH-700-57K
	3	A3	SINGLE	7896	1.010	1.000	1.010	B1-U0-G2	134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K
	3	AR1	SINGLE	5325	1.010	1.000	1.010	B1-U0-G2	92	276	CREE, INC.	ARE-EDR-3MB-R5-04-E-UL-BK-700-57K
	2	AX	SINGLE	7896	1.010	1.000	1.010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	1	AX1	2 @ 90 DEGREES_1	7896	1.010	1.000	1.010	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)
	3	B3	SINGLE	8480	1.010	1.000	1.010	B1-U0-G2	134	402	CREE INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K
	18	C3	SINGLE	21340	1.010	0.670	0.677	B4-U0-G1	138	2484	Cree Inc	CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)
	26	S	SINGLE	2483	1.010	1.000	1.010	B2-U0-G0	37.4	972.4	Cree Inc	KR6-30L-40K-120V-10V + KR6T-SSGC-WF

REV.	BY	DATE	DESCRIPTION
R1	TAS	2/20/19	UPDATED SITE PLAN
R2	TAS	4/3/19	REVISED FIXTURE TYPES AND ADDED ONE LIGHT POLE
R3	TAS	5/21/19	RELOCATED POLES AT ENTRANCES

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SCALE:	LAYOUT BY:
	TAS
DWG SIZE:	DATE:
D	2/12/19

PROJECT NAME:
CUMBERLAND FARMS
FT. PIERCE
DRAWING NUMBER:
RL-5964-S1-R3

rla

NORTH

0 10 20 40 60
GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 20'
HALF SIZE: 1" = 40'

PEDRO TREVIN
P.E. No. 75309
SIGNATURE DATE

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Rev.	Date	Description	By	Ch k'd	Ap p'd

Drawing Status: FOR INFORMATION
Suitability: S0

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LOCAL OFFICE:
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TEL. 321.242.4942
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CORPORATE OFFICE:
4030 W. BOY SCOUT BLVD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
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Client
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
PHOTOMETRIC PLAN

Scale	Designed	Drawn	Checked	Authorized
Original Size ARCH D	JAL	DF		
	Date	Date	Date	Date

Drawing Number: CFG10.0
Revision:

Inches 0 ½ 1 4

User: FNR4400
G:\PROJECTS\100062844 - CF - 801Seaway (Ft. Pierce)\10 CAD\CFG10.0 - PHOTOMETRIC PLAN.dwg

AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	4	A3

ARE-EDG-3MB-DA-06-E-ULWH-700-57K

	3	AX

ARE-EDG-3MB-DA-06-E-ULWH-700-57K (FURNISHED AND INSTALLED BY OTHERS)

	3	B3

ARE-EDG-4MB-DA-06-E-UL-WH-700-57K

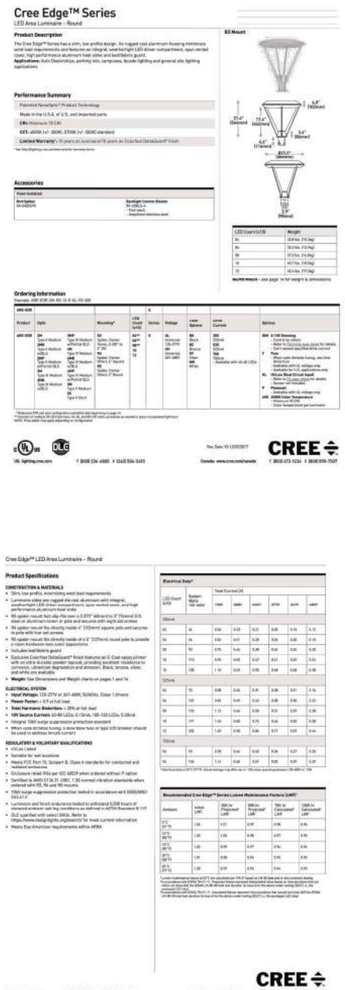


AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
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ARE-EDR-3MB-R5-04-E-UL-BK-700-57K

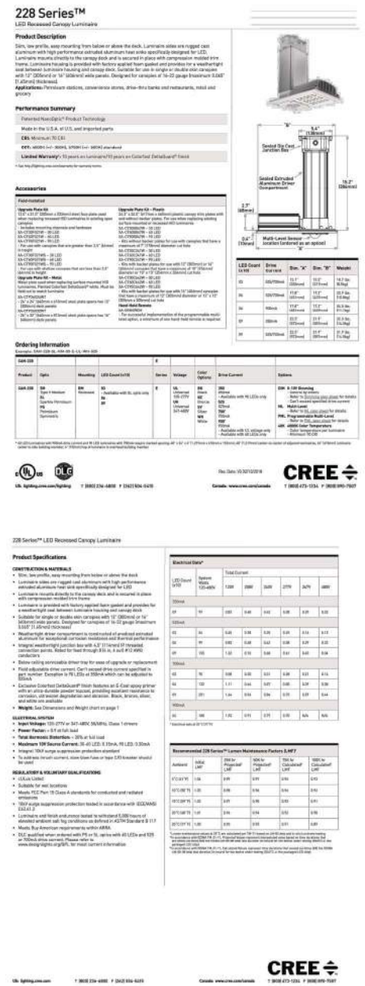


CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
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CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 3)

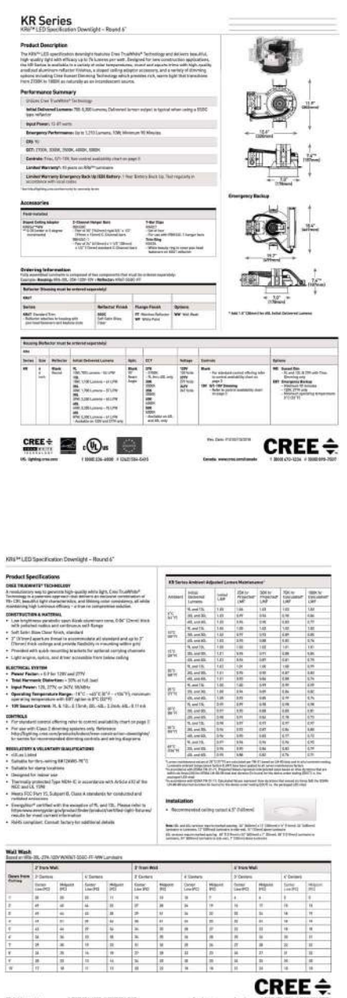


SOFFIT

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	26	S

KR6-30L-40K-120V-10V + KR6T-SSGC-WF



rla
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RL-5964-S1-R2

DATE

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Rev.	Date	Description	By	Ch'd	Ap'd

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Client: Cumberland Farms
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

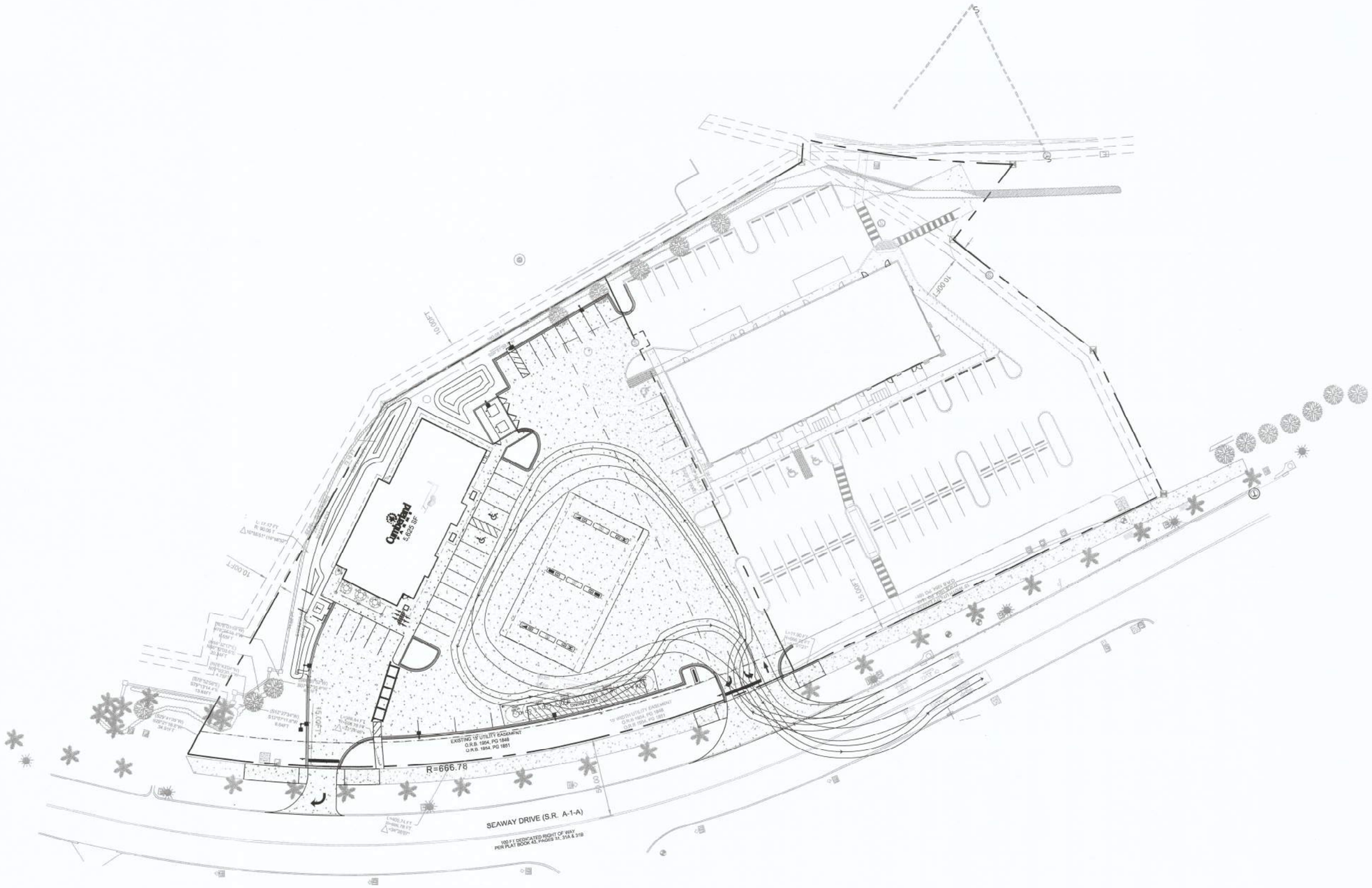
Drawing Title
SITE LIGHTING PLAN DETAILS

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	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG10.1

Revision:

User: FAR4400
\\Fusmba1000\civil$\PROJECTS\100062844 – CF – 801Seaway (Ft. Pierce)\10 CAD\CFG10.0 – PHOTOMETRIC PLAN.dwg



NORTH

0 15 30 60 120

GRAPHIC SCALE IN FEET
FULL SIZE: 1" = 30'
HALF SIZE: 1" = 60'

LEGEND AND ABBREVIATIONS

PROP.	PROPOSED
RPM	REFLECTIVE PAVEMENT MARKER
TYP.	TYPICAL
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
PGD	PAVING, GRADING AND DRAINAGE
CONC.	CONCRETE
C&G	CURB & GUTTER

PROPOSED CONCRETE SIDEWALK & PADS

EXISTING PROPERTY/ROW LINE

EXISTING EASEMENT

PROPOSED EASEMENT

T — TRANSFORMER PAD

EXISTING TREE TO REMAIN

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

JEFFREY A. LUCAS LICENSE No 71621 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE 5-22-19

SIGNATURE

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Rev.	Date	Description	By	Ch'kd	Ap'vd

Drawing Status: FOR INFORMATION

Suitability: S0

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Client
Cumberland FARMS
CUMBERLAND FARMS INC.
165 FLANDERS ROAD
WESTBOROUGH, MA 01581

Project Title
835 SEAWAY DR
FT. PIERCE, FL 34949

Drawing Title
TURNING MOVEMENT PLAN

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	JAL	DF		
Original Size: ARCH D	Date	Date	Date	Date

Drawing Number: CFG16.0

Revision:

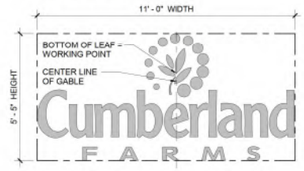
Inches 0 1/2 1 4

User: Fidr440
\\tampa1000.civil$\PROJECTS\100062844 — CF — 801 Seaway (Ft. Pierce)\10 CAD\CFG24.0 — SITE PLAN.dwg

WALL SIGNAGE SPECIFICATION

CUSTOM FABRICATED INTERNALLY
ILLUMINATED SIGN THAT IS SUPPLIED BY
OWNER AND IS INSTALLED BY SIGN VENDOR.

SIGN AREA = 37.6 ft²



EXTERIOR FINISH SCHEDULE

MARK	DESCRIP.	MANUF.	MODEL	COLOR	NOTES
CS-1	CULTURED STONE	BORAL	COUNTRY LEDGESTONE	ECHO RIDGE	INSTALL DRYSTACK ONLY
FB-1	FIBERGLASS COLUMN SHROUD	PACIFIC COLUMNS	-	WHITE	16'x9' ENDURA STONE PLAIN COLUMN ROUND SHAFT WITH TRUE ENTASIS TAPERED SMOOTH FINISH.
MT-1	METAL STANDING SEAM ROOF			PREFIN; B.D.	
GU-1	ALUMINUM GUTTER SYSTEM	ATAS	.032	WHITE	PROVIDE ALL ACCESORIES REQ'D FOR A COMPLETE CONTINUOUS INSTALLATION. INSTALL PER MANUF. INSTRUCTIONS. ENSURE SEALED, WATERTIGHT CORNER CONNECTIONS. FLASH& SEAL TO DOWNSPOUTS AS REQ'D. PROVIDE SUPPORT STIFFENERS AT 12" MIN. O.C. GUTTER SHALL BE SEAMLESS & 6" MIN.
SW-1	SYNTHETIC WOOD TRIM	CERTAINTEED	-	WHITE	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
SW-2	SYNTHETIC WOOD TRIM	CERTAINTEED	-	GREEN	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDIEPLANK	PREFIN. TBD	6" EXPOSURE. CEDARMILL FINISH. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.
FC-2	FIBER CEMENT SHINGLES	JAMES HARDIE	HARDIESHINGLE	PREFIN. TBD	5" EXPOSURE. STRAIGHT EDGE PANEL. PROVIDE ALL REQ'D ACCESSORIES AND TRIM FOR A COMPLETE INSTALLATION.



3 FRONT SIDE PERSPECTIVE - SD



2 LEFT SIDE ELEVATION - SD
3/16" = 1'-0"



1 FRONT ELEVATION - SD
3/16" = 1'-0"

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Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
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Cumberland FARMS

Store # TBD
VSH # TBD
Oracle # FL8719
801 Seaway
Ft. Pierce, FL 34949

JOB NUMBER: 41-18-00230

ISSUE BLOCK

90% CDs	08/30/18

CHECKED BY: Checker
DRAWN BY: Author

EXTERIOR ELEVATIONS

SHEET:
A-200

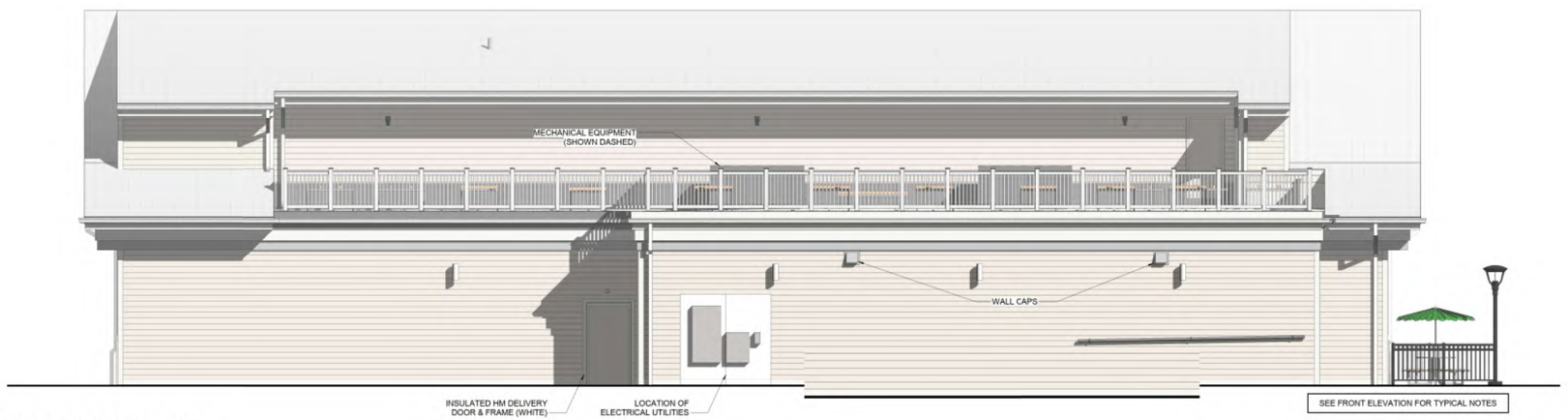
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3 REAR SIDE PERSPECTIVE - SD



2 RIGHT SIDE ELEVATION - SD
3/16" = 1'-0"



1 REAR ELEVATION - SD
3/16" = 1'-0"

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Cumberland FARMS

Store # TBD
VSH # TBD
Oracle # FL8719
801 Seaway
Ft. Pierce, FL 34949

JOB NUMBER: 41-18-00230

ISSUE BLOCK

CHECKED BY:	Checker
DRAWN BY:	Author

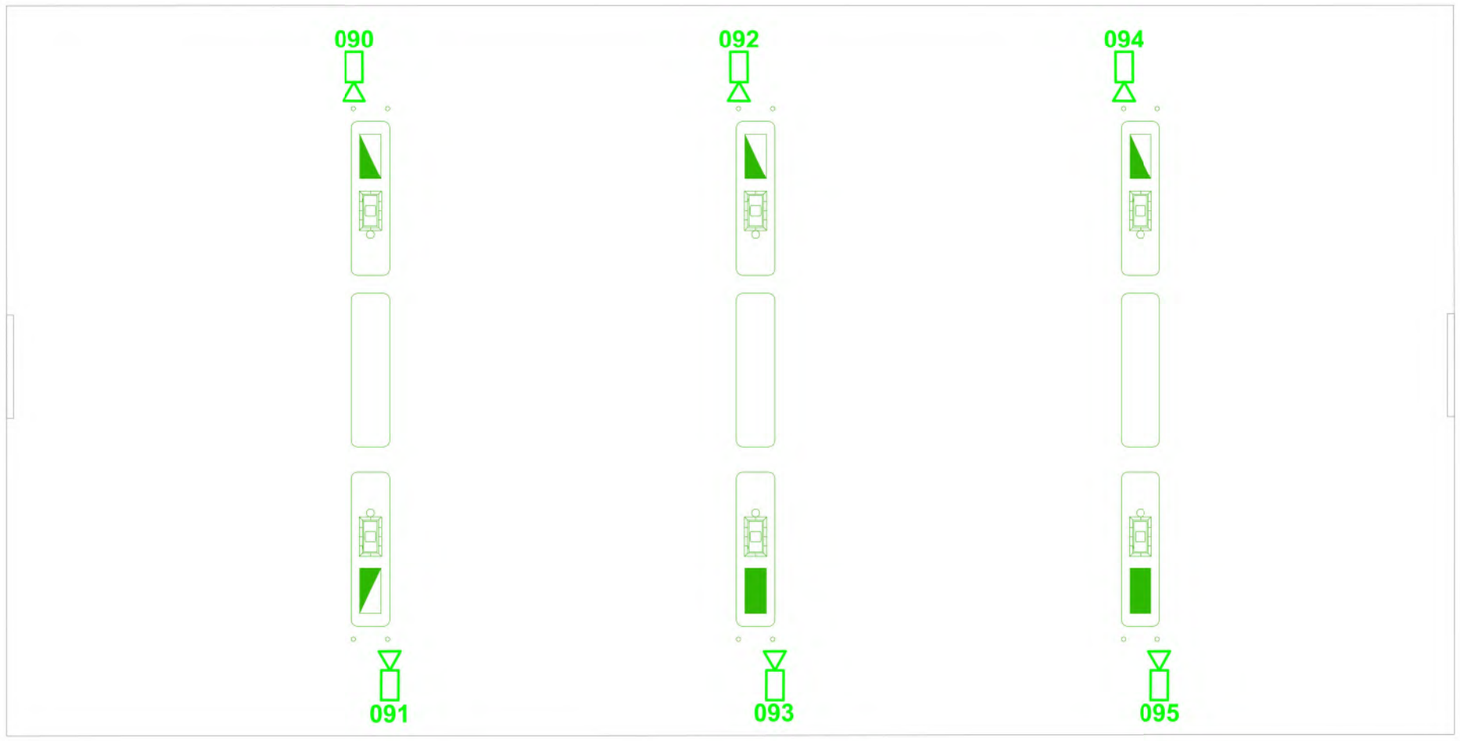
EXTERIOR ELEVATIONS

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SECURITY LEGEND

EXTERIOR BULLET CAM



REVISIONS

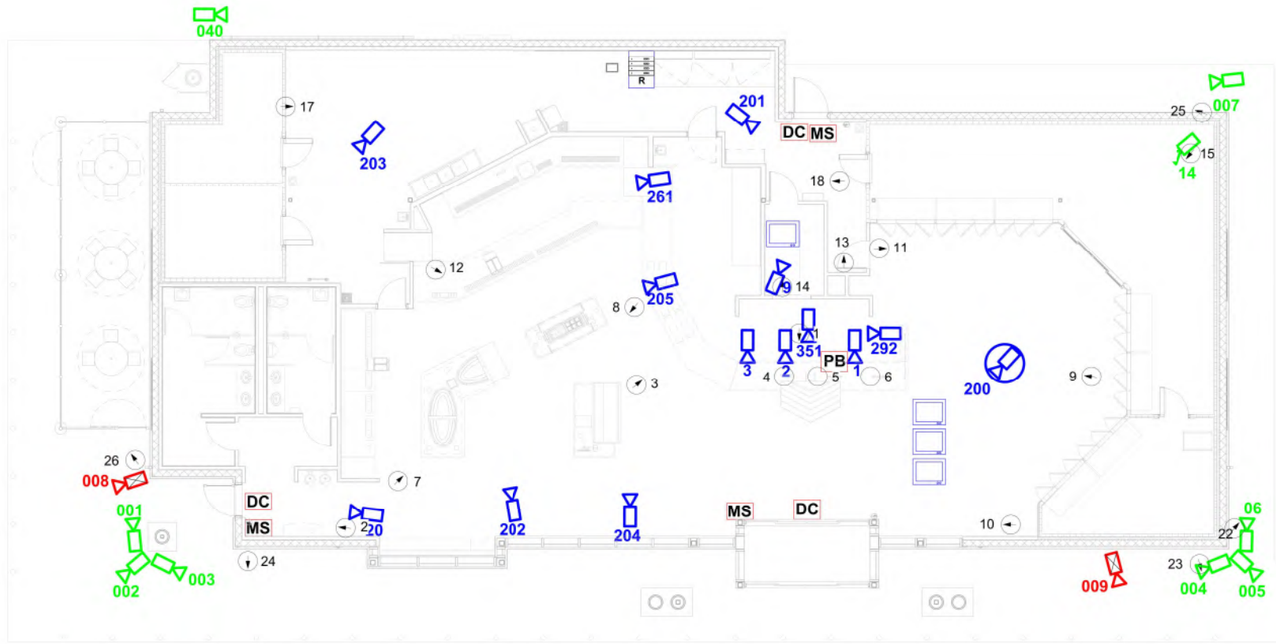
NO.	DATE	BY	REVISION

ECI SYSTEMS
68 STILES ROAD , UNIT C
SALEM, NH 03079
(800) 639-2086 • www.ecintegrated.com

SCALE N.T.S.
DATE 4/3/2019
DRAWN BY DB
CHECKED BY JC

TITLE: CAMERA LAYOUT - GAS PUMPS
PROJECT: CUMBERLAND FARMS STORE
CLIENT: CUMBERLAND FARMS
FORT PIERCE, FL

JOB NO.
DWG. NO.
SEC02



SECURITY NOTES

SPOT MONITOR IS TO CONTAIN THE FOLLOWING VIEWS:

- BEER CAVE
- SIDE DOOR/RESTROOMS
- ENERGY DRINK DOOR
- CANDY

SECURITY LEGEND

- EXTERIOR MULTI-SENSOR DOME
- EXTERIOR 2MP DOME
- INTERIOR 360 DOME
- INTERIOR FIXED DOME
- DC — DOOR CONTACT
- MS — MOTION SENSOR
- R — NETWORK RACK AND NVR LOCATION
- SECURITY MONITOR
- EXTERIOR 22MM LICENSE PLATE CAMERA

REVISIONS

NO.	DATE	BY	REVISION

ECI SYSTEMS
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SALEM, NH 03079
(800) 639-2086 • www.ecintegrated.com

SCALE N.T.S.
DATE 4/3/2019
DRAWN BY DB
CHECKED BY JC

TITLE: CAMERA LAYOUT - STORE
PROJECT: CUMBERLAND FARMS STORE
CLIENT: CUMBERLAND FARMS
FORT PIERCE, FL

JOB NO.
DWG. NO
SEC01

Cumberland

FARMS

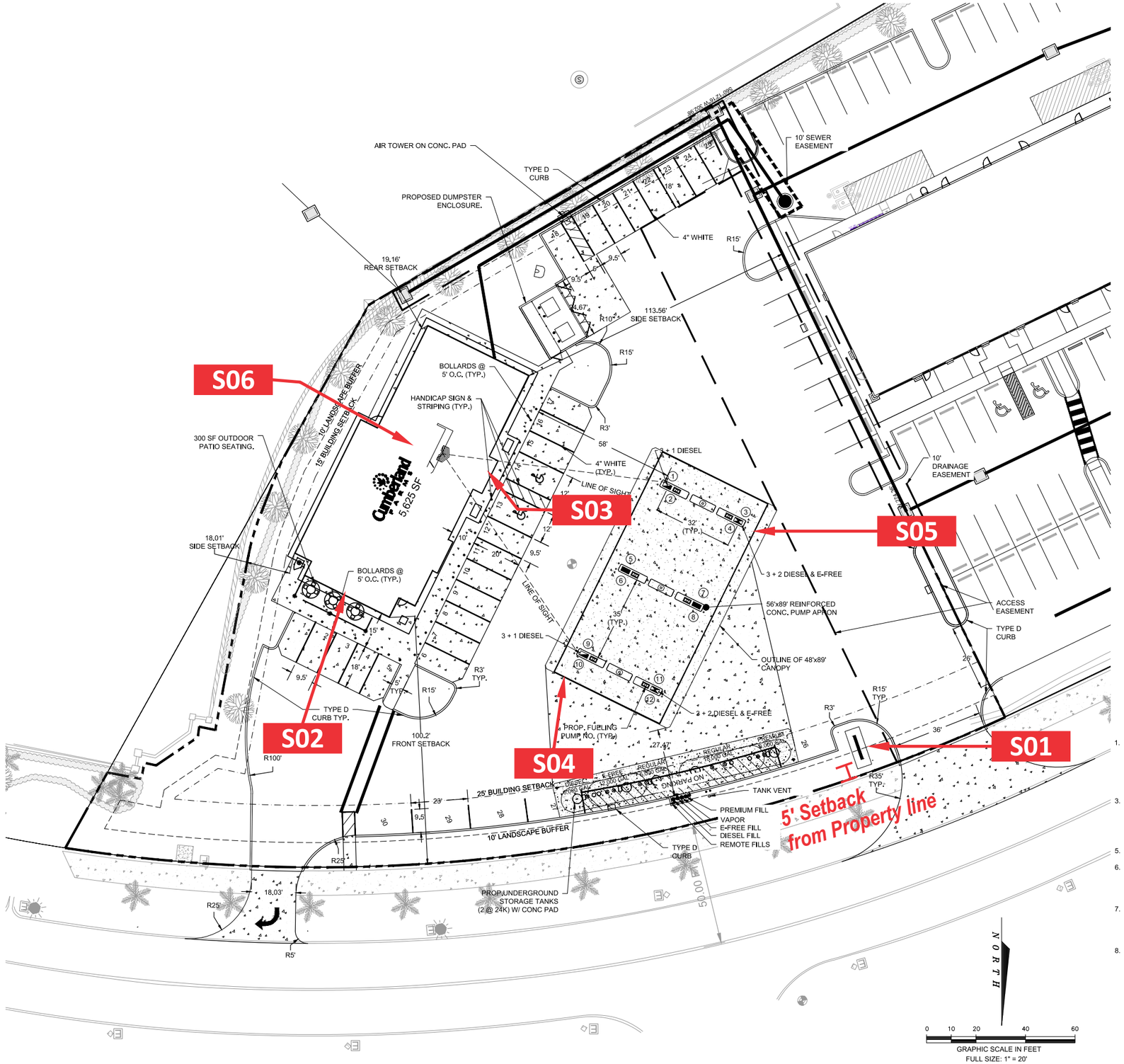
Location #835
801 Seaway Dr
Fort Pierce, FL

SO #99677
Created: 03.07.2019
Revised: 04.25.2019

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Site Plan



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Revisions:	
...	...
...	...
...	...
...	...
...	...

SP

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-SP

Pylon | Custom 10'

Continued on next page

Action:

- Manufacture and Install new pylon as shown.
- Customer to provide LED pricer units.



Material & Color:

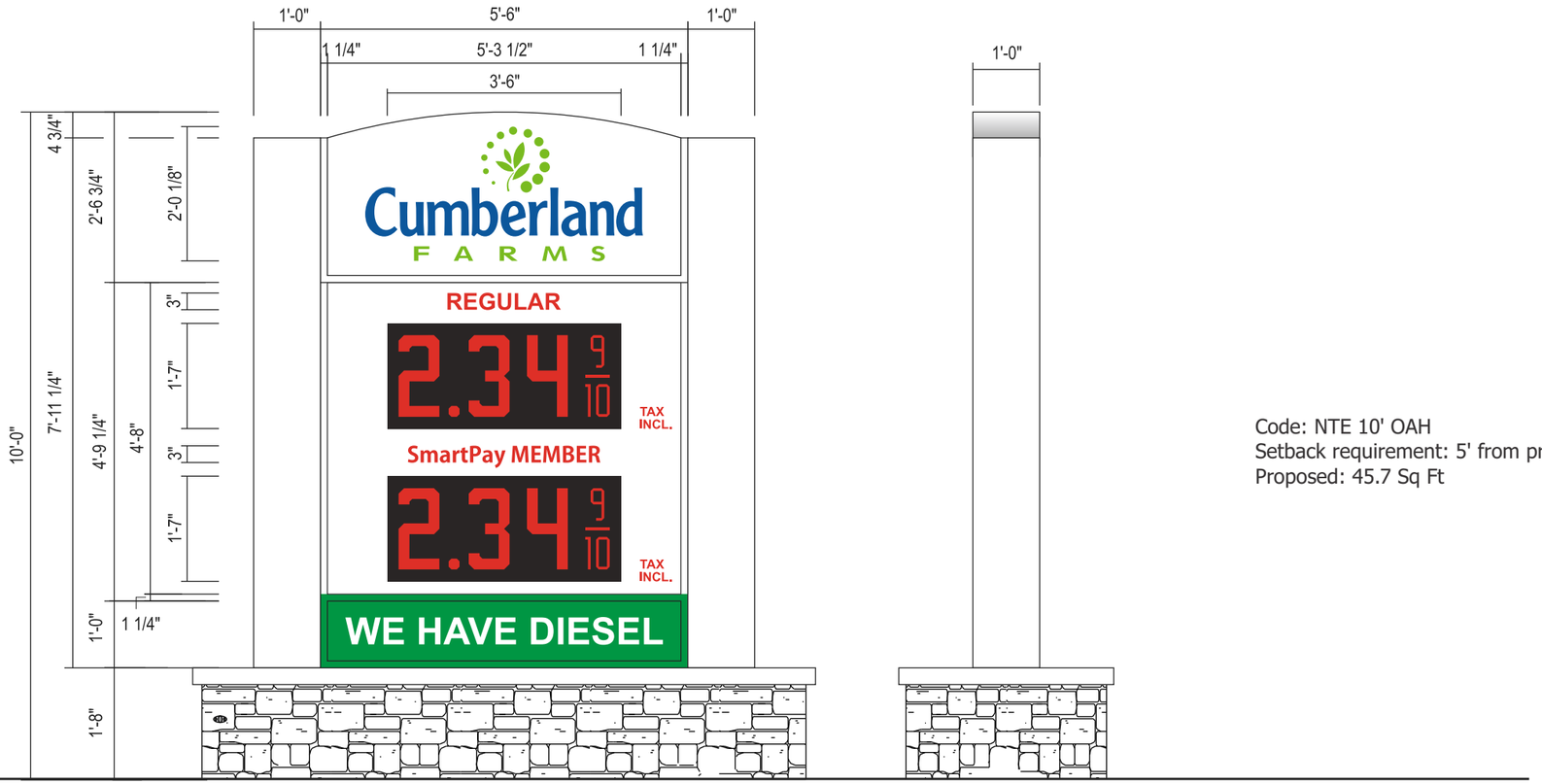
C1 Pantone Color: **301C**
Opaque Vinyl: **3M Vivid Blue 180C-17**
Translucent Vinyl: **3M Bristol Blue 3630-97**

C2 Pantone Color: **376C**
Opaque Vinyl: **3M Apple Green 180C-198**
Translucent Vinyl: **3M Brilliant Green 3630-106**
Green ACM: **Alcoa Reynobond Duragloss 3000** Outrageous Green

C3 Paint Color: **Cumberland Farms White matches Alcoa Shell White (300G B-10, .1g B-44)**

C4 Pantone Color: **186C**
Opaque Vinyl: **3M Geranium Red 180C-63**
Translucent Vinyl: **3M Cardinal Red 3630-53**

C5 Opaque Vinyl: **3M Bright Green 186**
Translucent Vinyl: **3M Vivid Green 3630-156**



Code: NTE 10' OAH
Setback requirement: 5' from property line.
Proposed: 45.7 Sq Ft

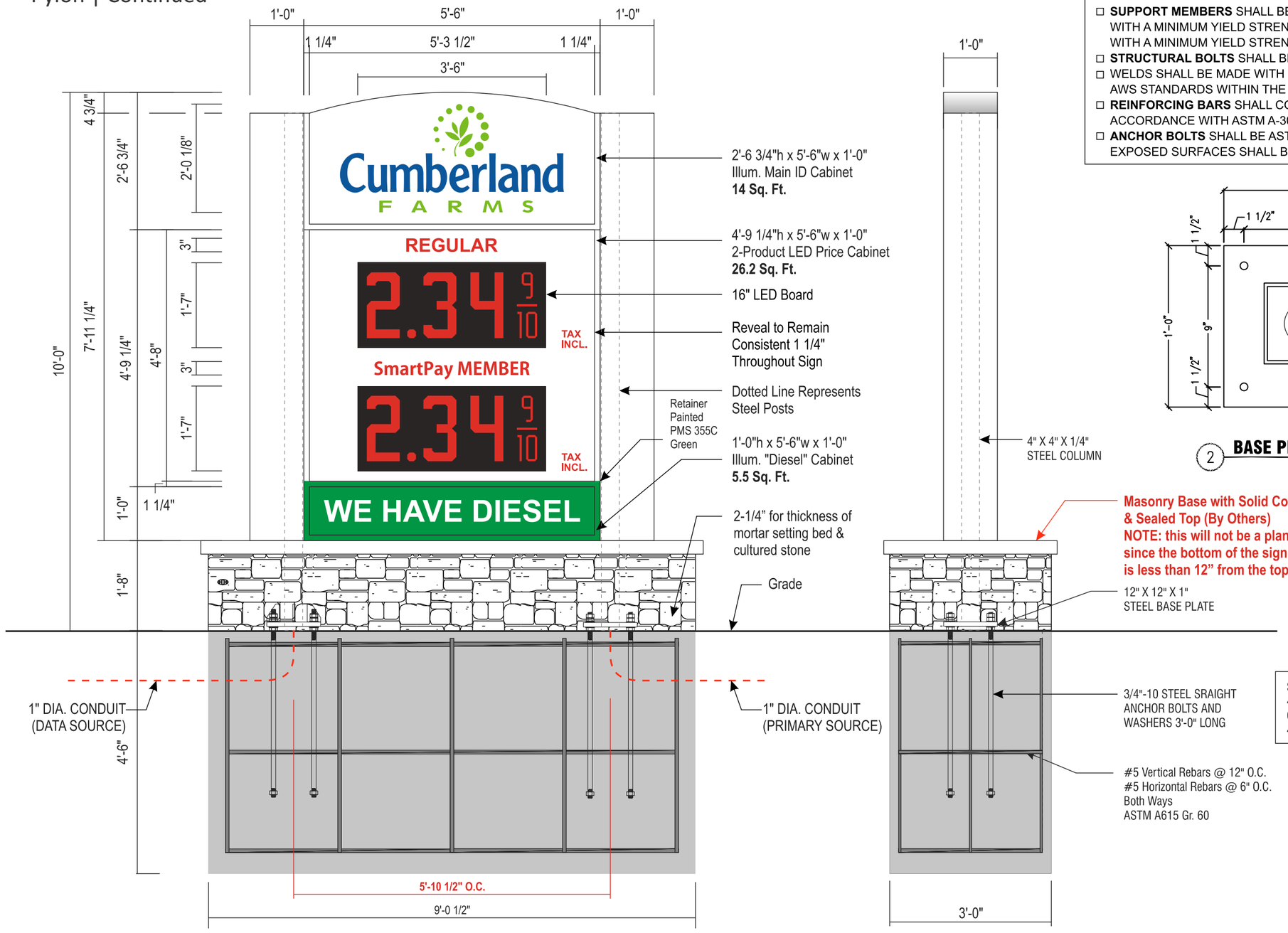
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Revisions:	
Revised pylon 04.08.2019 TLD	...
Revised to 10' Tall pylon per code 04.25.2019	...
...	...
...	...
...	...

S1.0

PM: M.G		Address: 801 Seaway Dr.	
Drawn By: TLD		City State: Fort Pierce, FL	
Date: 03/06/2019		Drawing Number:	99677-S1.0

Pylon | Continued



Side View

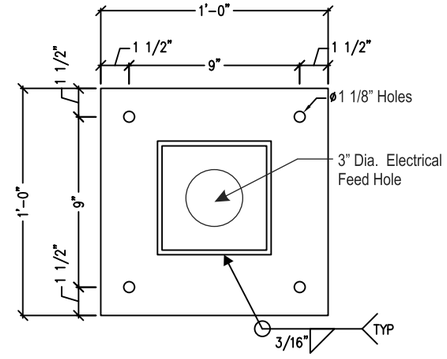
D.F. ILLUMINATED PYLON - 45.7 SQ. FT.

QTY: 1

SCALE: 1/2"=1'-0"

STRUCTURAL STEEL SPECIFICATIONS:

- ☐ **SUPPORT MEMBERS** SHALL BE FREE FROM DEFECTS. TUBE SHALL MEET ASTM A500 GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46000 PSI. PIPE SHALL MEET ASTM A53 GRADE B, WITH A MINIMUM YIELD STRENGTH OF 35000 PSI. PLATE AND ANGLE SHALL MEET ASTM A36.
- ☐ **STRUCTURAL BOLTS** SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
- ☐ WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
- ☐ **REINFORCING BARS** SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
- ☐ **ANCHOR BOLTS** SHALL BE ASTM F1554-07 GRADE 55 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR HAVE BITUMINOUS COATING TO PREVENT CORROSION.



2 **BASE PLATE**
SCALE: 1-1/2"=1'-0"

AREA/WEIGHT	
SIGN SQUARE FOOTAGE	80 SQ.FT.
ESTIMATED SIGN WEIGHT	840 LBS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

SIGN BASED ON DESIGN LOADS:
2014 FLORIDA BUILDING CODE,
SECTION 16 WIND LOAD.
RISK CATEGORY II. EXPOSURE C.
ASCE 7-10, 150 mph.
SOIL RESISTANCE 150 psf/ft

FOUNDATION NOTE:
3000 PSI CONCRETE @ 28 DAYS
2000 PSF SOIL BEARING
150 PSF/FT SOIL LATERAL BEARING
UNDISTURBED SOIL

SPREAD FOUNDATION
4'-6" X 9'-0 1/2" X 3'-0"
CONCRETE REQUIRED:
4.0 CU. YD.

ELECTRICAL			
AMPS:	7	AMPS	
V.A.:	120	VOLTS	WATTS: 840
CIRCUITS:	2-20 amp CIRCUIT		

NOTE: EMU TO HAVE A DEDICATED 20 AMP CIRCUIT

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
Revised pylon 04.08.2019 TLD	...
Revised to 10' Tall pylon per code 04.25.2019	...
...	...
...	...
...	...

S1.1

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S1.1

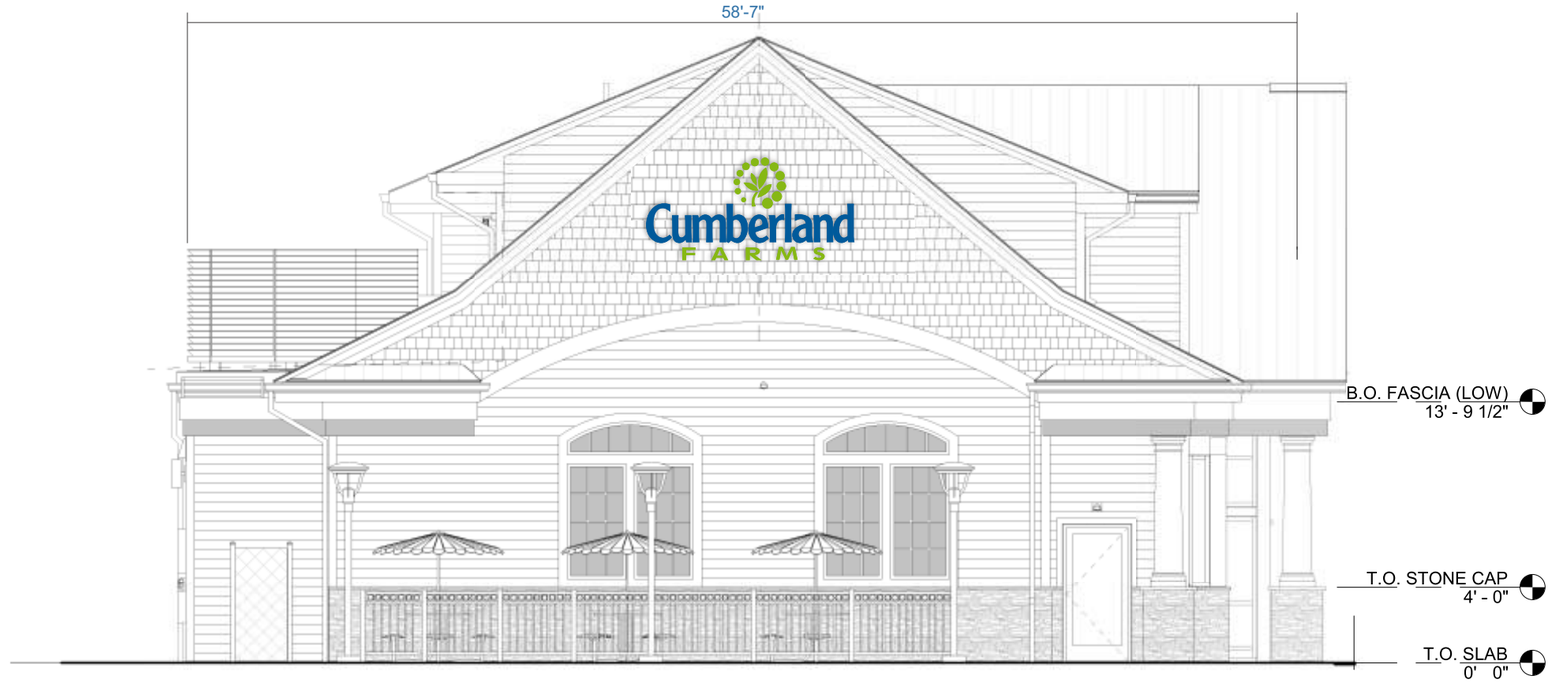
Channel Letters | Remote
(West Elevation)

Action:

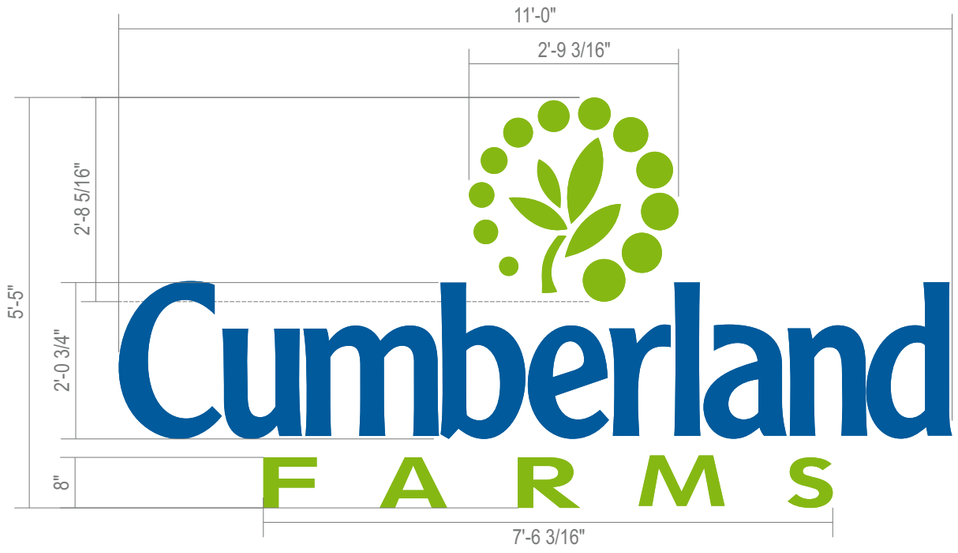
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED



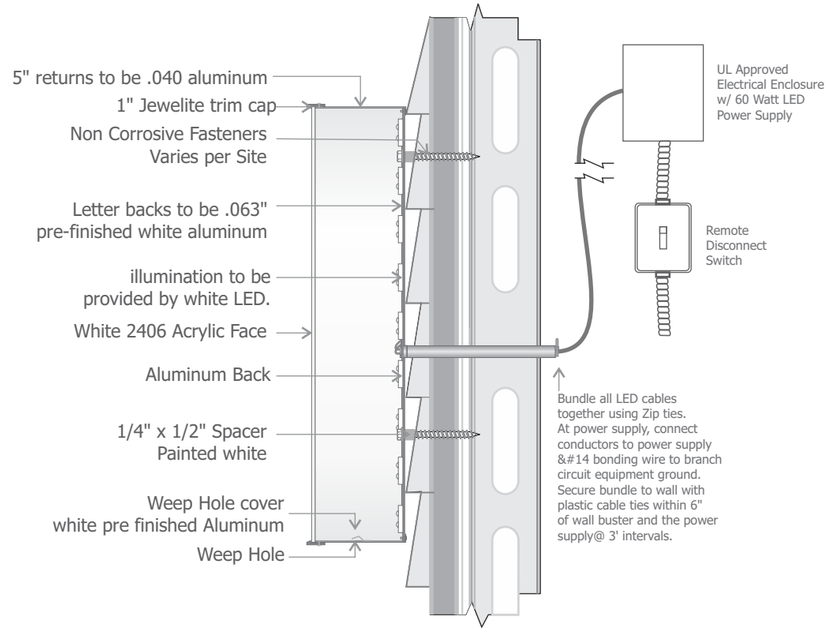
WEST ELEVATION
1/8" = 1'



CF-CHLTR-24
Modified Logo

37.6 Sq Ft





Scale 1:30

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Revisions:	
Revised letterset 03.26.2019 TLD	...
...	...
...	...
...	...
...	...

S02

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S02

Channel Letters | Remote

Action:

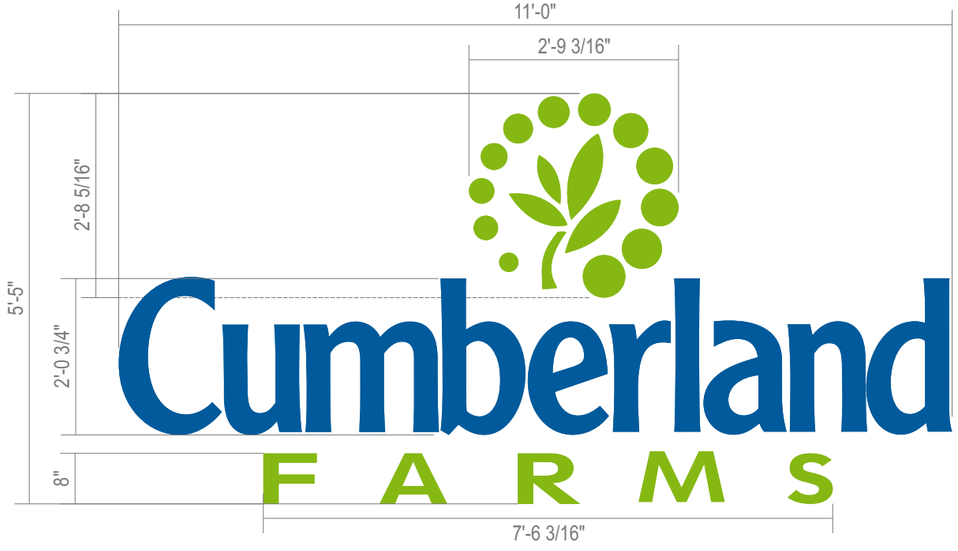
- Install new letterset as shown.
- Channel letters to be mounted to clapboard siding with non corrosive hardware and
- standoffs.
  All holes and seams to be sealed and caulked.

Material & Color:

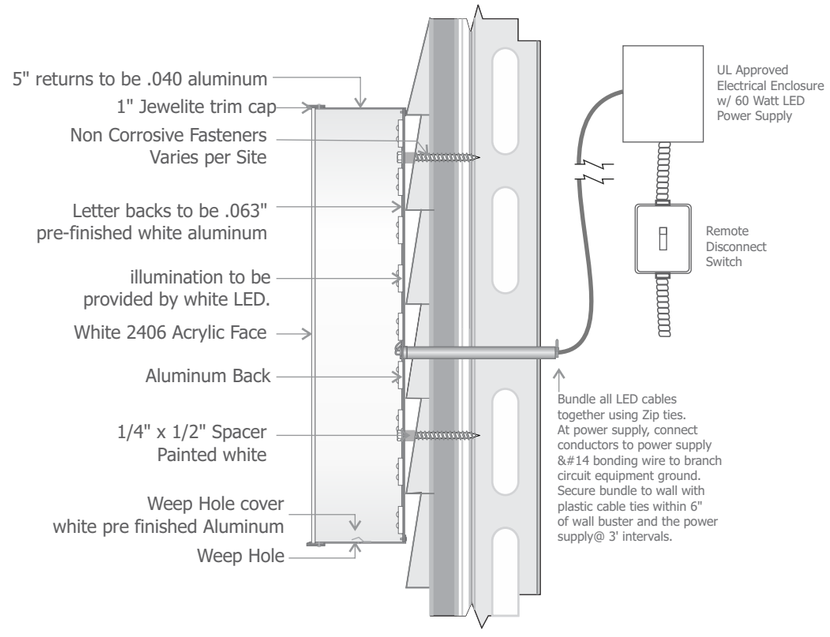
- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Trim Cap - Blue Jewelite
- Trim Cap = Green Jewelite
- Faces - 2406 White Acrylic
- Illumination - White LED



NORTH ELEVATION
3/32" = 1'







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Modified Logo

37.6 Sq Ft

Scale 1:30

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Revisions:	
Added 03.14.2019 TLD	...
Revised letterset 03.26.2019 TLD	...
Revised per code 04.25.2019 TLD	...
...	...
...	...

S03

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S03

Illuminated Canopy Sign | Left

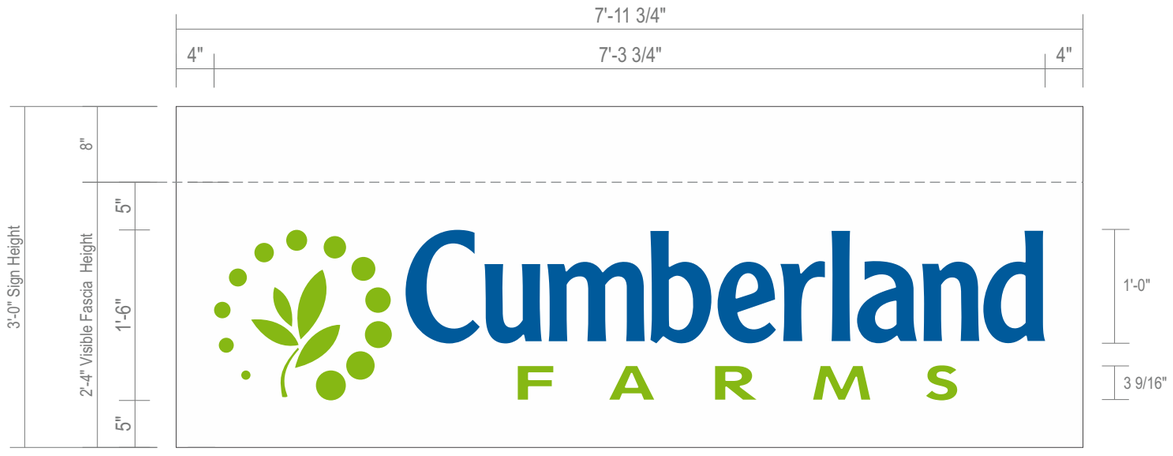
Action:

- Install new internally illuminated canopy sign.
- Canopy sign to be ACM aluminum with routed push through faces. Mounted to canopy with non corrosive fasteners.

Material & Color:

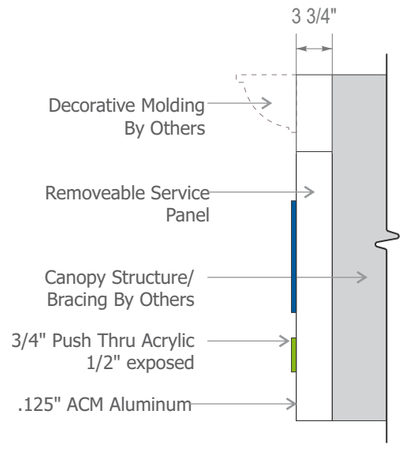
- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Push Thru Faces - Clear Acrylic
- Aluminum - Painted Alcoa-Shell White
- Illumination - White LED





CF-CAN-18-LED-LH

11.0 Sq Ft



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Revisions:	
Revised palcement 03.26.2019 TLD	...
...	...
...	...
...	...
...	...

S04

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S04

Illuminated Canopy Sign | Right

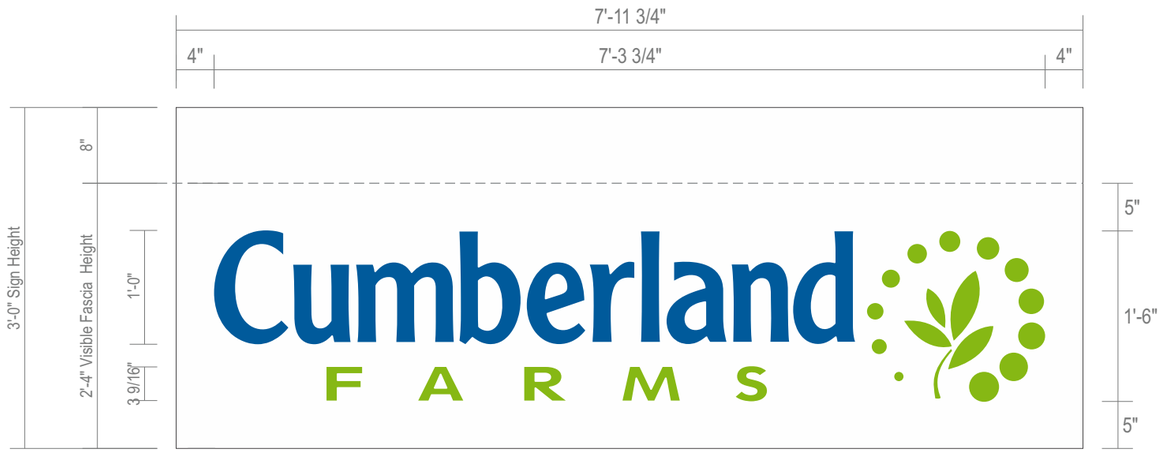
Action:

- Install new internally illuminated canopy sign.
- Canopy sign to be ACM aluminum with routed push through faces. Mounted to canopy with non corrosive fasteners.



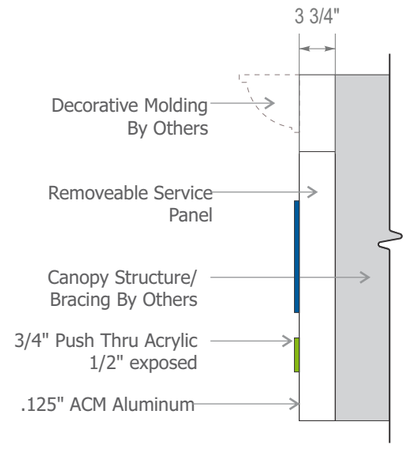
Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Push Thru Faces - Clear Acrylic
- Aluminum - Painted Alcoa-Shell White
- Illumination - White LED



CF-CAN-18-LED-RH

11.0 Sq Ft



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Revisions:	
Added 03.14.2019 TLD	...
...	...
...	...
...	...
...	...

S05

PM: M.G	Address: 801 Seaway Dr.
Drawn By: TLD	City State: Fort Pierce, FL
Date: 03/06/2019	Drawing Number: 99677-S05

Interior Low Profile Face Lit Letters | Remote (Interior Elevation)

Action:

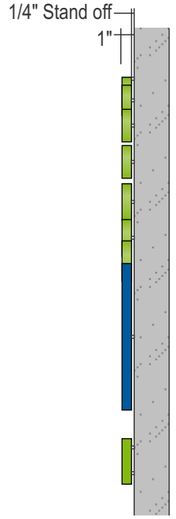
- Install new letterset as shown.
- Letterset to be 1" deep clear acrylic with 1/2" pocket routed out for LEDs.
- Vinyl applied to face of letters. Returns to be painted to match specs below. Letter backs to have .040" aluminum applied to back. Letterset to be stud mounted to wall with 1/4" spacers.

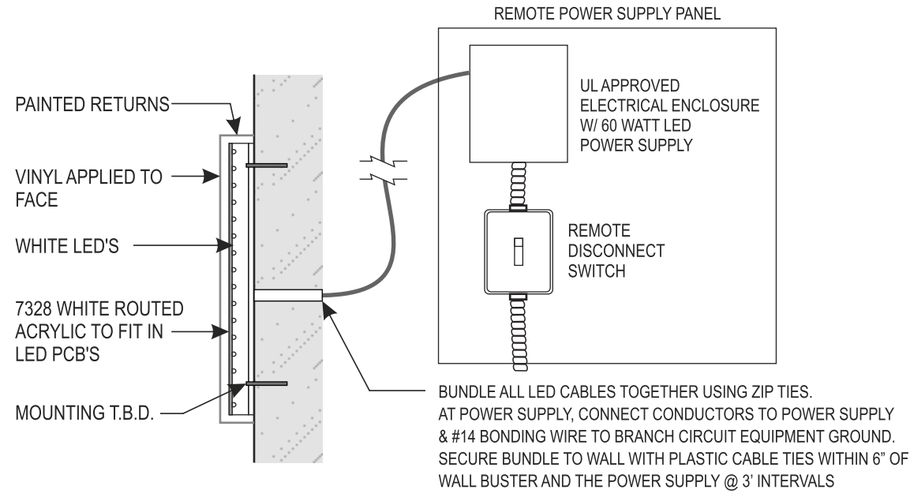
Material & Color:

- Vinyl - 3M 3630-97 Bristol Blue
- Vinyl - 3M 3630-106 Brilliant Green
- Returns - Painted to match PMS 301C
- Returns = Painted to match PMS 376C
- Clear Acrylic
- Illumination - White LED



CF-LPLTR-24
Modified Logo





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Revisions:	
Added 03.14.2019 TLD	...
...	...
...	...
...	...
...	...

S06

PM: M.G		Address: 801 Seaway Dr.	
Drawn By: TLD		City State: Fort Pierce, FL	
Date: 03/06/2019		Drawing Number:	99677-S06



835 Seaway Dr
Fort Pierce FL

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RLAtechnolgy.com
513-57 4-9500

RLA TECHNOLOGY SOLUTIONS

ATKINS

Atkins North America, Inc.
7175 Murrell Road
Melbourne, Florida 32940
Telephone: +1.321.242.4942
Fax: +1.321.242.6101
www.atkinsglobal.com/northamerica

May 22, 2019
Brandon Creagan
LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950
Phone: (772) 467-3742

Technical Review Project Number: # **19-43900002**
Project Name: **Cumberland Farms 835 Seaway Drive**

RE: DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)

We are pleased to provide you with our responses below in bold to address comments provided on April 17, 2019 for the above-mentioned project.

GENERAL COMMENTS

1. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly, specifically the eastern and northern property lines.

   Response: Boundaries have been revised to match. See Site Plan sheet CFG04.0 and revised survey.

2. Add a note to the site plan specifying the relocation of the two (2) SR A1A streetlights and one (1) royal palm tree must be coordinated with the City of Fort Pierce Engineering Department.

   Response: Per discussion with Tracy Telle, noting these items on the plans as by others is sufficient to address this comment.

3. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545, or provide a revised recorded Access Easement permitting parking.

   Response: Per discussion with Tracy Telle on May 21, a revised Access Easement Agreement will be noted as a condition of site plan approval.

4. It does not appear that the appropriate landscape buffers are in place between the building and the proposed detention area; refer to Code of Ordinances Section 22-187(4).

   Response: Drainage plan has been revised to include a 10' buffer between the building and the area designated as dry retention.

5. All detention and retention areas are required to be screened with a 36" hedge per City of Fort Pierce Code of Ordinances Section 17-34; please revise the landscape plan accordingly.

   Response: Landscape plan has been revised to include hedge screening.

6. The new detention area appears to encroach into the existing oak trees root system as the trees will be located within the detention bank; how will this be accomplished without damaging the root system and ultimately the trees?
   Response: The trees will be removed and replaced to just outside the top of bank of detention to be between the wall and detention.

7. The demolition plan reflects the removal of six (6) oak trees along the southern property line yet the landscape plan identifies four (4) of these oak trees to remain, please identify the size of these trees and provide the appropriate mitigation calculations.
   Response: Landscape plans and Demolition Plan have been revised to match.

8. The submitted traffic report inaccurately identified Seaway Drive as a four-lane roadway between Indian River Drive and Harbour Isle Drive (refer to Exhibits 2 thru 5). The applicant shall revise the exhibits and applicable roadway/intersection analysis to reflect Seaway Drive as a two-lane roadway east of Causeway Cove Marina located near the base of the bridge.
   Response: See Traffic Study Response to Comments Letter.

9. Relocate the proposed site lights situated at the two driveways, from within the limits of the 15' Utility Easement.
   Response: Site lighting has been moved out of the easement, see CFG10.0, Photometric Plan.

10. Remove the mitered endwalls and culvert pipe from the two driveways, as the SR A1A drainage system is void of roadside swales.
    Response: Culverts and mitered end sections have been removed from the right of way on all affected sheets.

11. Add a stop sign and stop bar to the eastern driveway.
    Response: Stop bar and Stop sign have been added to the eastern driveway.

12. Advisory Comment: The traffic study submitted to FDOT for pre-approval was based on an additional access through the Harbour Isle development. How will the elimination of this ingress/egress access affect the traffic flow along Seaway Drive? During review of the Site Work application, the applicant will be asked to provide a copy of the FDOT Access permit issued based on the updated traffic study
    Response: See Traffic Study Response to Comments Letter.

If you require any additional information or have any questions, please contact me at (321) 775-6647 or Jeff.Lucas@atkinsglobal.com. We look forward to having a great project come to fruition.

Sincerely,



Jeff Lucas, P.E.
Senior Engineer/Project Manager, Civil

ATKINS

Atkins North America, Inc.
7175 Murrell Road
Melbourne, Florida 32940

Telephone: +1.321.242.4942
Fax: +1.321.242.6101

www.atkinsglobal.com/northamerica

April 29, 2019
Brandon Creagan
LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950
Phone: (772) 467-3742

Technical Review Project Number: **# 19-43900002**
Project Name: Cumberland Farms 835 Seaway Drive

RE: DEVELOPMENT & DESIGN REVIEW (MAJOR AMENDMENT TO PD)
We are pleased to provide you with our responses below in bold to address comments provided on April 17, 2019 for the above-mentioned project.

GENERAL COMMENTS

1. The site plan denotes a 23 foot tall sign along Seaway Drive. Per City Code 15-6(b)(3)(a), Sites that are less than or equal to three (3) acres shall have a maximum sign height of ten (10) feet. Because this project is in a Planned Development a Variance would not be allowed. Please adjust the height so that both the planter and sign are no more than 10 feet combined. Please note that all signs will be approved separately under individual Building Permits.

   Response: Sign plan has been revised to show a 10' max height, see Sign Drawing.

2. Provide documentation of the proposed cross access agreement with the adjacent property owner.

   Response: A draft copy will be provided once it becomes available for review.

3. A lighting plan or photometric survey that is consistent with City Code 22-60(j)(1)(a) will be required at the time of Building Permit.

   Response: Photometric plan and site plan details included in CFG10.0 and CFG10.1 respectively.

4. Advisory Comment: If possible please provide trip generation numbers for the current Cumberland Farms Site to compare the number of trips on the current site to the number of anticipated trips on the proposed site.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

5. Provide bike parking pursuant to City Code 22-60 (f)(1)(a)

   Response: Bike parking included on site and shown on sheet CFG04.0, Site Plan.

FORT PIERCE ENGINEERING DEPARTMENT

1. Update the site plan to identify all property boundary dimensions and bearings.
   Response: Please see updated site plan, CFG04.0.

2. The site plan shall include a legal description of the property.
   Response: Legal description provided on Cover sheet.

3. The project boundaries do not coincide with a recent plat submittal for subdivision of Tract D-1; please modify the site plan accordingly.
   Response: Boundary callouts have been revised to be consistent with latest plat submission, see Sheet CFG04.0, Site Plan.

4. The survey submitted was not certified nor did it identify all recorded easements situated within the limits of the property. Please update the survey to include project boundaries per the recently submitted plat documents, recorded easements, total site area, and any other pertinent information as specified Section 17-27 of the City of Fort Pierce Code of Ordinances.
   Response: Certified ALTA survey is included with this submittal.

5. Update the site plan to reflect all impacted existing improvements (streetlights, palm trees, etc.) located with SR AIA and the proposed relocation these items.
   Response: All impacted existing improvements shown on demolition plan sheet CFG03.0

6. Relocate the northeastern detention area to the rear of the property as specified in the City of Fort Pierce Code of Ordinances Section 17-34(c).
   Response: The northeastern detention pond has been removed from the current plans. A conveyance swale has been added to pick up sheet flow and route to the rear dry detention pond.

7. Relocate all parking from within the limits of the 53.17' Access Easement in accordance with the requirements specified in the recorded agreement; refer to ORB 4185, Page 1545.
   Response: The easement language will be modified to included provisions for this parking, or the limits of the easement will be changed. A draft easement will be provided when it becomes available.

8. Provide a copy of the Auto-Turn analysis depicting the movements of a fuel tanker truck servicing the fuel tanks.
   Response: Auto turn analysis performed and provided on Turning Movements Plan, Sheet CFG16.0.

9. Provide a copy of the traffic report supporting the specified peak hour traffic as specified on the submitted Transportation Analysis. The report shall include information required under Section 22-217 for large-scale developments.
   Response: See included traffic study by Mackenzie dated April 19, 2019.

10. The site plan reflects a 15' utility easement along the north side of the parcel; is this existing or proposed and to whose benefit?
    Response: The easement is existing and corresponding reference to Official record is included on the latest survey, included with this submittal. See Sheet CFG02.0, Survey.

FORT PIERCE POLICE DEPARTMENT

1. Please consider moving the outdoor seating area further out (sliding the entire area towards the front of the building) to maximize the opportunity for natural surveillance of the fuel pumping area and general parking area by the users of that outdoor space.

   Response: Surveillance will be provided inside and outside the store with equipment for constant monitoring to minimize blind spots where criminal activity could occur. Please see included security camera exhibit.

FORT PIERCE UTILITIES AUTHORITY

1. FPUA W/WW Engineering: Approved

   Response: Thank you.

2. FPUA Electric & Gas Engineering: Approved - Both electric and fiber optic services are available to the site. Utility easement will be required for the propose FPUA facilities.

   Response: A utility easement will be prepared after utilities installation and provided prior to certificate of completion.

ST LUCIE COUNTY PLANNING DEPARTMENT

1. Please provide a Traffic Impact Report for the proposed development, inclusive of driveway analysis. Based upon the projected trip generation, access points, roadway level of set vice, turn lanes may be recommended. In review of the project size and type, ITE Use Code 960, Super Convenience Market/Gas Station, based upon the independent review variable of 1,000 sq. ft. GFA, the project is estimated to generate 4707 AADT, whereas much may be pass-by, however such analysis should be conducted. Based upon the proposed traffic generation, greater capacity for vehicle stacking (in an organized fashion) is encouraged to avoid back-up into Seaway Drive.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

2. The City of Fort Pierce in encouraged to conduct driveway analysis of the proposed adjustment, and corresponding adjustment pending to the west, including proposed driveway location(s), internal stacking/turn lanes, proximity of the cross access driveway to the eastern parcel to the property line, future driveway location foe the par eel to the west. Restoration of internal connection would provide HI residents access without placing an external trip onto the roadway.

   Response: See included traffic study by Mackenzie dated April 19, 2019.

3. What are the proposed hours of operation for this establishment? The previously approved project encompassed a neighborhood commercial use, whereas the proposal appears to be a general commercial use, increase intensity for the Planned Development, with adjacent residences. The original plan adopted placed the commercial building towards the right-of-way to provide enhancement urban design, as well as greater separation of the commercial operation from adjacent residential units. Limiting hours of operation may improve compatibility, especially with the relocated building(s).

   Response: The Cumberland Farms will be open 24 hours to the public.

4. Please consider a pedestrian connection between the proposed establishment and the development considered to the west.

   Response: Acknowledged.

5. Is the applicant providing a loading space/zone for deliveries of stock or fuel? The loading area is encouraged to be located outside of the front yard, but in an area which may minimize impacts to the adjacent residences.

   Response: Comment noted.

6. The proposed parallel parking spaces (27-30) appear' to conflict with the adjacent two-way driveway which reduces to a one-way exit, at the adjacent driveway. The spaces would cause movements against interior traffic flow.

   Response: Acknowledged.

7. The alignment of the project's drive-aisle approaching the joint drive and adjacent project's northern most row of parking appear to cause an unsafe condition, if vehicles seek to traverse across this full access driveway to enter the western project:

   Response: Acknowledged. The condition has been relayed to the adjacent developer for consideration.

8. The applicant is proposing a reduction in vehicular use area landscaping based upon "preserved trees" which were planted (required) as part of the PD. The trees are required and not pre-existing to the Planned Development, therefore should not be eligible. The landscape plan should be amended to reflect the required interior vehicular use area landscaping.

   Response: Landscape plan has been revised to exclude these preservation trees as part of that calculation. Required Vehicular use landscaping is now provided, see Landscape Plan, Sheet CFG08.0.

9. Please review clear vision areas as it pertains to proposed driveways, landscaping, etc.

   Response: Acknowledged.

If you require any additional information or have any questions, please contact me at (321) 775-6647 or Jeff.Lucas@atkinsglobal.com. We look forward to having a great project come to fruition.

Sincerely,



Jeff Lucas, P.E.
Senior Engineer/Project Manager, Civil

Fort Pierce Mayor & City Commission

Members

- Rufus J. Alexander, III, City Commissioner, District 1
- Jeremiah Johnson, City Commissioner, District 2
- Thomas K. Perona, City Commissioner District 2
- Reginald B. Sessions, City Commissioner, District 1

City Manager, Nick Mimms

Re: Five Determining Factors for the opposition to Cumberland Farms

- **Environmental Impact**
- **Decrease in Property Values**
- **Human Rights Act**
- **911**
- **FHA Determination**

1. Environmental Impact

Waters/gas emanating from the site i.e., “run off” of gas will be piped into our pond, not just running off into it. The long term environmental, health and safety implications cannot be overlooked.

(a) Potential Pollution from Gas Station Runoff
By: Bryce Franklin, Nate Braun, Jacob Monroe
7th of December, 2014

See: http://gsp.humboldt.edu/olm_2015/Courses/GSP_270_Online/PreviousClassProjects/2014_Fall/Potential%20Pollution%20from%20Gas%20Station%20Runoff.pdf

Excerpts from the above publication:
When putting gas in your car, drips from the nozzle can accumulate at the base of pumps at gas stations. Rainstorms will cause the gas to move along with the runoff. This runoff will lead to a water source that could potentially pollute the water and cause ecological damage.

While there has been no formal study that shows how much gas is lost in liquid form when fueling a vehicle (as droplets falling from the nozzle or dripping down from the fill spout on the vehicle), an estimation has been done. In a paper written by Raymond Sierra from Stanford University, he finds that approximately one liter of gasoline is wasted or lost as liquid runoff per every 15,000 gallons pumped. While that may not seem like a lot, when it is considered that "in 2013, about 134.51 billion gallons1 (or 3.20 billion barrels) of gasoline were consumed2 in the United States, a daily average of about 368.51 million gallons." (Department of Energy). Using Mr. Sierra's estimation, this means that roughly 24,567 liters are lost as runoff per day.

(b) Johns Hopkins Bloomberg School of Public Health. October 2014. **Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time.**

See: https://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html

Excerpts from the above publication:
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. A study by Markus Hilpert, PhD, a senior scientist in the Department of Environmental Health Sciences in the Johns Hopkins Bloomberg School of Public Health states; "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. "In a perfect world, it would be ideal to avoid chronic spills," "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 from storm water that may end up in natural bodies of water."

Patrick N. Breysse, PhD, a professor in the Department of Environmental Health Sciences, also wrote; “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.”

2. Decrease in Property Values

This study was presented in the “The Costal Business Journal” in the spring of 2013, a document of variability over 25 years in a coastal market. These studies document that when our water view is obstructed and in some cases completely obscured, property values plummet. This not only hurts us, but all of Hutchinson Island. Taking distance into account, the highest-quality view commanded a premium in the 2005-2007 period of about $102,000. If located 0.1 miles from the bay and a premium of $75,000 if located 2 miles away. By todays measures they will be even higher. The resulting losses will be shared by both the residents and the city.

3. Human Rights Act

Our contention in this case, the Planning Board before making any final rulings on this matter, should consider sections of the Human Rights Act, in particular Protocol 1, Article 1...This states that a person has the right to peaceful enjoyment, of all their possessions, which includes the home and other land. e.g. Harbour Isle Condo’s . Additionally, Article 8 of the Human Rights Act, states that a person has the substantive right to respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. This impacts, not only buildings 37, 38, 10 , 9, 1 that are in the immediate surroundings, all of Harbour Isle Condo’s and the two homes across the street at 940 and 936 Seaway Drive.

In respect of privacy, it may be worth citing the Human Rights Act 1998 in particular Protocol 1, Article 1, states that a person has the right to peaceful enjoyment of all their possessions, which includes the home and other land.

In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings. *Should residents of Fort Pierce except anything less?*

4. 911

If the tragedy of 911 hasn't shown us anything else, it has shown the airplanes flying into the Twin Towers turned into bombs, destroying over 3000 human lives and an untold amount of property destruction. That happened because the wings of the planes were something not-unlike the storage tanks that Cumberland Farms will install if approved. The wings stored over 1,000 gallons of fuel as does Cumberland Farms gas stations. Gas stations have at least two tanks (3 if they have diesel), typically with 5,000 to maybe 10,000 gallons. In some cases it could amount to storage of 30,000-40,000 gallons of a flammable liquid constituting a hazard.

5. Deeming the move a Hazard and Denial of FHA Insurance

Copied Monday August 12, 2019. FHA mandated statements. https://www.appraisalbuzz.com/the-latest-updates-to-sf-handbook-4000-1/
Peter Gillispie October 12, 2016

The latest enhancements to the Single Family Housing Policy Handbook 4000.1 (SF Handbook) have been published. These changes consist of technical changes for consistency and clarity as well as several policy updates. The SF Handbook was published to eliminate the need for mortgagees and other stakeholders in FHA transactions to search through multiple stand-alone policy documents. The following highlights the revisions to the SF Handbook pertaining to FHA appraisal reporting requirements.

Handbook Section/ Reference	Handbook Changes	Page Numbers
II.D.3.c.iii(C) (7) Stationary Storage Tanks	Revised language about stationary storage tanks and MPR/MPS	490

Revised Handbook Text Page 490:
“If the subject property line is located within 300 feet of an aboveground or subsurface stationary storage tank with a capacity of 1,000 gallons or more of flammable or explosive material, then the Property is ineligible for FHA insurance, and the Appraiser must notify the Mortgagee of the deficiency of MPR or MPS. This includes domestic and commercial uses as well as automotive service station tanks.”

Summary: Reinforced clarification regarding the ineligibility of properties within 300 feet of stationary storage tanks holding 1,000 or more gallons of flammable or explosive material.

- Conclusion: “The proposed development is a direct contravention of why properties were purchased at Harbour Isle. It does not respect local context and safety of street pattern for tractor and trailers, and trucks toting long boats that will try to negotiate safe entrance and/or egress of the station. Forget the thousands of cars that travel in that immediate area day in and day out. We alone have 912 units that constitute a potential 1,824 drivers committed to getting out of Harbour Isle and then returning home each and every day. That amounts to a potential 3,646 trips every day. When you consider how the two lane highway of Seaway Dr contributes to an unsafe entrance and/or egress of the station for those large tractor and trailers, you readily see it’s compounded by our own 3,646 trips every day.

- The scale of Cumberland Farms and proportions of surrounding buildings, put this proposal out of character of the area, to the detriment of Harbour Isle and the Beach across at Indian River. The aim should be for any development to result in a benefit in environmental and safety of surrounding areas.

The issues I presented are Documentary Evidence-i.e., real evidence-no innuendo, just facts that cannot be disputed or overlooked. All competent substantial evidence which establishes a substantial basis from which the fact at issue can reasonably be inferred. Including, fact or opinion evidence offered by experts on matters that requires specialized knowledge that is relevant to the issues to be decide.

If only one of the Five Determining Factors were to be taken into account, then by any Reasonable Mans Standard, denying owners a mortgage puts them at an unfair advantage to one who is mortgaged approved. No other criteria needs come into play.

This body must not disregard a Federal Agency’s determination, especially when that Federal Agency determines an imminent hazard is in-place.

Potential Pollution from Gas Station Runoff

By: Bryce Franklin, Nate Braun, Jacob Monroe

7th of December, 2014

Introduction

When putting gas in your car, drips from the nozzle can accumulate at the base of pumps at gas stations. Rainstorms will cause the gas to move along with the runoff. This runoff will lead to a water source that could potentially pollute the water and cause ecological damage. The distance from the gas station to the water body will show which gas stations have the highest potential to cause pollution.

While there has been no formal study that shows how much gas is lost in liquid form when fueling a vehicle (as droplets falling from the nozzle or dripping down from the fill spout on the vehicle), an estimation has been done. In a paper written by Raymond Sierra from Stanford University, he finds that approximately one liter of gasoline is wasted or lost as liquid runoff per every 15,000 gallons pumped. While that may not seem like a lot, when it is considered that “in 2013, about 134.51 billion gallons1 (or 3.20 billion barrels) of gasoline were consumed2 in the United States, a daily average of about 368.51 million gallons.” (Department of Energy). Using Mr. Sierra’s estimation, this means that roughly 24,567 liters are lost as runoff per day. The following report shows the potential for runoff from gas stations in Arcata to reach and pollute local waterways.

Methods

Acquiring the necessary data, stream and gas station location, was the first step. Once this data was imported to ArcMap and geo-referenced we added a basemap to show the layout of Arcata. We then created a new shapefile for the locations of all the local gas stations in the area. A buffer was created at 75 meters around all of the streams. We then created buffers around all the gas stations at 75, 150, and 300 meters. These are our high, medium, and low risk parameters respectively. The intersect tool was then used to find where the buffer zones for the gas station and the buffer zone for the streams intersect. The final step was making the map attractive to the viewer.

Results

We found that there are ten gas stations throughout Arcata. Eight of them are within range of streams with at least a low risk of polluting the water body. Of the eight stations, three of them have a medium pollution risk factor and two have a high risk of polluting a local waterway.

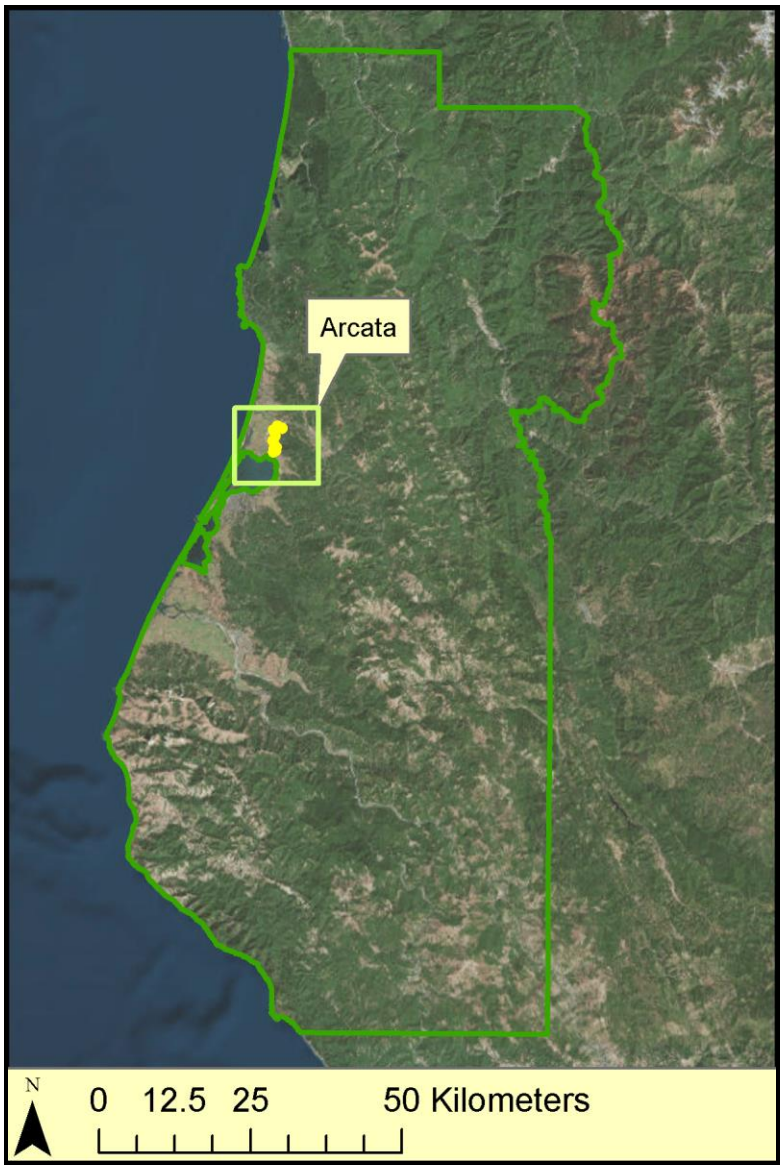


Figure 1. Analysis area within Humboldt County

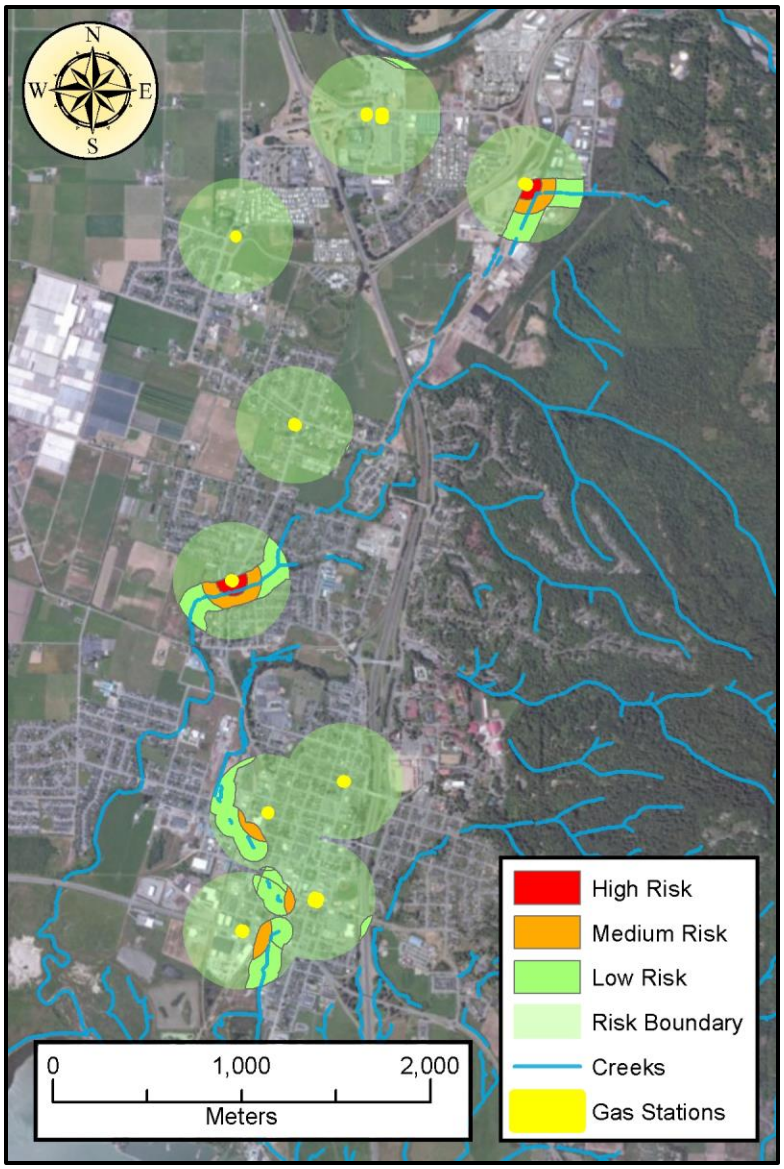


Figure 2. Potential risk of gas pollution due to run off.

Conclusion

There are two gas stations with a high risk for pollution nearby water resources. These are the Renner Petroleum gas station at 5000 W End Road and a 76 gas station at 2205 Alliance Road. Both of these stations sit extremely close to the riparian areas surrounding the waterways. The sites should be monitored for inadvertent gas runoff because of the increased potential for polluting the water. The riparian areas nearby should also be inspected for contamination. It may prove beneficial to do additional research on the effects of topography on the potential for waterway contamination by gas runoff not only for these two sites, but also for all areas with the potential for pollution by gas runoff.

Sources

Data was acquired from Humboldt County's GIS data website and the City of Arcata's GIS portal. ESRI also provided the base map on which the data was layered onto.

Sierra, Raymond. "Drops at the Pump." Stanford University, 24 Oct. 2010. Web. 04 Dec. 2014. <http://large.stanford.edu/courses/2010/ph240/sierra1/>.

U.S. Energy Information Administration - EIA - Independent Statistics and Analysis." How Much Gasoline Does the United States Consume? U.S. Department of Energy, 13 May 2014. Web. 04 Dec. 2014. http://www.eia.gov/tools/faqs/faq.cfm?id=23&t=10

Acknowledgements

A special thanks goes out to Nick Ramirez for his outstanding teaching and support. This project would not have been successful without him. He will live on in our hearts long after we have graduated and departed his realm.

October 9, 2014

Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time, Johns Hopkins Finds

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 September 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 Dr. Markus Hilpert, 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, Dr. 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.

To learn more: **http://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html**

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THE VALUE OF A WATER VIEW: VARIABILITY OVER 25 YEARS IN A COASTAL HOUSING MARKET

Julia L. Hansen, Western Washington University
Earl D. Benson, Western Washington University

ABSTRACT

Given a relatively inelastic supply of locations with coastal water views, the price of a water view is likely to rise during housing market upturns and fall during downturns. Using 25 years of data and more than 20,000 home sales for Bellingham, Washington, this study uses the hedonic methodology to estimate water view premiums over different phases of the housing cycle. Views are differentiated both by scope and by distance from the water. Results show real dollar premiums associated with water views move with the housing cycle, rising when housing demand and overall market prices increase and falling when the overall price of housing declines. In addition, the relative value of a view fluctuates as well.

INTRODUCTION

The value of a residential "view" has been well-documented in numerous studies over the past 15 years or so. Water views in particular have been found to add significantly to the sales price of a single-family home. While earlier research used a generic definition of view, classifying all properties as "view" or "no view", recent studies have examined several dimensions of the view amenity, including view scope (degree of obstruction by buildings or trees) and distance from the water. When views are differentiated by scope and distance, view premiums are found to increase with the scope of the view and decrease with distance from the water (see, for example, Benson et al., 1998 and Bourassa et al., 2004).

With few exceptions, previous studies have estimated view values in a particular market over a relatively short period of time. An interesting question concerns what happens to view premiums over a longer period of time. Theory suggests that prices of housing attributes with relatively inelastic supply are likely to change over time in response to changing demand. Because the supply of land with view potential is limited, the "quantity" of lots with water views cannot rise significantly in response to rising prices. In that case, the implicit price of a view would be expected to rise and fall with the cyclical variation in home prices. What is less clear is what might happen to the relative value of a view over time, where relative value is the view premium as a percentage of home value. Is this relative premium roughly constant over time or should we expect it to fluctuate, as well, with home values?

Unlike previous studies that use a much more limited database, this study examines a 25-year period (that includes two complete housing cycles) and more than 20,000 transactions. The hedonic methodology is used to estimate real prices of water views in Bellingham, WA, for the period 1984-2009. In this coastal market, properties with water views comprised 21 percent of

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all single-family transactions during this period. Author-collected view data distinguishes between type of water view (ocean or lake) and scope of view, ranging from full, unobstructed views to partial views. In addition, ocean views are differentiated by distance from the water. Results suggest that view premiums can vary substantially over time, both in terms of the dollar premium (as measured by the inflation-adjusted implicit price), and in relative terms (as measured by the percentage of sales price).

The following section provides a review of the recent literature on the value of view amenities. Data and local housing market cycles are described in Section III. Section IV presents results of hedonic modeling when views are differentiated by type and scope, while Section V presents results when view/distance interaction variables are included for ocean views. A final section provides a summary and conclusions.

PREVIOUS RESEARCH

Prior to 1997, research on single-family view premiums used simple binary (0-1) definitions of view, and most did not incorporate distance (see Benson et al. (1998) and Bourassa et al. (2004) for a thorough review of these early studies). Later studies have incorporated more complex measures that include interactive measures of view and distance and incorporate geographic information systems (GIS) and other objective measurement techniques. These studies are discussed in detail below.

An early study that used both view and distance as independent variables in a hedonic pricing model was done by Milton et al. (1984), who analyze sales prices of vacant parcels near Florida's Apalachicola Bay. Independent variables include distance from the Gulf and a dummy variable for view/no view. Using three different locations around the bay, they find that distance and view are both important determinants of parcel value. Other studies, focusing on lake views, include Smith (1994), Lansford and Jones (1995), and Doss and Taff (1996). All three studies find that lake view adds significant value and distance from the lake reduces the value of homes, with the first two studies looking at sales prices and the third study using assessed values. None of these earlier papers attempt to interact distance with view.

Starting with a study of the housing market in Point Roberts, Washington, (an area for which no land link exists from the U.S. and if traveling by car one must enter from Canada), the definition of a view was expanded beyond the binary definition of earlier studies to include the scope and quality of the view (Benson at al., 1997). The authors personally collected view data for 397 residential properties, by visiting each property and classifying views into four categories--ocean frontage, unobstructed ocean view, partial ocean view and no view. Personal inspection was judged to be the best way to assess the impact of obstructions such as buildings or trees. Estimated view premiums for the three categories are 147 percent, 32 percent, and 10 percent, respectively, relative to "no view" home sales. No distance variables were included.

The first paper to investigate the complexities of view and distance was Benson et al. (1998). A database was constructed that contained 7,305 single-family homes sold in

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Bellingham, Washington, over the period 1984-1993. View data was collected by the authors by personally conducting a site visit for each view property. Views were classified into mountain, lake, and "ocean" views (views of Bellingham Bay). Ocean views were further classified into four quality categories ranging from unobstructed ocean view to poor partial ocean view. Distance from the water was calculated for each view property, using GIS software. Interaction variables for each of the four ocean views with distance from the water were also calculated. Hedonic estimation results yield view premiums that increase with the scope of an ocean view. For the year 1993, premiums range from 8 percent for a poor partial ocean view to 60 percent for an unobstructed ocean view. Lake frontage is found to add 127 percent to value. The view premium for all ocean view scopes is found to fall significantly with distance from the water. Again for the year 1993, estimated view premiums for properties 0.1 miles from the bay were 68, 56, 37, and 26 percent respectively for the four view categories in declining order of quality; one mile from the bay, the view premiums were 45, 30, 28, and 12 percent, respectively, for the four categories.

The same study (Benson et al., 1998) was also the first to estimate view values over time. Results show that view premiums in percentage terms rose during the late 1980s, a period of growing demand and rising prices in the local market. For example, the percentage impact of an unobstructed ocean view (not controlling for distance) rose from 50% in 1984 and 1986 to roughly 60% from 1988 to 1993. During a period in which overall house prices are rising faster than the rate of inflation, even a constant percentage view premium implies an increase in the real price of a view. When the percentage premium is rising, that implies an even larger increase in the real view price. Thus findings of this study are consistent with the theory that prices of housing attributes with a relatively inelastic supply, such as view amenities, are likely to move with the housing cycle. During the same time period (1984-93), estimated elasticities for dwelling square footage remained relatively constant.

In a follow-up study, Benson et al. (2000) use the same Bellingham, WA, database as described above but focus on 1991-1993, a period of time in which the local market was relatively stable. They show that pooling the data for the three-year period yields estimates of view premiums that are similar to the individual year estimates. Given the likelihood of changing view values over the housing cycle, however, pooling is not likely to be appropriate for long periods of time.

Studies by Seiler et al. (2001) and Bond et al. (2002) examine the value of views of Lake Erie in Cuyahoga County, OH. Both studies used a simple dummy variable for view. The 2001 study of 1,172 homes showed that assessed values were $115,000 higher (a 56 percent premium) for view properties in 1998. Using a database of 190 home sales the 2002 study showed that sales prices during the 1998 to 2000 period were $256,545 higher (a 90 percent premium) for view properties. Neither study incorporated variables measuring distance from the water.

Bourassa et al. (2004) examine 4,814 real estate transactions in Auckland, New Zealand. Their explanatory variables include several dimensions of the view amenity including type and scope of view, and distance from the coast. They also include variables to capture the

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"appearance" of the surrounding area, the quality of landscaping in the neighborhood, and average quality of structures in the neighborhood. Hedonic regression estimates suggest that a wide view at the coast provides a 59 percent premium over properties having no view, while a medium scope view and a narrow view yield premiums of 33 and 4 percent, respectively. At a distance of 100 meters from the coast, the view premiums are 18, 13, and 10 percent, respectively. The study shows that the view amenity (or aesthetic externalities as they call them) is multidimensional.

In another paper using transactions for coastal New Zealand, Bourassa et al. (2005) examine view values over time (1986-1996) in three cities: Auckland, Christchurch, and Wellington. Using housing attribute data that includes a binary variable for water view and a variable measuring distance from the coast, the authors estimate a hedonic model for each of eleven years for each city. Estimated percentage price impacts suggest that the premium for a water view varies over time, as well as across cities. When evaluated at the real mean sales price, estimated percentage impacts imply real prices for water views that move roughly with the local housing cycle, at least for Auckland and Christchurch. View premiums are found to be inversely related to the scarcity of views across cities, lowest in Wellington, the city with the fewest water views, and highest in Christchurch, the city with the most water views. Like Benson et al. (1998), this study finds elasticities for dwelling square footage ("floor space") to be highly stable over time. Because the paper does not report complete regression equation estimates or tests of significance for estimated coefficients, it is somewhat difficult to interpret the results, or to compare with other studies.

Samarasinghe and Sharp (2008) also focus on view values in Auckland, New Zealand, using a database of 2,531 home sales in 2004. Estimation of a hedonic model yields results similar to previous studies that differentiate water views by scope, and that interact view with distance from the water. The effect of distance is found to be greatest for properties with the widest scope of water view. Wide scope water views are found to increases sales price by roughly 44 percent at the coastline. In this study, the authors attempt to control for neighborhood quality by including socioeconomic variables, finding that homes sell for higher prices in neighborhoods with a higher percentage of European ethnic groups, and lower prices in neighborhoods with family income below $50,000(NZ).

Filippova (2009) examines whether water view premiums vary across housing submarkets. Using data for over 53,000 home sales from 2004 to 2006 in Auckland, New Zealand, the author uses a spatial definition of submarkets, dividing the Auckland region into geographic areas of 3,000-5,000 people. To focus on the effect of socioeconomic factors on view premiums, only those submarkets with similar water view scarcities are included in the hedonic analysis. Several view variables are included in the estimation, based on scope of view and distance from the water. The impact of view on sales price was found to vary in the expected way based on scope and distance, and also to vary significantly from one submarket to another. For example, for the region as a whole a wide water view 500 meters from the coast is found to add 18 percent to value; when estimated for submarkets, however, the premium varies from 5 to 54 percent.

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Results suggest that differences in view premiums across submarkets are associated with differences in household socioeconomic characteristics.

Shultz and Smith (2008) examine the value of views of manmade lakes in Omaha using a sample of 1298 home sales from 2000 to 2006. They find that view premiums are between 7.6 and 8.3 percent. Interestingly they find that multiple listing service data underestimates the number of view properties by 79 percent, that GIS frontage calculations overestimate the number by 42 percent, and that GIS viewshed analyses overestimated the number by about 0.5 percent. In order to correct the GIS viewshed data, they conducted site visits to take into account view obstructions.

Bin, et al. (2008) measure a home's view as the number of degrees of view (maximum = 180), using LIDAR (Light Detection and Ranging) data, in their study of coastal views and flood hazard risk in North Carolina. The LIDAR technique makes it possible to account for obstructions to view from buildings and trees, using a continuous view measure which uses GIS measures that are "objective" and replicable. In examining 1,075 home sales from 1995 to 2002, they estimate that "willingness to pay" increases at a rate of $995 per degree of view (or about $179,000 for a 180 degree water view at the coast) in 2002 dollars. The $179,000 is roughly 60 percent of the average selling price of $298,000. Unfortunately, we cannot calculate the percent impact of a view home relative to a no view home because of insufficient information provided.

Morgan and Hamilton (2011) examine Pensacola Beach, Florida, home sales from 1998 to 2007 using a similar methodology to that of Bin et al. (2008). They find the marginal willingness-to-pay is $1,228 per degree of viewshed (about $221,000 for a 180 degree water view) in 2007 dollars, when the average sales price was $559,000. The $221,000 is about 40 percent of the average selling price.

Baranzini and Schaerer (2011) use GIS techniques to develop three-dimensional view variables. For water views, they create a continuous variable that measures the number of hectares of "water-covered areas" that can be seen from individual apartments in apartment buildings in Geneva, Switzerland. They examine the rents on 12,932 apartment units in 2005, with the average rent being CHF 1,122. The model combines a topographical land profile with a "surface numerical model", that takes into account heights of all objects, including buildings and trees. They find that dwellings with the maximum view of water-covered areas (88 hectares) rent for 57 percent more than a dwelling with no water view.

Hindsley, et al. (2012) use LIDAR data and GIS techniques to create three-dimensional view variables for 1,081 home sales in Pinellas County, Florida. Four continuous variables measuring Gulf of Mexico views are constructed. In measuring view scope, both natural and man-made obstructions are taken into account, including structures, sand dunes, trees and other vegetation. They estimate a marginal view scope value of $1,300 per degree of water view (about $234,000 for a 180 degree water view). This represents about 49% of the average home sales price of $475,400.

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Finally, Wallner (2012) uses GIS techniques to develop four view measures for a database of 24,491 Sydney, Australia home sales in 2008. Using a continuous variable for water views that measures the number of square kilometers of visible water surface area, the average water view is found to add 6.8 to 12.7% to a property's value. Water views in the top 5th percentile are found to increase property values 18.2 to 34.7%. For an angular diameter measure of water views, the maximum water view adds 59.4 to 107.0% to value. Compared to a binary (0-1) view variable for the same sample, the GIS measures improve out-of-sample prediction accuracy. As pointed out by the author, however, GIS measures cannot identify trees, telephone poles and other "idiosyncrasies" that can only be captured with an on-site inspection of a property.

In sum, these studies tend to show that "world-class" water view premiums for homes that are near the coastline tend to be about 45 to 70 percent, relative to no view homes; and premiums for waterfront homes tend to be 125 to 150 percent (though these premiums reflect more than "view" since these properties have direct access to water, often with a dock). This contrasts with "lake view" homes in Omaha that have 8 percent premiums. As discussed above, only two studies have examined the movement of view premiums over time -- Benson et al. (1998) for the period 1984-1993 in Bellingham, WA., and Bourassa et al. (2005) for the period 1986-1996 in Auckland, Christchurch and Wellington, New Zealand – and none have incorporated the most recent housing cycle. This paper estimates water view premiums over a 25-year period, including the housing boom and bust of the 2000s.

DATA AND LOCAL MARKET HOUSING CYCLES

Data

To conduct the analysis of view values, this study uses data for single-family home transactions in Bellingham, Washington for the period January 1984 through July 2009. Databases obtained from the Whatcom County Assessor included a total of 29,854 transactions. After removal of invalid and/or inappropriate transactions, the sample size is 20,883. Transactions were removed for the following reasons: 1) transaction prices were identified as possibly not reflecting market prices because the sale was between family members, the property was a foreclosure sale, or the property was sold to a relocation firm 2) transaction prices represented multiple property sales 3) the transaction was a lot-only sale, 4) the transaction was a duplicate of another transaction for the same property on the same date, 5) the property was remodeled after the transaction date, and 6) data for the transaction was missing or in error, such as an invalid sales date, no year built information, or the number of bathrooms coded as zero.

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Bellingham is the central city of a small metropolitan area in the northwest corner of the contiguous U.S. It is located 90 miles north of Seattle and 45 miles south of Vancouver, British Columbia. The city is particularly well-suited for a view study given the prevalence of water views and the diversity of view quality caused by hills and trees. The market is small enough that the authors were able to collect view information by personal inspection of all properties in the sample that could potentially have a water view. These were properties in neighborhoods located either on the water, or on hills facing the water. Personal inspection was the best method to ensure accurate view classifications. To determine the view from the main living area, properties were inspected from street level, and from above and along the side where possible and when necessary. This fieldwork was conducted in August and September, 1995, in August 2004 and in July and August, 2009. During the most recent inspection of view properties, the authors also updated view classifications for some of the properties already in the sample. Most of the view neighborhoods in Bellingham are established neighborhoods, in which virtually no new construction has occurred. However, view classifications for a few properties were changed due to the growth of trees.

View properties are classified by type of water view – ocean view (a view of Bellingham Bay) or lake view (a view of Lake Whatcom). Ocean views are further subdivided into four quality levels ranging from full ocean view to poor partial ocean view. Generally speaking, the quality of ocean views was determined based on the degree of obstruction, with more obstructed views judged to be lower quality. While there are no true oceanfront properties in Bellingham due to the existence of a railroad right-of-way along the water, there are a number of lakefront properties. Lake view properties are classified into three quality categories – lakefront, full lake view and partial lake view. The following vector of view dummy variables was created:

OCEANVIEW1 = 1 if the home has a full (unobstructed) view of Bellingham Bay, else 0,
OCEANVIEW2 = 1 if the home has a superior partial bay view (some obstruction by buildings, trees, etc., up to 30% obstruction), else 0,
OCEANVIEW3 = 1 if the home has a good partial bay view (significant obstructions, from 30% to 60% obstruction), else 0,
OCEANVIEW4 = 1 if the home has a poor partial bay view (some water could be seen, more than 60% obstruction), else 0,
LAKEFRONT = 1 if the home has a lake view from lakefront property, else 0,
LAKEVIEW1 = 1 if the home has a full lake view from non-lakefront property, else 0, and
LAKEVIEW2 = 1 if the home has a partial lake view from non-lakefront property, else 0,

with the omitted category containing homes with no water view.

Table 1 provides definitions of variables, and descriptive statistics are shown in Table 2. Property characteristics data were obtained from the Whatcom County Assessor; these data are supplemented by distance from Bellingham Bay and neighborhood variables provided for our sample by the City of Bellingham. For the full 25½-year sample, the average property is approximately 43 years old at the time of sale, and the mean square footage is 1479, excluding finished and unfinished basement. Properties with water views comprise 21.2 percent of all

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transactions. As shown in Table 2, 5.0 percent of transactions were for houses with an unobstructed ocean view, 2.6 percent were for houses with a superior partial ocean view, and 4.0 percent and 6.2 percent for houses with a good or poor partial ocean view, respectively. An additional 0.5 percent of transactions were for lakefront property, 0.6 percent for full lake view property, and 2.3 percent for partial lake view property. The set of explanatory variables for the hedonic model includes dummy variables for 20 neighborhoods, as defined by Bellingham city government. Neighborhood dummy variables are included to control for unobserved locational factors that affect housing prices; such factors may include socioeconomic characteristics of neighborhood households.

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Table 1. Variable Definitions

Variable Name	Definition
PRICE	Sales price of house (2009 dollars)
AGE	Year of sale minus the year house was built
REMODEL	Dummy variable (1if house remodeled since 1960, otherwise 0)
SQFT	House square feet (above grade)
FBASEM_SF	Finished basement square feet
UFBASEM_SF	Unfinished basement square feet
GARAGE_SF	Garage square feet
CARPORT_SF	Carport square feet
DECK_SF	Deck square feet
PATIO_SF	Patio square feet
BEDRMS	Number of bedrooms
BATHS	Number of bathrooms
QUALITY1	Dummy variable (1 if quality given a well above average assessor rating of 5 or 6 on a 1-6 scale; otherwise 0)
QUALITY2	Dummy variable (1 if quality given an above average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY3	Dummy variable (1 if quality given an average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY4	Dummy variable (1 if quality given a below average assessor rating of 2 on a 1-6 scale; otherwise 0)
QUALITY5	Dummy variable (1 if quality given a below average assessor rating of 1 on a 1-6 scale; otherwise 0)
QUALITY+	Dummy variable (1 if house given an additional quality classification of plus, otherwise zero)
QUALITY-	Dummy variable (1 if house given an additional quality classification of minus, otherwise zero)
CONDITION1	Dummy variable (1 if condition given an above average assessor rating of 4, 5 or 6 on a 1-6 scale, otherwise zero)
CONDTION2	Dummy variable (1 if condition given an average assessor rating of 3 on a 1-6 scale, otherwise zero)
CONDITION3	Dummy variable (1 if condition given a below average assessor rating of 1 or 2 on a 1-6 scale, otherwise zero)
OCEANVIEW1	Dummy variable (1 if house has an unobstructed view of Bellingham Bay; if not, 0)
OCEANVIEW2	Dummy variable (1 if house has a superior partial bay view (up to 30% obstruction); if not, 0)
OCEANVIEW3	Dummy variable (1 if house has a good partial bay view (30 to 60% obstruction) ; if not, 0)
OCEANVIEW4	Dummy variable (1 if house has a poor partial bay view (more than 60% obstruction); if not, 0)
LAKEFRONT	Dummy variable (1 if property fronts on Lake Whatcom; if not, 0)
LAKEVIEW1	Dummy variable (1 if house has an unobstructed Lake Whatcom view from non-lakefront property; if not, 0)
LAKEVIEW2	Dummy variable (1 if house has a partial Lake Whatcom view from non-lakefront property; if not, 0)
DBAY	Shortest distance in miles from Bellingham Bay
N1….N20	Dummy variables for 21 neighborhoods (defined by City of Bellingham). The omitted neighborhood is Roosevelt.
Y1985 … Y2004	Dummy variable (1 if house sold in that year, otherwise 0)

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Table 2. Summary Statistics of Sample Variables (n=20883)

Continuous variables:	Mean	Std. Dev.	Min.	Max.	*Dummy Variables*:*	Mean	n
PRICE (2009$)	$229,530	$131,318	$31,048	$2,088,670	REMODEL	0.061	1273
AGE	43	36	0	123	QUALITY1	0.004	92
SQFT	1479	566	368	6585	QUALITY2	0.101	2105
FBASEMT_SF	128	354	0	3344	QUALITY3	0.610	12736
UBASEM_SF	142	310	0	2710	QUALITY4	0.281	5868
GARAGE_SF	319	254	0	1890	QUALITY5	0.003	82
CARPORT_SF	26	101	0	1664	QUALITY+	0.290	6066
DECK_SF	118	188	0	1690	QUALITY-	0.184	3848
PATIO_SF	69	168	0	3840	CONDITION1	0.497	10375
BEDRMS	2.89	0.81	1	8	CONDITION2	0.401	8368
BATHS	1.76	0.73	1	6	CONDITION3	0.102	2140
DBAY (miles)	1.44	0.95	0.02	4.06	OCEANVIEW1	0.050	1053
					OCEANVIEW2	0.026	548
					OCEANVIEW3	0.040	828
					OCEANVIEW4	0.062	1294
					LAKEFRONT	0.005	94
					LAKEVIEW	0.006	134
					LAKEVIEW2	0.023	475

*Dummy variable means give the proportion of sample transactions with this attribute.

Pairwise correlations between explanatory variables are generally small; the only exceptions are the correlations between total square footage and the number of bathrooms, and total square footage and the number of bedrooms (correlation coefficients of 0.70 and 0.66, respectively). Of particular interest given our focus on views, pairwise correlations between each of the view dummy variables and the other explanatory variables are very small, with only one above 0.36. Computation of variance inflation factors for all explanatory variables results in very low values for the view variables (between 1.2 and 1.6) and values less than 4 for all variables except for "dbay", leading us to conclude that multicollinearity is not a problem for our sample.

Local Market Housing Cycles

The first step in the empirical analysis is an examination of housing price cycles in the local market. In order to identify the movement of housing prices over time, we pooled our 25 ½ years of data and used it to construct a real hedonic price index. (The specification for the

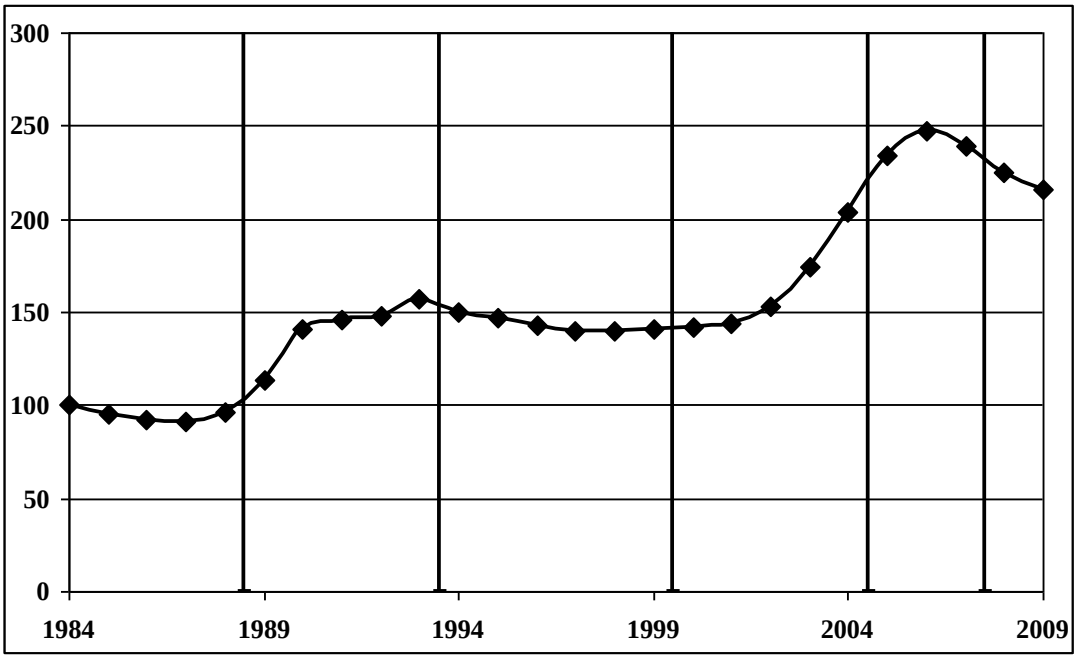
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pooled hedonic model is identical to the specification used in Model 1 (shown in Table 3 below), with dummy variables for each year of the sample after 1984. The dependent variable is the natural log of the sales price adjusted for inflation using the Seattle CPI-U. Hedonic price index values are computed as exp(β)*100, where β is the estimated coefficient on the year dummy variable.) This index, illustrated in Figure 1, provides a measure of the inflation-adjusted constant-quality house price. As shown in the figure, the Bellingham single-family market experienced two housing price cycles during the period of our data. Real prices rose substantially during the period 1988-1993 (about 62 percent), then fell slightly from 1994-1999 (about 6 percent). For the more recent cycle, the index peaks in 2006 at a level about 74 percent higher than the 2000 level. It should be noted that the time period for this study does not capture the entire recent cycle, as the downturn did not end in 2009. (As of 1st quarter 2011, the FHFA repeat sales price index for the Bellingham MSA continued to fall.)

Figure 1. Real Hedonic House Price Index, Bellingham



For purposes of examining how the value of a view varies with the housing cycle, we identify six time periods over which to create pooled subsamples of our data. The time periods are chosen to represent phases of the local housing cycle, as indicated by the movement of real prices in Figure 1. Shown by vertical bars in the figure, the six time periods are as follows:

Time Period	Years	House Price Movement
1	1984-1988	Stable/slight decline

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2	1989-1993	Rising
3	1994-1999	Stable/slight decline
4	2000-2004	Rising
5	2005-2007	Peaking
6	2008-2009	Falling

If the price of a view moves with the real estate cycle as hypothesized, we would expect view prices measured in real terms to rise in Period 2, fall in Period 3, then rise again in Period 4, following by a peak in Period 5, and a decline in Period 6. To estimate the real price of different views, we estimate a hedonic housing price model for each of the six time periods. With the dependent variable given by the log of the real sales price (see below), the coefficients on view dummy variables yield the percentage impact of a particular view type. An estimate of the real dollar price of a view can then be obtained by multiplying the percentage impact by the mean real sales price for the time period.

HEDONIC MODEL 1: THE VALUE OF WATER VIEWS OVER TIME

A hedonic pricing model is used to estimate the value of water views in the Bellingham single-family housing market. Theory gives little guidance with respect to the appropriate functional form for the hedonic model. A maximum-likelihood Box-Cox hedonic model is an attractive choice, as it provides a flexible functional form. However, a Box-Cox model has the disadvantage of not allowing for continuous variables with zero values (and thus does not allow the use of view/distance interaction variables used below in Model 2). Given this disadvantage, and given that previous estimation of a Box-Cox hedonic model for this market yielded results very similar those obtained from a log-linear model (Benson et al., 1998), we chose the log-linear model. The following model is estimated:

$$\ln(P_i) = \alpha + \sum_{j=1}^{n} \beta_j X_{ji} + \sum_{k=1}^{m} \gamma_k Z_{ki} + e_i$$

where ln(*P*) is the natural log of price of property *i*, *X* is a vector of the natural logs of *j* property characteristics such as age and square footage, and *Z* is a vector of dummy variables, including dummy variables for sale year and neighborhood.

To test the hypothesis that water views add significantly to value, our first hedonic model (Model 1) includes dummy variables for ocean and lake views. In the next section of the paper, additional variables are added to test the hypothesis that view values vary with distance. Estimation results for Model 1, which is estimated for all six time periods using ordinary least squares, are shown in Table 3.

Most of the variables describing property characteristics are significant, with the expected sign. Sales prices are higher, the newer the house, the better the quality and condition, and the greater the above-grade square footage, as well as the greater the basement square footage, garage square footage, etc. A variable measuring distance from Bellingham Bay is negative and significant, but the magnitude is very small. With only two exceptions, estimated coefficients

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for the water view variables are positive and significant at the 1% level in all time periods. Coefficients not significantly different from zero are the coefficient on poor partial ocean view in the 1984-88 time period, and the coefficient on unobstructed lake view in the 2008-09 period.

Table 3. Hedonic Regression Results, Model 1
Dependent variable is ln(P)

	Time Period					
	1984-88	**1989-93**	**1994-99**	**2000-04**	**2005-07**	**2008-09**
C	8.9002 [a]	8.8817 [a]	9.5373 [a]	9.3565 [a]	9.8154 [a]	9.7007 [a]
ln(AGE)	-0.0612 [a]	-0.0218 [a]	-0.0124 [a]	-0.0116 [a]	-0.0013 [a]	0.0144 [a]
REMODEL	0.0921 [a]	0.0461 [a]	0.0224 [a]	0.0070	0.0167	0.0346 [c]
ln(SQFT)	0.3952 [a]	0.3991 [a]	0.3484 [a]	0.3589 [a]	0.3635 [a]	0.3556 [a]
ln(FBASEM_SF)	0.0227 [a]	0.0178 [a]	0.0174 [a]	0.0209 [a]	0.0184 [a]	0.0216 [a]
ln(UBASEM_SF)	0.0103 [a]	0.0082 [a]	0.0060 [a]	0.0078 [a]	0.0056 [a]	0.0065 [a]
ln(GARAGE_SF)	0.0142 [a]	0.0109 [a]	0.0098 [a]	0.0086 [a]	0.0072 [a]	0.0073 [a]
ln(CARPORT_SF)	0.0106 [a]	0.0084 [a]	0.0057 [a]	0.0030 [a]	0.0042 [a]	-0.0011
ln(DECK_SF)	0.0060 [a]	0.0049 [a]	0.0046 [a]	0.0040 [a]	0.0048 [a]	0.0052
ln(PATIO_SF)	0.0099 [a]	0.0039 [a]	0.0038 [a]	0.0043 [a]	0.0033 [a]	0.0031
ln(BEDRMS)	0.0000	0.0064	0.0247 [b]	0.0170	0.0139	0.0169
ln(BATHS)	0.06912 [a]	0.0513 [a]	0.0335 [a]	0.0250 [a]	0.0119	0.0218
QUALITY1	0.4555 [a]	0.2696 [a]	0.4457 [a]	0.4348 [a]	0.3942 [a]	0.5195 [a]
QUALITY2	0.2614 [a]	0.2049 [a]	0.2830 [a]	0.2583 [a]	0.2755 [a]	0.26546 [a]
QUALITY4	-0.1290 [a]	-0.1209 [a]	-0.1566 [a]	-0.1344 [a]	-0.1310 [a]	-0.1289 [a]
QUALITY5	-0.2127 [a]	-0.3058 [a]	-0.3668 [a]	-0.2873 [a]	-0.1469 [a]	-0.0957
QUALITY+	0.0811 [a]	0.0780 [a]	0.0790 [a]	0.0735 [a]	0.0815 [a]	0.0667 [a]
QUALITY-	-0.0428 [a]	-0.0497 [a]	-0.0749 [a]	-0.0697 [a]	-0.0434 [a]	-0.0417 [a]
CONDITION1	0.0401 [a]	0.0678 [a]	0.0477 [a]	0.0609 [a]	0.0417 [a]	0.0535 [a]
CONDITION3	-0.0610 [a]	-0.1057 [a]	-0.0782 [a]	-0.0777 [a]	-0.0286 [a]	-0.0329
OCEANVIEW1	0.2436 [a]	0.2743 [a]	0.1904 [a]	0.2042 [a]	0.2114 [a]	0.1738 [a]
OCEANVIEW2	0.1034 [a]	0.1949 [a]	0.1316 [a]	0.1327 [a]	0.1703 [a]	0.1226 [a]
OCEANVIEW3	0.0842 [a]	0.1442 [a]	0.0660 [a]	0.0976 [a]	0.1124 [a]	0.0864 [a]
OCEANVIEW4	0.0049	0.0468 [a]	0.0435 [a]	0.0612 [a]	0.0648 [a]	0.0733 [a]
LAKEFRONT	0.6373 [a]	0.7419 [a]	0.5465 [a]	0.6286 [a]	0.6827 [a]	0.7755 [a]
LAKEVIEW1	0.1923 [a]	0.2490 [a]	0.1145 [a]	0.1326 [a]	0.2165 [a]	0.0475
LAKEVIEW2	0.0921 [a]	0.1147 [a]	0.0370 [a]	0.0467 [a]	0.0826 [a]	0.0848 [a]
ln(DBAY)	-0.0368 [a]	-0.0305 [a]	-0.0201 [a]	-0.0343 [a]	-0.0890 [a]	-0.0222
Edgemoor	0.2621 [a]	0.2956 [a]	0.2533 [a]	0.3177 [a]	0.2562 [a]	0.4219 [a]
South Hill	0.1257 [a]	0.1770 [a]	0.1276 [a]	0.2429 [a]	0.1265 [a]	0.3160 [a]
R-squared	0.8603	0.8633	0.8626	0.8648	0.8205	0.8427
Adjusted R-sq.	0.8579	0.8613	0.8612	0.8635	0.8174	0.8346
S.E. of regression	0.1788	0.1841	0.1416	0.1547	0.1539	0.1455
n	2851	3441	5099	5534	2951	1007

[a]Significant at the 1% level; [b]significant at the 5% level; [c]significant at the 10% level. Estimated coefficients for year dummy variables and neighborhood dummy variables other than Edgemoor and South Hill are not shown.

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Table 4 shows percentage impacts of views on sales price, (computed as $100*(e^{\beta}-1)$, where β is the estimated coefficient), along with real prices of views over time. (The correct interpretation of coefficients on dummy variables when the dependent variable is specified in logs was first pointed out by Halvorsen and Palmquist (1980).) In every time period, the percentage price impact is highest for lakefront properties. This is not surprising, given that lakefront locations provide recreational amenities as well as view amenities. Percentage impacts for ocean views generally decline as the scope of the view narrows. It should be noted that estimated percentage impacts for ocean views are significantly lower than those found in previous research for this market (Benson et al., 1998) for the time period 1984-1993. This can be explained by the addition of neighborhood dummy variables to the model. The two Bellingham neighborhoods with the highest prevalence of ocean views--Edgemoor and South Hill--are also the most prestigious neighborhoods, and according to our regression results command the highest neighborhood premiums (shown in Table 3). After controlling for neighborhood, the estimated marginal impact of an ocean view on sales price is, therefore, reduced.

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Table 4. Percentage Impacts and Real Prices of Water Views

	Time Period					
	1984-88	**1989-93**	**1994-99**	**2000-04**	**2005-07**	**2008-09**
OCEANVIEW1:						
Percent Impact	27.6%	31.6%	21.0%	22.6%	23.5%	19.0%
Price (2009$)*	$36,999	$58,734	$43,577	$54,558	$83,246	$62,976
OCEANVIEW2:						
Percent Impact	10.9%	21.5%	14.1%	14.2%	18.6%	13.0%
Price (2009$)	$14,609	$40,044	$29,235	$34,189	$65,649	$43,291
OCEANVIEW3:						
Percent Impact	8.8%	15.5%	6.8%	10.2%	11.9%	9.0%
Price (2009$)	$11,780	$28,862	$14,186	$24,686	$42,077	$29,949
OCEANVIEW4:						
Percent Impact	0.5%**	4.8%	4.4%	6.3%	6.7%	7.6%
Price (2009$)	$664	$8,909	$9,238	$15,205	$23,676	$25,244
LAKEFRONT:						
Percent Impact	89.1%	110.0%	72.7%	87.5%	97.9%	117.2%
Price (2009$)	$119,557	$204,682	$151,139	$210,748	$346,309	$388,719
LAKEVIEW1:						
Percent Impact	21.2%	28.3%	12.1%	14.2%	24.2%	4.9%**
Price (2009$)	$28,439	$52,616	$25,210	$34,159	$85,472	$16,126
LAKEVIEW2:						
Percent Impact	9.7%	12.2%	3.8%	4.8%	8.6%	8.9%
Price (2009$)	$12,947	$22,625	$7,822	$11,520	$30,473	$29,375

*Percentage impacts are evaluated at the mean sales price for the time period ($2009 dollars). **Coefficient not significantly different from zero.

We suspect, however, that the neighborhood premiums themselves are not independent of views. It is likely that the high prevalence of view properties in certain neighborhoods leads to greater prestige and higher household incomes, making the neighborhood more attractive and leading to higher prices even for non-view properties. In addition, both neighborhoods mentioned above are located along Bellingham Bay, and provide water views not only from private houses, but from roads, sidewalks and common areas, another factor which may contribute to higher prices for non-view properties. If the view and neighborhood effects are combined for these two neighborhoods, the value premium can be quite high. In the case of the Edgemoor neighborhood, for example, the combined percentage impact for view and

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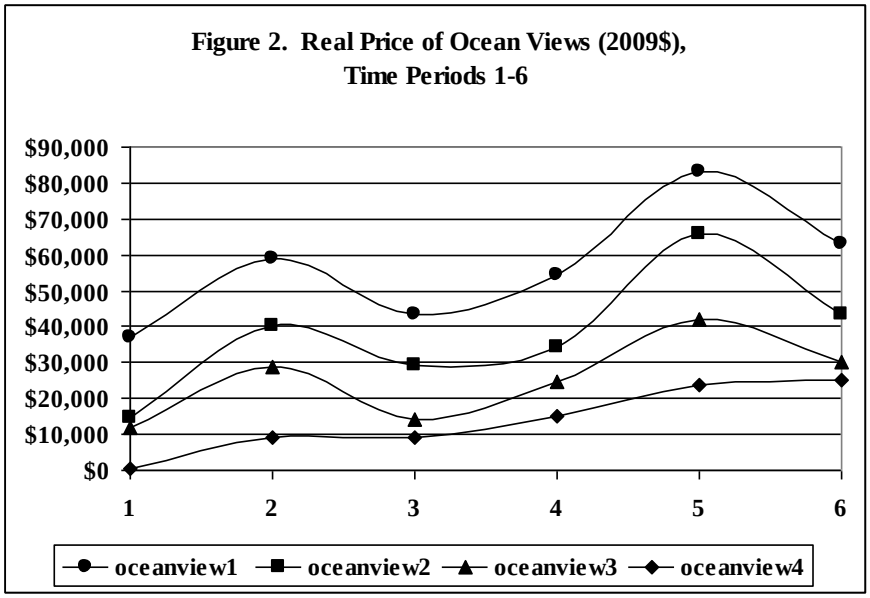
neighborhood for the 2005-2007 time period is 59.62 percent for an unobstructed ocean view (OCEANVIEW1) and 53.19 percent for a superior partial ocean view (OCEANVIEW2).

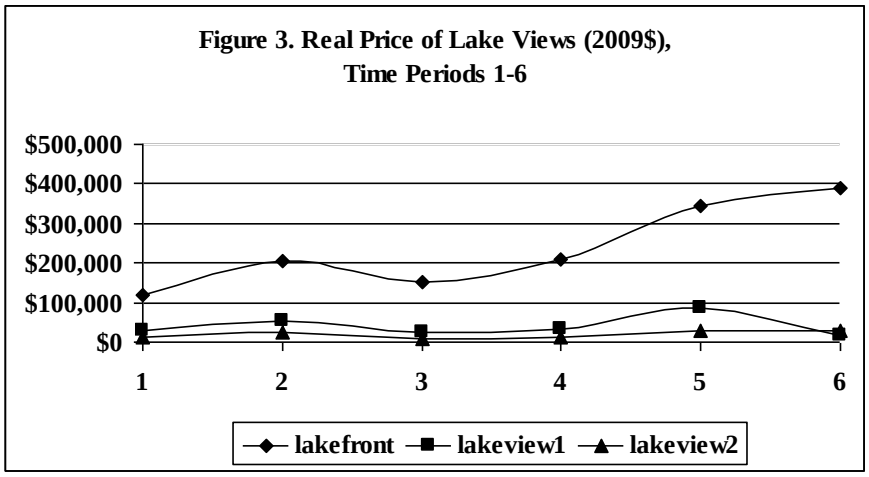
For all the different view types, estimated percentage impacts rise during period 2, a period in which the market price level was rising, then fall in time period 3, rise again in period 4 and reach a peak in period 5, the period in which real housing prices peaked in the overall market (2005-2007). For all views except for poor partial ocean view and lakefront, the percentage impact then falls in the most recent time period (2008-09). (It should be noted that only six lakefront properties sold in that time period, making it difficult to interpret that particular result.) For all view types except for the lowest-quality ocean view, percentage impacts are highest in period 2, the 1989-93 time period. It is interesting to note that the coefficients (and hence percentage impacts) for the two dummy variables for above-average structure quality – QUALITY1 and QUALITY2 – are lowest in time period 2, perhaps indicating a higher than normal willingness of buyers during the housing boom of the late 1980s and early 1990s to trade off structure quality for views.

Evaluating percentage impacts at the real mean sales price for each time period yields estimates of the real dollar prices of water and lake views. The movement of real view prices across time periods is illustrated in Figures 2 and 3. For all view types, prices generally move as expected with the housing cycle, exceptions being the increase in real price for poor partial ocean views and lakefront during the recent downturn (period 6). Again we note the very small sample size for lakefront properties in this time period. Although the percent impact of most view types is lower during the most recent housing boom than during the earlier boom, real prices of views are higher, given that the percent impacts are being applied to much higher sales prices. For example, estimation results suggest that a full ocean view adds 31.6 percent to value in the 1989-93 time period, implying a real price of $58,734; although the premium for 2005-07 time period is 23.5 percent, the corresponding real price of an unobstructed ocean view is $83,246.

In contrast to the percentage price impacts for views, the elasticities for square footage are quite stable across all six time periods. As shown by the coefficients on the SQFT variable in Table 3, these elasticities vary from 0.348 to 0.399, implying that a 1 percent increase in square feet increases the sale price by .348 to .399 percent, *ceteris paribus*. It should be noted that this elasticity measures the impact of an increase in above-grade square footage, holding the number of bedrooms, bathrooms, and basement square feet constant. Of course a stable elasticity does not imply a constant dollar price of square footage. Evaluating the elasticity value at the mean sales price and mean square footage for each time period yields a real price of square footage that moves with the Bellingham housing cycle. Based on the elasticities estimated here, the price of a marginal square foot in real terms moves from $37.50 in time period 1 to $54.16 in period 2, then to $48.33, $57.11, $83.20 and $75.73 in the last 4 time periods, respectively. The finding of a stable square footage elasticity, and a real price of square footage that varies with the housing cycle, is similar to the findings of Bourassa et al. (2005).

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HEDONIC MODEL 2: THE EFFECT OF DISTANCE FROM THE WATER ON VIEW VALUES

The previous section explored the value of different types of water views – both ocean and lake views, and how those values have varied over a long period of time. In this section of the paper, we consider that for ocean view and partial ocean view properties, the value of a view may vary depending on distance from the water. More specifically, we hypothesize that the

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more distant the view, the smaller the view premium, everything else held constant. To test this hypothesis over the six time periods of this study, variables interacting each of the four ocean view variables with distance are added to the hedonic model. Interaction variables (OCEAND1-4) are defined as the natural log of (DBAY + 1), where as defined in Table 1, DBAY is the shortest distance in miles from Bellingham Bay. In this model, the impact of a view on sales price is determined by the estimated coefficients on both the view dummy variable and the view/distance variable. As shown by Benson et al. (1998), the percentage impact of a particular type of ocean view on sales price is given by: $100 * [e^{(\beta+\gamma*(OCEAND)}-1]$, where β is the coefficient on the view dummy variable, and γ is the coefficient on the view/distance interaction term.

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Table 5. Selected Hedonic Regression Results and Percentage Impacts, Model 2

	Time Period											
	1984-88		**1989-93**		**1994-99**		**2000-04**		**2005-07**		**2008-09**	
Coefficient:												
OCEANVIEW1	0.3431	a	0.4128	a	0.2876	a	0.2604	a	0.2585	a	0.2721	a
OCEAND1	-0.2251	a	-0.2718	a	-0.140	a	-0.0839	a	-0.0606	c	-0.1646	a
OCEANVIEW2	0.2098	a	0.3531	a	0.2551	a	0.1861	a	0.2520	a	0.1993	a
OCEAND2	-0.1249	a	-0.2001	a	-0.1397	a	-0.0701	a	-0.0987	b	-0.0899	
OCEANVIEW3	0.1590	a	0.2123	a	0.1318	a	0.1424	a	0.2219	a	0.2433	a
OCEAND3	-0.0908	a	-0.0697	c	-0.0666	b	-0.0549	b	-0.1312	a	-0.1820	a
OCEANVIEW4	0.0190		0.4128	a	0.0689	a	0.1082	a	0.1130	a	0.0736	
OCEAND4	-0.0133		-0.2717	a	-0.0259		-0.0601	a	-0.0557		-0.0135	
Percentage Impacts:												
OCEANVIEW1												
0.1 miles	37.9%		47.2%		31.6%		28.7%		28.8%		29.2%	
0.5 miles	28.6%		35.3%		26.0%		25.4%		26.4%		22.8%	
1 mile	20.6%		25.2%		21.0%		22.4%		24.1%		17.1%	
2 miles	10.1%		12.1%		14.3%		18.3%		21.1%		9.6%	
OCEANVIEW2												
0.1 miles	21.9%		39.7%		27.3%		19.7%		27.5%		21.0%	*
0.5 miles	17.3%		31.2%		21.9%		17.1%		23.6%		17.7%	*
1 mile	13.1%		23.9%		17.1%		14.7%		20.1%		14.7%	*
2 miles	7.5%		14.3%		10.7%		11.2%		15.4%		10.6%	*
OCEANVIEW3												
0.1 miles	16.2%		22.8%		13.4%		14.7%		23.3%		25.4%	
0.5 miles	13.0%		20.2%		11.0%		12.8%		18.4%		18.5%	
1 mile	10.1%		17.8%		8.9%		11.0%		14.0%		12.4%	
2 miles	6.1%		14.5%		6.0%		8.6%		8.1%		4.4%	

[a]Significant at the 1% level; [b]significant at the 5% level; [c]significant at the 10% level. *Distance interaction term is not statistically significant.

Table 5 (above) shows selected hedonic regression results for Model 2 – the coefficients on the view dummy variables and interaction terms – and implied percentage impacts. Distance is a significant addition to the specification of ocean views for the three highest-quality ocean views (for most time periods), but not for the lowest-quality ocean view. For the highest-quality ocean views – a full ocean view -- coefficients on the view/distance interaction variables are negative and significant at the 1 percent level for all time periods except 2005-2007 (where the coefficient is significant at the 10 percent level). For superior partial ocean views, the coefficients for the

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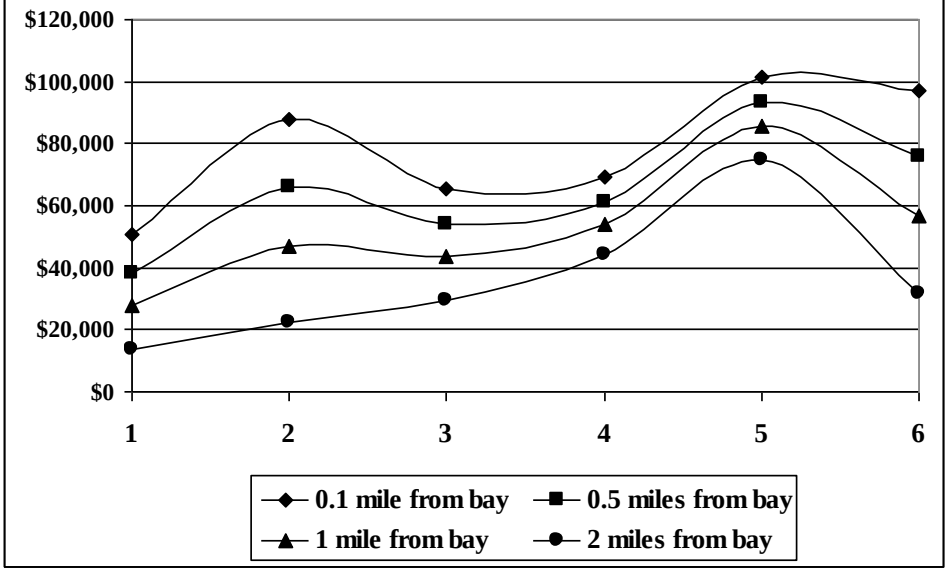
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interaction terms are negative and significant for all time periods except for the most recent period, and for good partial ocean views, coefficients are negative and significant at at least the 10 percent level for all time periods. The view/distance interaction term does not generally perform well for poor partial ocean views.

For the three highest-quality ocean views, percentage price impacts tend to move with the housing cycle, but there are some exceptions to the general pattern. For example, the percentage impact of unobstructed water views at locations 0.1 mile from the water doesn't fall during the recent downturn (time period 6). For the same quality-level at locations 2 miles from the water, percentage price impacts rise during all time periods except the most recent. As a result, the percentage impacts at different distances become more similar up until period 5 (2005-07), and less similar after period 5.

As in the previous section of the paper, real dollar prices of water and lake views are obtained by evaluating percentage impacts at the real mean sales price for each time period. Figure 4 illustrates real prices for unobstructed ocean view properties located 0.1 mile, 0.5 miles, 1 mile and 2 miles from the water. While prices at all distances tend to track the overall market, the relationship between distance from the water and the value of a view has clearly varied over time.

Figure 4. Real Price of a Full Ocean View (2009$), Time Periods 1-6



For example, for full ocean view properties within 0.1 mile of the bay, the view premium is $50,893, $87,912, $65,578, and $101,701 for periods 1, 2, 3 and 5, respectively. From a distance

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of 2 miles the premium is $13,486, $22,527, $29,723, and $74,842 for the same periods, but falls to $31,692 in period 6. The reduced effect of distance starting in time period 3, and continuing in time periods 4 and 5 is unexpected, and appears to be related to an increase in the number of sales of full ocean view properties located more than 3 miles from Bellingham Bay. For the 1989-93 time period, there were no sales of full ocean view properties located farther than 3 miles in our sample, but for the next three time periods, the percentage of full ocean view properties at distances greater than 3 miles rises to 12.8 percent, and then to 23.9 and 20.1 percent. (The percentage for the most recent time period drops to 10.3 percent.)

The increase in the percentage of full ocean view properties located at distances beyond 3 miles is likely explained by the development of a new area of Bellingham view homes in the late 1990s and early 2000s (the "Barkley area"). This area is farther from the bay than other view areas in the city, and many houses are located more than 3 miles from the water. Because the area is located on a high hill, however, many properties have full ocean views. We suspect that a high value for full ocean views in the Barkley area, in spite of the relatively great distance from the water, is causing the reduction in the view/distance interaction term, particular for the 2000-2004 and 2005-2007 time periods. The value of these views may be explained by the dimension of elevation. It is possible that higher elevation can offset the effect of distance by "opening up" the view, and in the case of the Barkley area, affording a view of a greater expanse of water and islands. More research is needed to investigate the impact of elevation on view values.

SUMMARY AND CONCLUSIONS

Very little research has focused on the value of water views over the housing cycle. This study uses housing market sales data for the coastal city of Bellingham, Washington to estimate the value of ocean and lake views over a 25-year period from 1984-2009. Both ocean and lake views are categorized by quality level, as defined by the scope of the view (or conversely, the degree of obstruction), and in the case of ocean views by distance from the ocean as well. The view classifications were determined by a site visit to each potential view property, a method judged by the authors to be the best way to account for obstructions such as building and trees.

The empirical work in the paper addresses both the "absolute" change and the "relative" change of water view premiums over this 25-year period. Results show that real prices of water views have moved substantially over the housing cycle. Real prices of ocean and lake views of all quality levels rose during the housing upturn of the late 1980s and early 1990s, then fell, then rose again during the housing boom of the 2000s before declining again in the most recent period. Measured in 2009 dollars, the price of the highest-quality ocean view (an unobstructed view of Bellingham Bay and the San Juan Islands) peaks at about $83,000 in 2005-2007, the time period corresponding to the peak of the local market. Taking distance into account, the highest-quality ocean view home commands a premium in the 2005-2007 period of about $102,000 if located 0.1 miles from the bay and a premium of $75,000 if located 2 miles away. In

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the 1994-1999, the period prior to the recent housing boom, these view premiums were only $66,000 and $30,000, respectively.

We find that water view premiums move with the housing cycle not only when measured in inflation-adjusted dollar terms, but also when measured on a relative basis. For this market, percentage premiums appear to have peaked during the housing boom of the late 1980s and early 1990s, and then fell in the late 1990s. They recovered in the early 2000s, reached a peak in the boom years of 2005-2007, and fell as home prices dropped in 2008-2009. For example, the view premium for a home that is within 0.1 miles of the bay, with a superior partial bay view rose from 21.9 percent in the mid-1980s to 39.7 percent in the late 1980s and early 1990s, only to fall to 27.3 percent and 19.7 percent in the subsequent two periods. Then, the relative premium rose to 27.5 percent in the 2005-2007 period and fell to 21 percent in 2008-2009. This pattern was true for all view/distance categories except for the best view category (with the highest home values) which exhibited much less variation compared to the other categories. One implication is that percentage view premiums cannot be assumed to be constant over time, or assumed to be similar for similar phases of the housing cycle. Percentage view premiums for the next housing upturn, for example, may differ from premiums exhibited during previous upturns. Results here suggest that in addition to the scope of a view, and distance from the water, careful assessment of views should consider that not only the dollar value but the percentage impact of a view may vary with the housing cycle.

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ABOUT THE AUTHORS

Julia L. Hansen is Professor of Economics in the Economics Department at Western Washington University and has a Ph.D. in economics from the University of California, Berkeley. Her teaching and research activities include microeconomics, urban economics, public finance, and real estate. Her publications have appeared in the *Journal of Urban Economics, Journal of Real Estate Finance and Economics, Journal of Housing Economics, Land Economics, Journal of Real Estate Research, and The Appraisal Journal.* She is also the Editor of the annual *Whatcom County Real Estate Research Report*.

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Earl D. Benson is Professor of Finance in the Finance and Marketing Department at Western Washington University and has a Ph.D. in finance from the University of Oregon. His teaching includes financial management, investments, and portfolio analysis and management. Research interests include real estate valuation, portfolio analysis, and determinants of municipal bond interest costs. His publications have appeared in the *Journal of Finance, Journal of Financial and Quantitative Analysis, Financial Analysts Journal, Journal of Portfolio Management, Journal of Money, Credit and Banking, Journal of Real Estate Finance and Economics, Land Economics, Journal of Real Estate Research, The Appraisal Journal, Public Finance Quarterly, Journal of Accounting, Auditing and Finance, Research in Governmental and Nonprofit Accounting, Advances in Accounting, Public Budgeting and Finance, and the Municipal Finance Journal.*

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

RALF BROOKES ATTORNEY

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July 1, 2019

Peter Sweeney, Esq.
City Attorney City of Fort Pierce
100 N. U.S. Highway 1 Fort Pierce, FL 34950

SUBJECT: REQUEST FOR INTERVENOR STATUS IN CASE # 19-4390002 FOR A MAJOR PD AMENDMENT FOR A PROPERTY LOCATED AT 835 SEAWAY DRIVE

Dear Mr. Sweeney:

Purpose of this letter. We request intervenor status in the above entitled case, which is scheduled for first hearing before the City of Fort Pierce Planning Board on Tuesday July 9, 2019 at 5:30 PM. This is a quasi-judicial proceeding.

Parties requesting intervenor status. On behalf of the SOUTH HUTCHINSON ISLAND PRESERVATION (SHIP) GROUP, a §501(c)3 not-for-profit corporation (in organization) which advocates for good land use planning on the island, and on behalf of ourselves, ROBERT L. MALATESTA and ANNETTE RUDD, at the addresses above, we request recognition of intervenor status in opposition to case number 19-4390002, Harbour Isle Development Commercial, LLC, applicants.

Criteria for granting intervenor status. A search of Municode's online version of the Fort Pierce Code does not identify rules for granting intervenor status, but we understand that the City's **Resolution 17.R16** articulates the following "process for establishing quasi-judicial procedures":

> V. Party lntervenors. The City Attorney may allow a person to intervene as a Party intervenor if they meet the following requirements:
>
> A. The person must have an interest in the application, which is different than
> . the public at large.
>
> B. At least three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will

be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

Criterion Number 1, an interest different from the public at large. The residences of both Robert Malatesta and Annette Rudd are among the dwellings nearest to the site of the proposed service station. Their residences, at building 37 literally overlook the wall which separates the Harbour Isle development from the subject property. Other residents of building 37 and nearby building 38, which is the second closest building in the complex. Other residents in close proximity are represented by SHIP. *We respectfully request that Robert Malatesta, Annette Rudd, and the SHIP group be recognized as intervenors in case #19-4390002 on grounds that their interest is greater than that of the public at large.*

Criterion Number 2, a request submitted at least three days prior to the hearing with specified contents. The request for intervenor status has been forwarded via email to the City Attorney and the Community Development Director at least three days prior to the first scheduled hearing on July 9th. Resolution 17-R16 also requires that we provide the following materials:

- "a detailed outline of his or her interest in the application and argument in favor or against it." We have explained our interest in our response to Criterion Number 1. Our argument against the application will be that it is generally inconsistent with the Fort Pierce Comprehensive Plan, that it will be disruptive to the immediate neighborhood, due to its 24-hour operations, light pollution, noise, an increase in police calls and illegal behavior, motor and diesel fuel fumes, smells and stormwater runoff, which will be directed on to and share an existing retention pond at our development.

- "copies of all exhibits which will be presented at the hearing." At this time, we have prepared no exhibits, expert reports, or slide presentations, and will not do so until we have the staff report for the case, which the Planner on Duty advises will be available on or about Friday, July 5th. We will have exhibits available on, before or at the adoption hearing when it is heard by the City Commission.

- "names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert)." In addition to ourselves, Robert Malatesta and Annette Rudd, addresses listed above, we anticipate testimony from Keith Madson, who resides in building 38, Anne Marie Bode, from building 10 and Paul Nist, resident of building 9. Our expert

witness will be Daryl Max Forgey, AICP, of Forgey Planning Services in Cape Coral. Florida.

Our attorney will be Ralf Brookes, Esq. Mr. Brookes has a scheduling conflict and we do not anticipate that he will be personally present at the Planning Board hearing. We are forwarding his resume, along with Mr. Forgey's. We understand that other persons may wish to testify at the public hearing.

We respectfully request that Robert Malatesta, Annette Rudd, and the SHIP group be recognized as intervenors in case #19-4390002 on grounds that they have applied in a timely manner for intervenor status.

If you have any questions concerning this request, please direct them to Annette Rudd at (856) 498-8033.

Sincerely,

Robert L. Maletesta

Robert L. Malatesta

Annette Rudd

Annette Rudd

/s/ Ralf Brookes Attorney
Attorney for Plaintiff
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cc: Rebeca Guerra
Max Forgey AICP

RALF BROOKES

Board Certified* in *City County and Local Government Law by The Florida Bar

Ralf G. Brookes, Attorney. 1998-present. Local government law practice - Representing local governments, public and private sector clients, public interest groups and not-for-profit organizations. Prepare and present to local government councils, commissions and boards, review and file applications, litigate approvals and denials, prepare and defend ordinances, land development regulations, comprehensive plan amendments, settlements, development agreements, administrative proceedings on local, state and federal agency permits, approvals, challenges and appeals in state and federal courts, state agencies, counties and municipalities.

MUNICIPAL/CITY ATTORNEY EXPERIENCE:

- **City of Madeira Beach, Florida** (Pinellas County, population 4,406) 2017-present
- **Town of Yankeetown, Florida,** (Levy County, population 760) Town Attorney 2006 – present
- **City of St Pete Beach, Florida** (Pinellas County, population 10,086) **(**City Attorney 2007-2008):
- **City of Bradenton Beach Florida,** (Manatee County, population 1,536) 2004 – 2009

As City/Town Attorney: Meet with and advise City Manager and Departments; Municipal Law; Contracts, RFQs/RFPs; Disputes, Litigation, Comprehensive Plan Amendments, Land Development Code Amendments and review of development application, variances, planned developments, development agreements; legislation, ordinances, audits, sunshine law, public records law; grants, government and public works projects.

COUNTY ATTORNEY EXPERIENCE:

- **Monroe County (the "Florida Keys") - Land Use Litigation Counsel** (1992-1998) Representing Monroe County Florida in land use litigation in state and federal courts, serve as counsel for Growth Management Division, counsel for Planning Department, Planning Commission and Code Enforcement; prepared and defended **vacation rental ordinance**, noise ordinances, resolutions and land development regulations, development agreements, comprehensive plan amendments, defended Monroe County in state and federal court.

- **Sarasota County Assistant County Attorney** (1990 – 1992) Advise County Attorney, Board of County Commissioners of Sarasota County; Planning Commission, Planning, Natural Resources, Code Enforcement, Solid Waste Departments, interagency and interlocal agreements; Pollution Control

MEDIATOR/ARBITRATOR/ALTERNATIVE DISPUTE RESOLUTION

- **Circuit Civil Court Mediator** - Florida Supreme Court Certified
- **Florida Court Appointed Arbitrator** – Florida Supreme Court Approved Training
- **Special Magistrate/Master, Fla. Stat. 70.51 Land Use & Dispute Resolution Act:** Alternative dispute resolution process for land use applications. (e.g., Village of Islamorada Florida)

BUSINESS MANAGEMENT:

BUSINESS MANAGEMENT CONSULTANT & ANALYST: 1998 –2000

Senior Consultant & Analyst Business Management–Cambridge Management Consulting (Celerant Consulting)**.** Delivered measurable improvements in Operations and Maintenance systems to deliver sustainable measurable results of $2.7 to 3.5 million dollars in annual client savings and increased profits. Identify and implement systems, reporting and management procedures for sustainable continual improvements and economic return on location in Texas, NJ, La, Delaware in Oil, Gas, Technology Sectors

TEACHING:

University of Florida Law School – Conservation Clinic and Env and Land Use Law Program, Practitioner in Residence 2013 under Professors Ankersen, Flournoy and Hamann
Florida Gulf Coast University (FGCU) - Adjunct Professor Env Law 2005 - 2014. Masters of Public Administration Program: Environmental & Land Use Law PAD 5620.

EDUCATION:

University of Florida –Law School Gainesville, Florida, Juris Doctorate (J.D. 1988)
- Jessup's Cup Moot Court Team;
- UF Law Center for Governmental Responsibility Fellowship

University of Miami - Bachelor Science degree in **Marine Sciences/Geology,** Coral Gables, (B.S. 1985)

PROFESSIONAL:

Admitted to Florida Bar – 1988 (Over 22+ years as member in good standing)
Board Certified: **City, County and Local Government Law** by The Florida Bar – **2004 to date**

Florida Federal Courts: Admitted Middle District Fla., Southern District Fla., Northern District Florida
Florida State Courts: Admitted all state circuits, all appellate district courts, Florida Supreme Court

The Florida Bar, Sections and Committees:
- **City, County and Local Government Law Section**, to present
- **Environmental and Land Use Law Section (ELULS)**, Executive Council, 1993-2001
- **Administrative Law Section** Executive Council, 1991- 1999

Florida League of Cities, Florida Municipal Attorney's Association Member/Lecturer

The Florida Chamber of Commerce,
- Growth Management Short Course
- Environmental Permitting Short Course

The Florida Bar, Continuing Legal Education (CLE) Programs
- City, County and Local Government Section of the Florida Bar
- Environmental and Land Use Law Section of the Florida Bar
- Administrative Law Section of the Florida Bar
- University of Florida Law program, speaker and guest lecturer

Continuing Legal Education, CLE-International Programs,
- Dealing With Government
- Litigating Land Use and Takings Claims
- Defending Local Government Land Use Denials
- Regulatory Takings under the U.S. and Florida Constitution
- Wetlands Regulations

Florida Municipal Attorney's Association Speaker Noise Ordinances
Southwest Florida Chamber of Commerce "Issues 08" Southwest Florida Legislative Delegation
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AICP (American Institute of Certified Planners). Member in good standing since 1993. A national professional certification maintained by the American Planning Association. AICPs must first meet educational standards and then pass an examination covering all aspects of professional planning practice, and are expected to maintain their membership through a self-directed program of study that is monitored by the national organization, which includes regular training in law and ethics.

Current Positions

FORGEY PLANNING SERVICES—Cape Coral, Florida
Sole Proprietor November 2008-present
A solo planning practice that has done comprehensive planning work for Lee and Sarasota Counties, the City of North Port, and the Captiva Community Panel. Developed a template for auditing the effectiveness of existing local governments comprehensive plans which has been applied in Sarasota County and the City of North Port. An expert witness since 2013, working on more than 30 cases in 25 Florida counties and municipalities, appearing before planning commissions, city councils, county commissions, hearing examiners, administrative law judges, and circuit court. Qualified as an expert witness in Lee County Hearing Examiner proceedings.

ZONING TECHNOLOGIES ®, Inc.—Cape Coral, Florida
President October 2011-present
A start-up subsection 'S' corporation that specializes in restructuring and updating local government comprehensive plans and developing implementation strategies which employ automation to create linked tools (e.g. application forms, automated worksheets, case reports, and adopting resolutions). The Zoning Technologies expert system prototype products were marketed statewide and were demonstrated at the American Planning Association (APA) national conference in Atlanta in April 2014.

Past Positions

OSCEOLA COUNTY, FLORIDA—Kissimmee
Planning Coordinator April 20, 2005-December 31, 2008
Authored key elements of the Osceola County Comprehensive Plan and the 2008 Evaluation and Appraisal Report.

CLAY COUNTY, FLORIDA—Green Cove Springs
Senior Planner October 2003-March 2005
Authored the county's Interlocal Service Delivery Agreement Report (ISDAR) mandated by the Florida legislature, identifying all service overlaps between and among all local governments within Clay County.

LAKE COUNTY, FLORIDA—Tavares
March 2001 to September 2003
Senior Planner – September 2002-September 2003; **Planning Director** – May 2001-September 2002.
Staff liaison to the Environmental Lands Management Advisory Committee, a citizen organization created by the Board of County Commissioners to study the creation of an environmental land program.

Recommended policies were ratified in November 2002, when Lake County voters approved a one-third mil assessment for the acquisition of environmental lands.

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL—Fort Myers
Planner--March 1997 to June 1998
Reviewed local government plan amendments throughout the six-county area and authored "The Platted Lands Challenge" report.

CHARLOTTE COUNTY, FLORIDA
Community Development Director – June 1995 to March 1997
Planning Director – January 1990 to June 1995
Early in my tenure, Gulf Development Corporation (GDC), the County's largest land subdivider, declared bankruptcy, shifting responsibility for completion of roads, bridges, drainage works, and utilities, to the public sector and forcing a host of development decisions upon the local government and public agencies. I had two memorable achievements during these seven years:

- Led the staff team that rewrote the Charlotte County Comprehensive Plan and was the point person in the successful four-year effort to negotiate a stipulated settlement agreement between the Board of County Commissioners and the Florida Department of Community Affairs to find Charlotte County's Comprehensive Plan in compliance with Florida's Growth Management Act.
- Advocated internally against the rezoning of 42 parks (illustrated as such on GDC sales maps and the County's Future Land Use Maps) to residential uses. The Company's receivers eventually gave in and donated 41 of them to the people of Charlotte County.

CITY OF CAPE CORAL – Cape Coral, Florida
Acting Deputy Planning Director; Planner; Senior Planner—January 1985 to January 1990
Authored and supervised preparation of key elements of the 1988 Comprehensive Plan (the City's first plan under the 1985 Growth Management Act) and the City's 1989 Land Development Code.

Education

Indiana University Bloomington.
Master of Public Affairs (MPA) with concentration in Urban and Regional Planning 1982.
Bachelor of Arts (BA) 1976**.**

Recent Continuing Education, Writing and Teaching

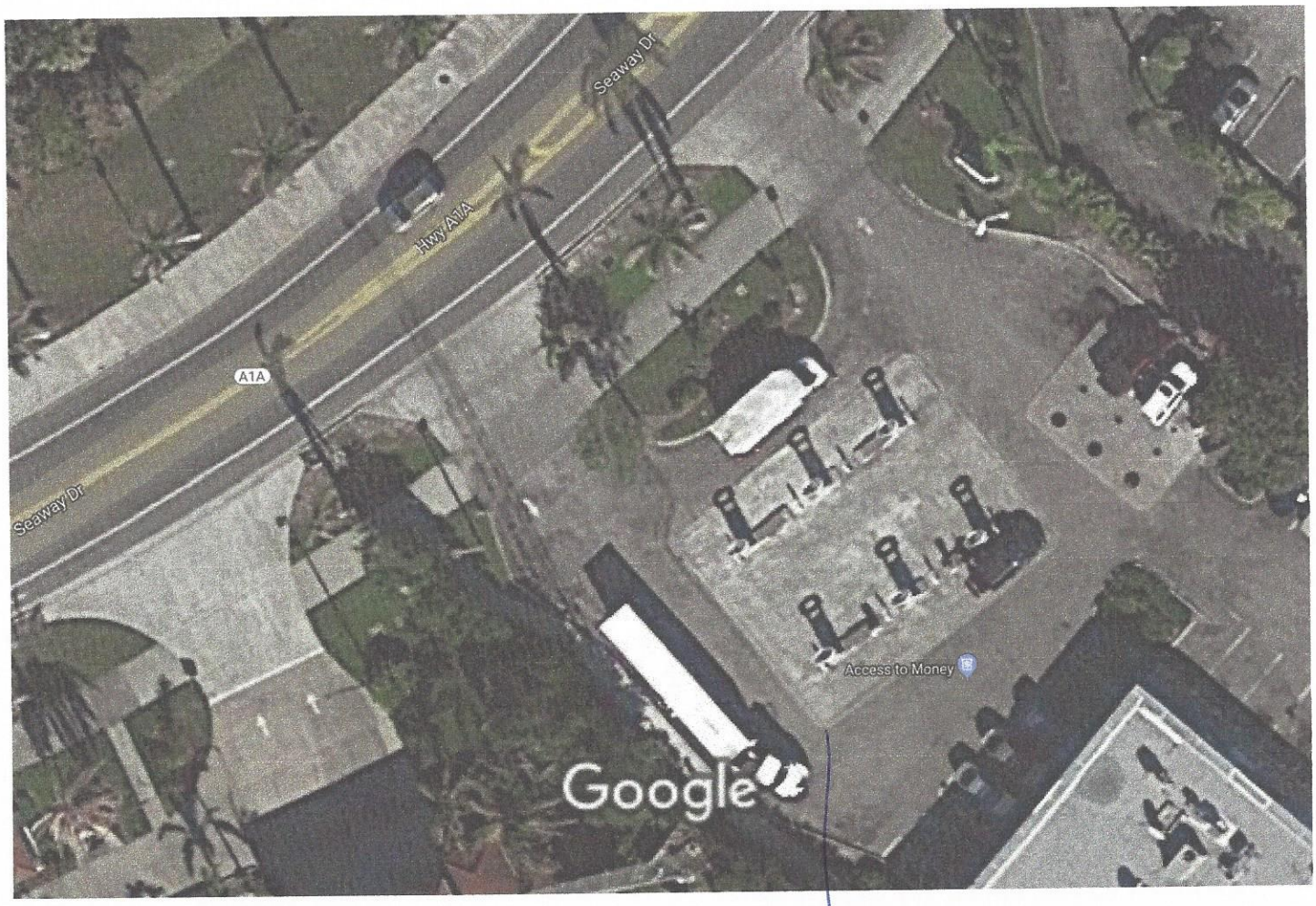
- Program chair for "Planners in Peril: Law and Ethics for Design Professionals" tentatively scheduled for December 6, 2019 in Bonita Springs.
- Program chair for "How High is the Water, Ma?: Rising Sea Level on the Florida Gulf Coast and what we can do about it," sponsored by Friends of Boca Grande Community Center, March 22, 2019 at the Boca Grande Community Center Auditorium.
- Member, Faith Presbyterian Affordable Housing Board, a not for profit corporation which aspires to offer quality housing for low- and moderate-income persons in Cape Coral. Appointed 2018.
- Received 2018 American Planning Association Florida Chapter, Promised Lands section's first-ever Wayne Daltry Award for Planning Programs for developing professional education symposia.
- Prepared policy audit of Town of Fort Myers Beach Comprehensive Plan for Weiler Engineering, Summer 2018.
- Program chair for American Planning Association symposium "Warped Tour '18: Land Use Law for Planners" March 23, 2018 in Punta Gorda.

- Program chair for Captiva Community Panel/ Florida APA symposium "Now in *My* Back Yard: Rising Sea Level on Florida's Gulf Coast and what can be done about it" January 13, 2017 at South Seas Resort on Captiva Island.
- Co-authored article with Karen Consalo, Esq. "Best Practices for Local Government Land Use Decision-making" in Summer 2016 edition of *Florida Planning*.
- Speaker at American Planning Association Florida Chapter Annual Conference in Tampa, September 9, 2016. "A Pre-tirement Guide for Perplexed Planners: Making the Transition to Solo Practitioner."
- Attended and participated in CLE International's annual Land Use Law symposium in Tampa, August 18-19, 2016 and August 6-7, 2015
- Speaker at University of Central Florida 2016 Public Administration Research Conference April 8, 2016. Topic: "What's the Big Idea: New Software that Aids Land Use Decisions."
- Attended and participated in American Planning Association Florida chapter annual conference in Hollywood, Florida September 10-13, 2015.
- Coordinator and presenter for daylong FAPA-sponsored symposium "Everything You Ever Wanted to Know about Florida Land Use" in Cape Coral May 16, 2014.

Jurisdictions where Max Forgey has done Expert Witness Work 2013-2019
April 19, 2019

Bonita Springs
Bradenton
Cape Coral (3)
Charlotte County
Collier County
DeSoto County
Fort Myers Beach (2)
Hardee County
Hendry County (C Court)
Hernando County
Highlands County
Lantana
Lee County (5)
Miramar
Monroe Co (ALJ)
Orange County
Palm Beach County (ALJ)
Pasco County
Polk County (C court)
Punta Gorda (2)
St. Johns County
Sarasota County
Venice

Google Maps 975 Seaway Dr



Map data ©2019 20 ft

Concrete pump apron
49' x 64' = 3,136 sq ft.

istled | Cumberland Farms Layc ×

file:///F:/Cumberland%20Farms/Cumberland%20Farms%20Layout%20Plans%20-%205-1-2019.pdf

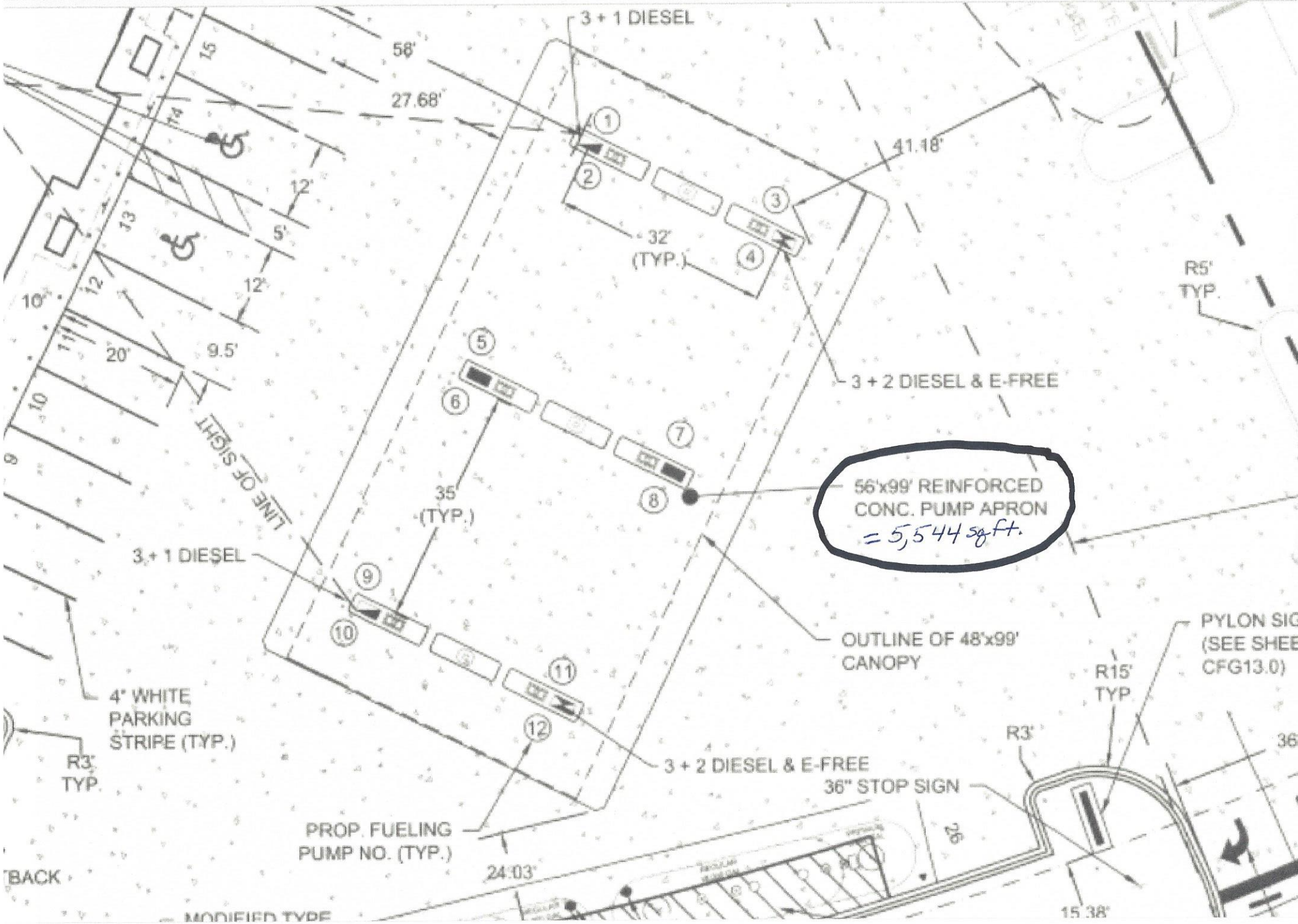
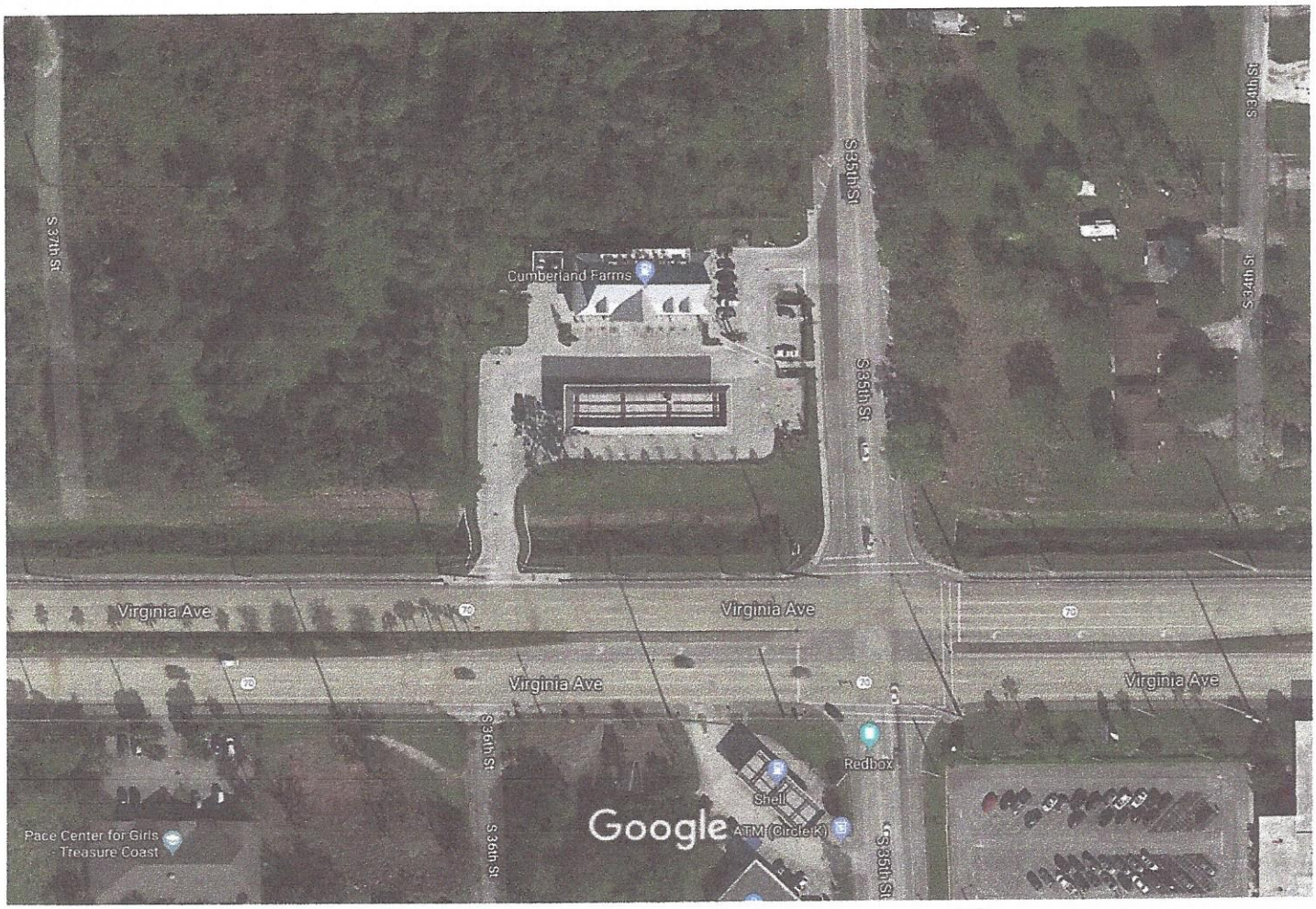




Photo taken by Keith Madsen on 4-14-19 at the St Lucie County Aquarium boat ramp.

Google Maps



Imagery ©2019 DigitalGlobe, U.S. Geological Survey 100 ft

2009 S 35th St, Fort Pierce, FL 34981

CJGQ+GH Fort Pierce, Florida

locations.cumberlandfarms.com

(772) 466-6450

Open now: Open 24 hours

Popular times Saturdays

Google Maps FL-70



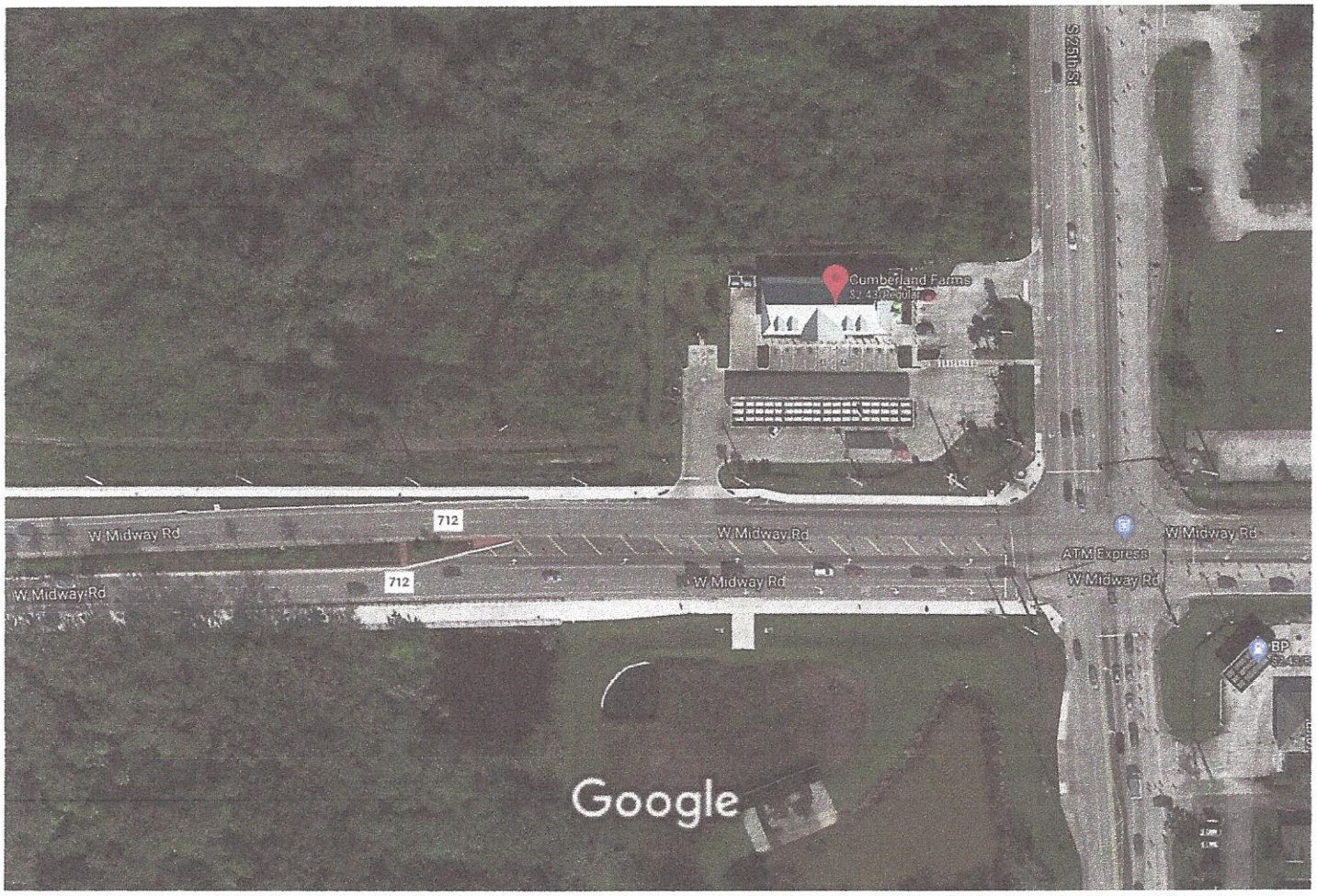
Image capture: May 2019 © 2019 Google

Fort Pierce, Florida

Google

Street View - May 2019

Google Maps Cumberland Farms



Imagery ©2019 Maxar Technologies, U.S. Geological Survey 100 ft

Cumberland Farms - Google Maps https://www.google.com/maps/place/Cumberland+Farms/@27.374...

2500 W Midway Rd, Fort Pierce, FL 34981

9JFX+WH Fort Pierce, Florida

locations.cumberlandfarms.com

(772) 464-8909

Open now: Open 24 hours



Cumberland Farms

3.7 ★★★½ (14) · $

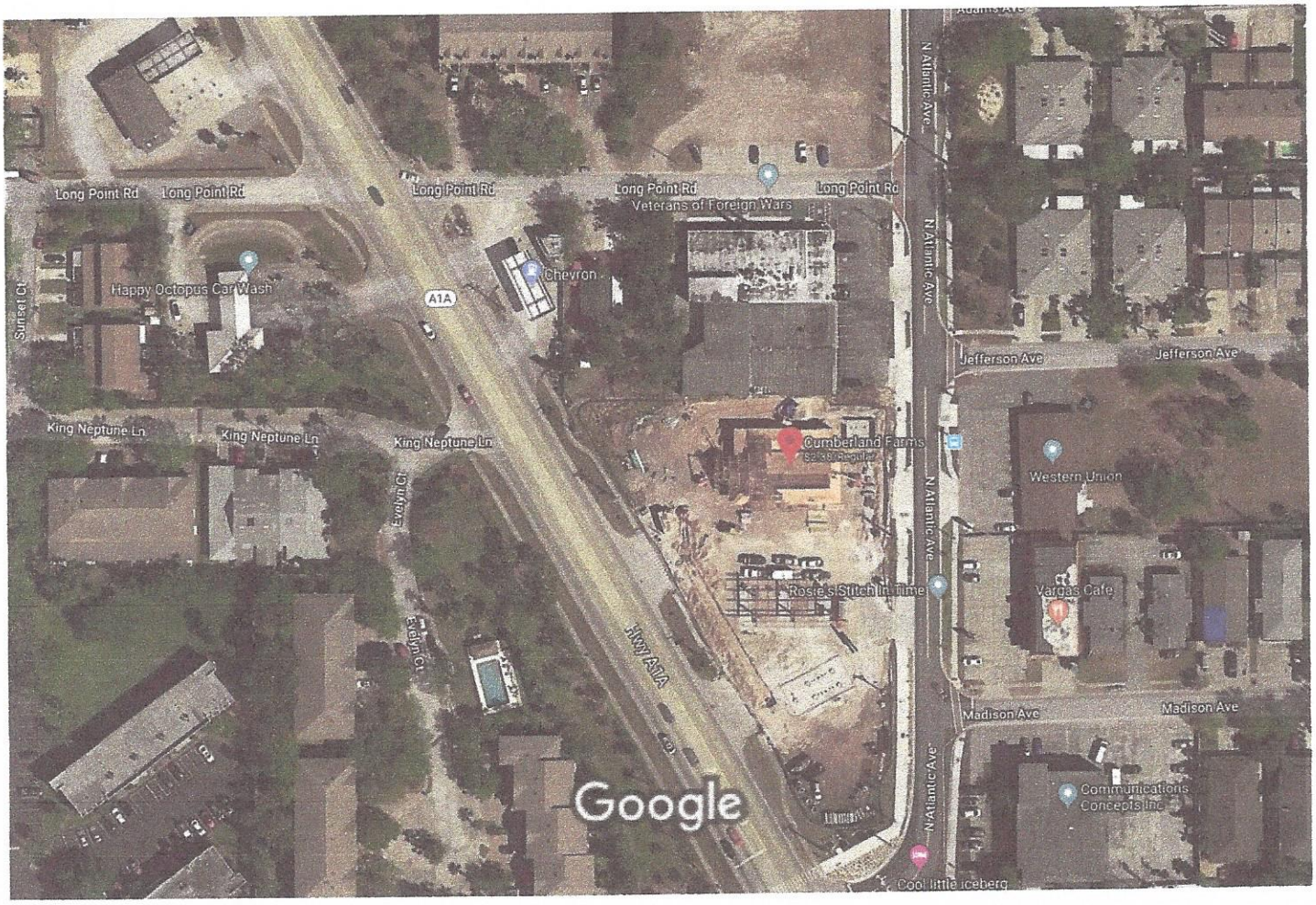
Gas station

Directions Save Nearby Send to your phone Share

Diesel	Regular	Midgrade	Premium
-	$2.43	-	-

Convenience store chain with packaged snacks, cold drinks, prepared foods & more (most sell fuel).

Google Maps Cumberland Farms



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 Google 50 ft

Google Maps 7949 Astronaut Blvd

Google Maps 7949 Astronaut Blvd



Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

Google Maps 7949 Astronaut Blvd

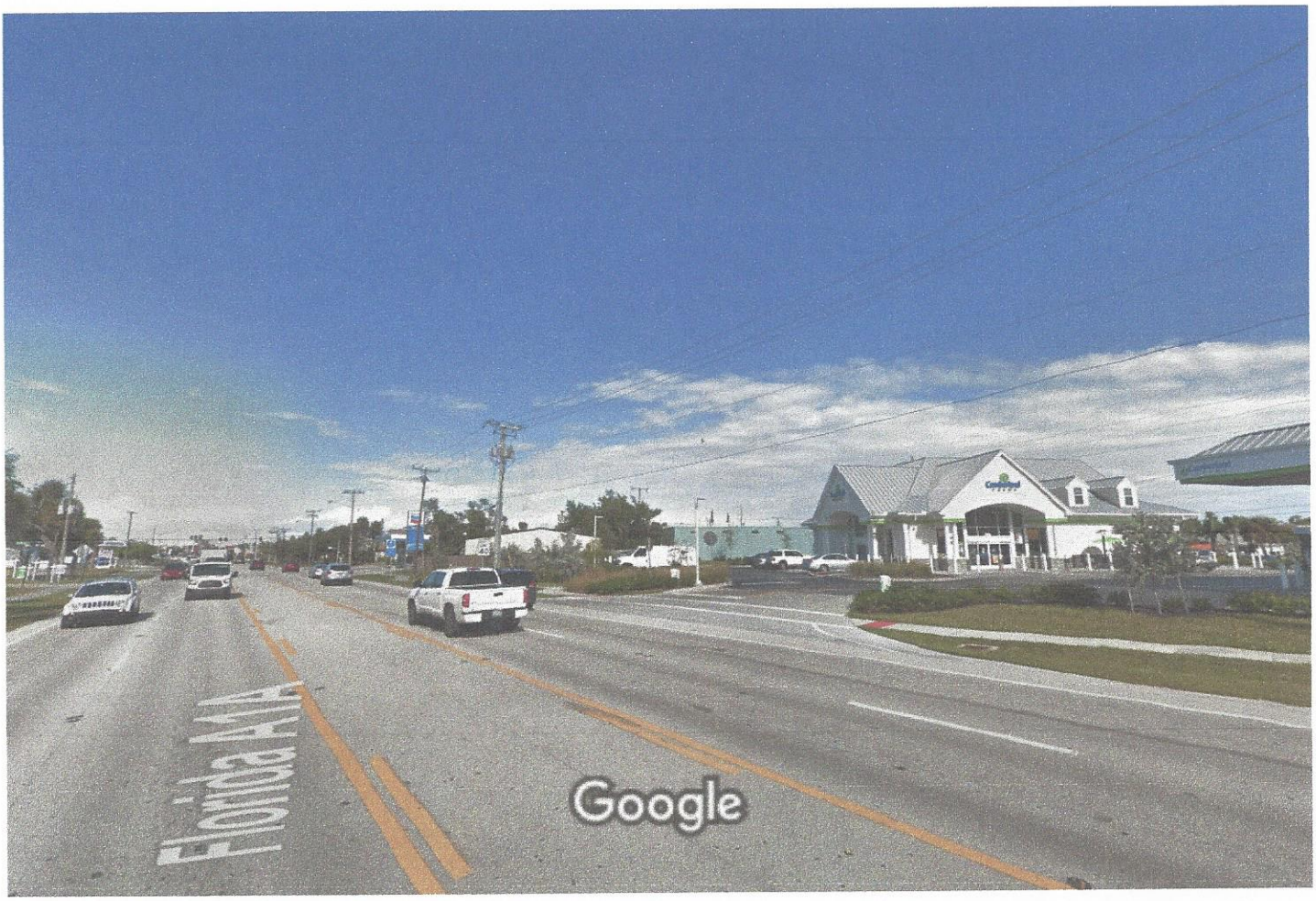


Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

Google Maps 8040 N Atlantic Ave



Image capture: Dec 2018 © 2019 Google

Cape Canaveral, Florida

Google

Street View - Dec 2018

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

Our Stores



Check out the future of Cumberland Farms, coming soon to a neighborhood near you. We have over 300 of these incredible new locations up and running, but many more are on the way. We won't stop until every one of our nearly 600 stores is converted!



Keith J. Madsen
38 Harbour Isle Drive East Unit 103
Hutchinson Island, FL 34949-2789

August 5, 2019

Peter Sweeney, Esq.
City Attorney
City of Fort Pierce
100 N. U. S. Highway 1
Fort Pierce, FL 34950

SUBJECT: REQUEST FOR INTERVENOR STATUS IN CASE # 19-4390002 FOR A MAJOR PD AMENDMENT FOR A PROPERTY LOCATED AT 835 SEAWAY DRIVE

Dear Mr. Sweeney:

Purpose of this letter. I am requesting intervenor status in the above entitled case, which is scheduled for a public hearing before the City Commission of the City of Fort Pierce, Florida, at their meetings on Monday, August 19, 2019 and Tuesday, September 3, 2019 which begin at 6:30 PM. This is a quasi-judicial proceeding.

Party requesting intervenor status. On behalf of myself, Keith J. Madsen, at the address above, I request recognition of intervenor status in opposition to case number 19-4390002, Harbour Isle Development Commercial, LLC, property owner and Cumberland Farms, and representative Jeffery Lucas of Atkins, NA.

Criteria for granting intervenor status. A search of Municode's online version of the Fort Pierce Code does not identify rules for granting intervenor status, but we understand that the City's **Resolution 17.R16** articulates the following "process for establishing quasi-judicial procedures".

V. Party Intervenors. The City attorney may allow a person to intervene as a Party intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three days prior to the hearing, the person shall submit a written request to intervene Including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert.)

Criterion Number 1, an interest different from the public at large. The residence of Keith J. Madsen is among the dwellings nearest to the site of the proposed service station. *I respectfully request that I be recognized as an intervenor in case #19-439002 on grounds that my interest is greater than that of the public at large.*

Criterion Number 2, a request submitted at least three days prior to the hearing with specified contents. The request for intervenor status has been forwarded via email to the City Attorney and the Community Development Director at least three days prior to the first scheduled hearing on August 19, 2019. Resolution 17-R16 also requires that we provide the following materials:

- "a detailed outline of his or her interest in the application and argument in favor or against it." We have explained our interest in our response to Criterion Number 1. Our argument against the application will be that it is inconsistent with the Fort Pierce Comprehensive Plan, that it will be disruptive to the immediate neighborhood due to its 24-hour operations, light pollution, noise, and antisocial behavior. The largest factor affecting the entire island will be traffic congestion as well as hazards for vehicles, pedestrians and bicyclists.

- "copies of all exhibits which will be presented at the hearing." All exhibits, expert reports, or slide presentations will be submitted to the City Clerk's office no later than three days prior to the hearing.

- "names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert)". In addition to myself, Keith J. Madsen, address listed above, also testifying will be expert witness Mohsen Salehi (ITE(F) of Salehi Consulting Service of Ft. Myers, Florida; resume is attached.

I respectfully request that Keith J. Madsen and Mohsen Salehi (ITE)(F) be recognized as intervenors in case # 19-4390002 on grounds that we have applied in a timely manner for intervenor status.

If you have any questions concerning this request please contact me at 443-618-0621 or email madsenk1@verizon.net. and/or Mohsen Salehi at 239-994-1320 or email msalehi@caltrangroup.com.

Sincerely,



Keith J. Madsen

From: Mohsen Salehi msalehi@caltrangroup.com
Subject: Brief Qualifications
Date: Aug 6, 2019 at 5:50:51 PM
To: madsenk1@verizon.net

Mohsen Salehi's Qualifications:

The career of Mohen Salehi, AICP, ITE(F) spans over 30 years of public- and private-sector experience with an extensive track record in traffic and parking studies, transportation/ infrastructure planning and urban design, low impact development and redevelopment projects, complete streets/ context sensitive design solutions, traffic calming/ roadway safety audits/ development review services/ and expert testimony for public agencies and community organizations. Mohsen has a Master of City and Regional Planning (MCRP) from Clemson University with a concentration in Urban Design and Infrastructure, and a Bachelor of Architectural Engineering from Southern Tech (formerly a division of Georgia Tech). He is a member of the American Institute of Certified Planners (AICP) and a fellow of the Institute of Transportation Engineers (ITE).

City of Ft Pierce
Case#19-4390002 Cumberland Farms
Application For Major Amendment To PD At 835 Seaway Drive



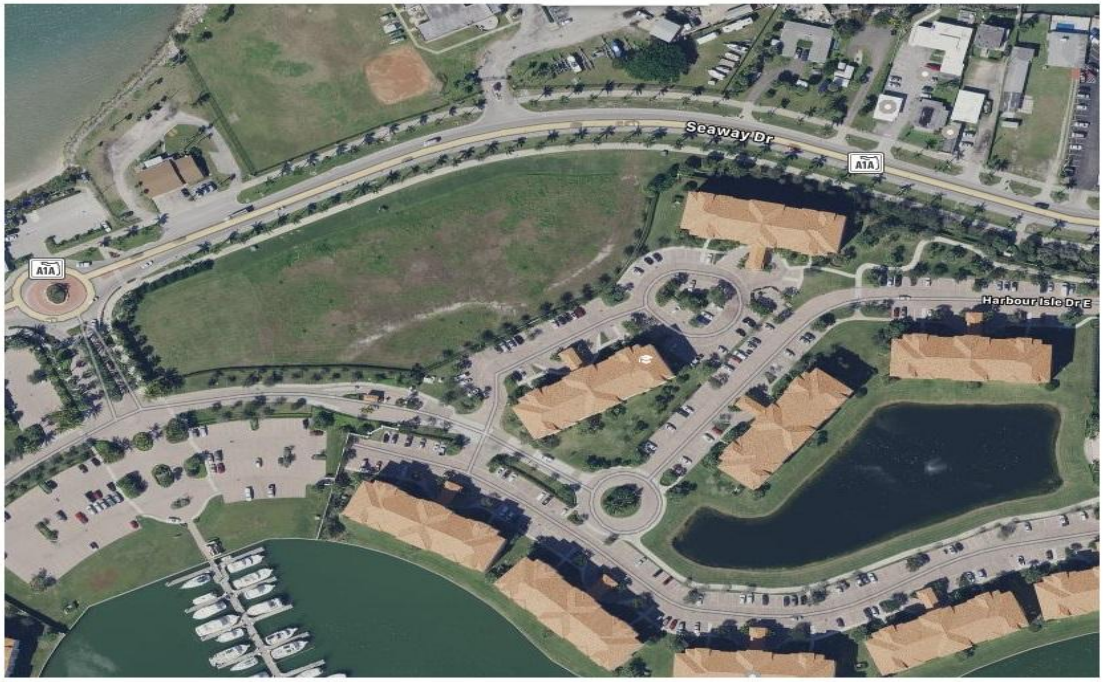
Mohsen Salehi, AICP, ITE(F)
On Behalf of Harbour Isle Community
of South Hutchinson Island
Preservation (SHIP), Inc.
Ft Pierce City Commission
August 19, 2019

TRAFFIC IMPLICATIONS

Of Proposed Cumberland Farms Relocation To 835 Seaway Dr (A1A)

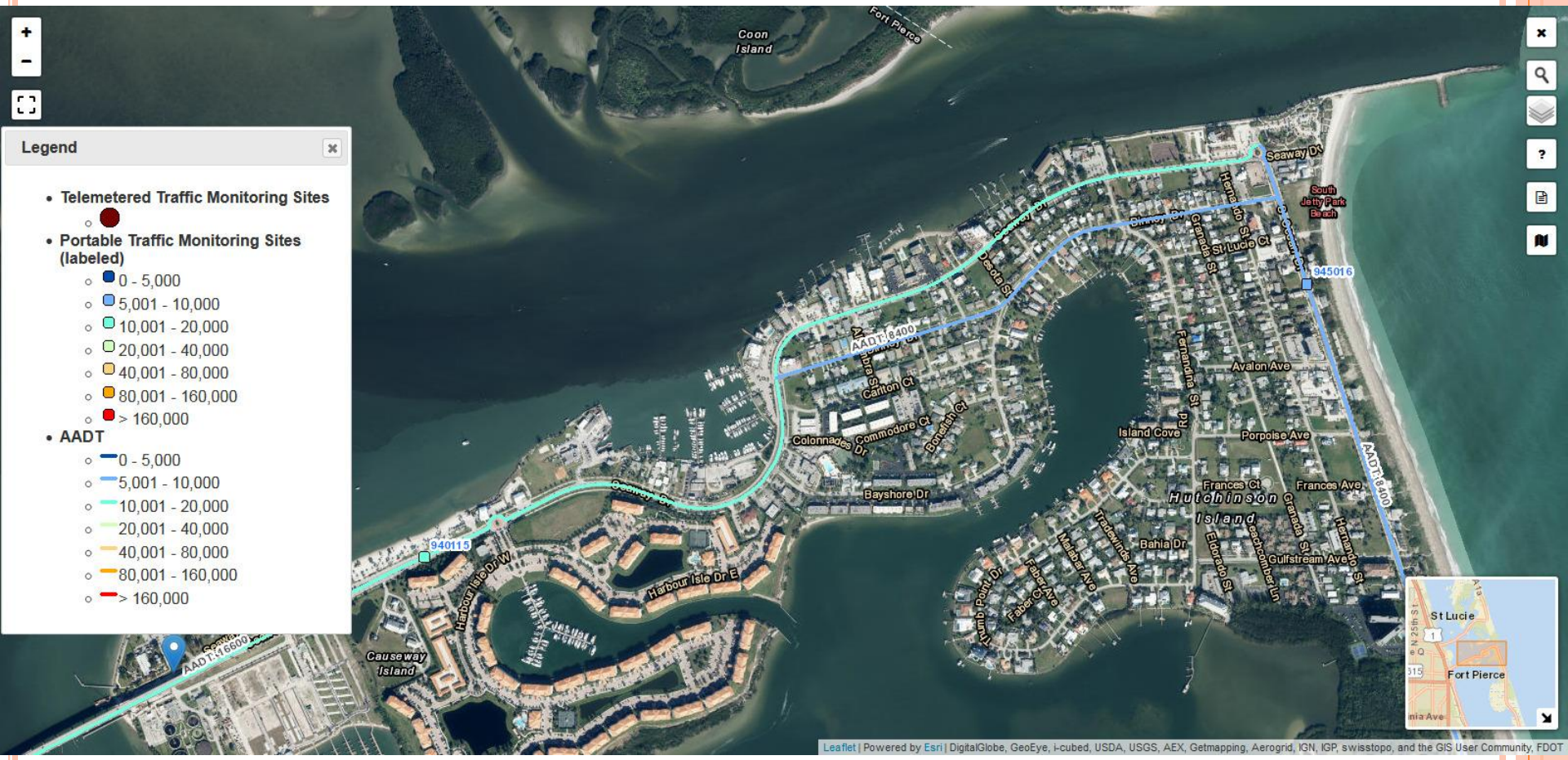
Existing CF:
975 Seaway Dr
4,000 sq ft
0.74 AC
Zoning: C5/TC
FLU: GC





Proposed CF:
835 Seaway Dr
5,625 sq ft / 12 FP
1.5 AC
Zoning: PD
FLU: HIMU

Traffic Context



Seaway Dr (A1A) Walk Score





Seaway Dr (A1A) Bike Score



Scores for Seaway Drive

Walk Score **36**

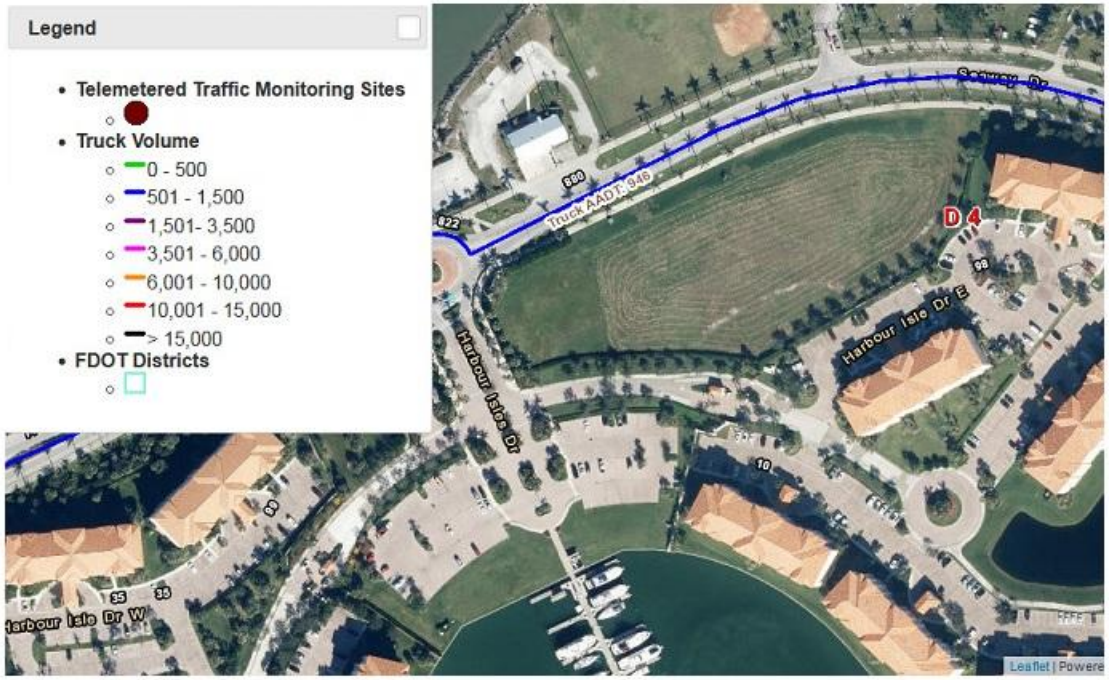
Bike Score **54**

Walk Score	Transit Score	Bike Score

Bike Score measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.

90–100	**Biker's Paradise** Daily errands can be accomplished on a bike
70–89	**Very Bikeable** Biking is convenient for most trips
50–69	**Bikeable** Some bike infrastructure
0–49	**Somewhat Bikeable** Minimal bike infrastructure

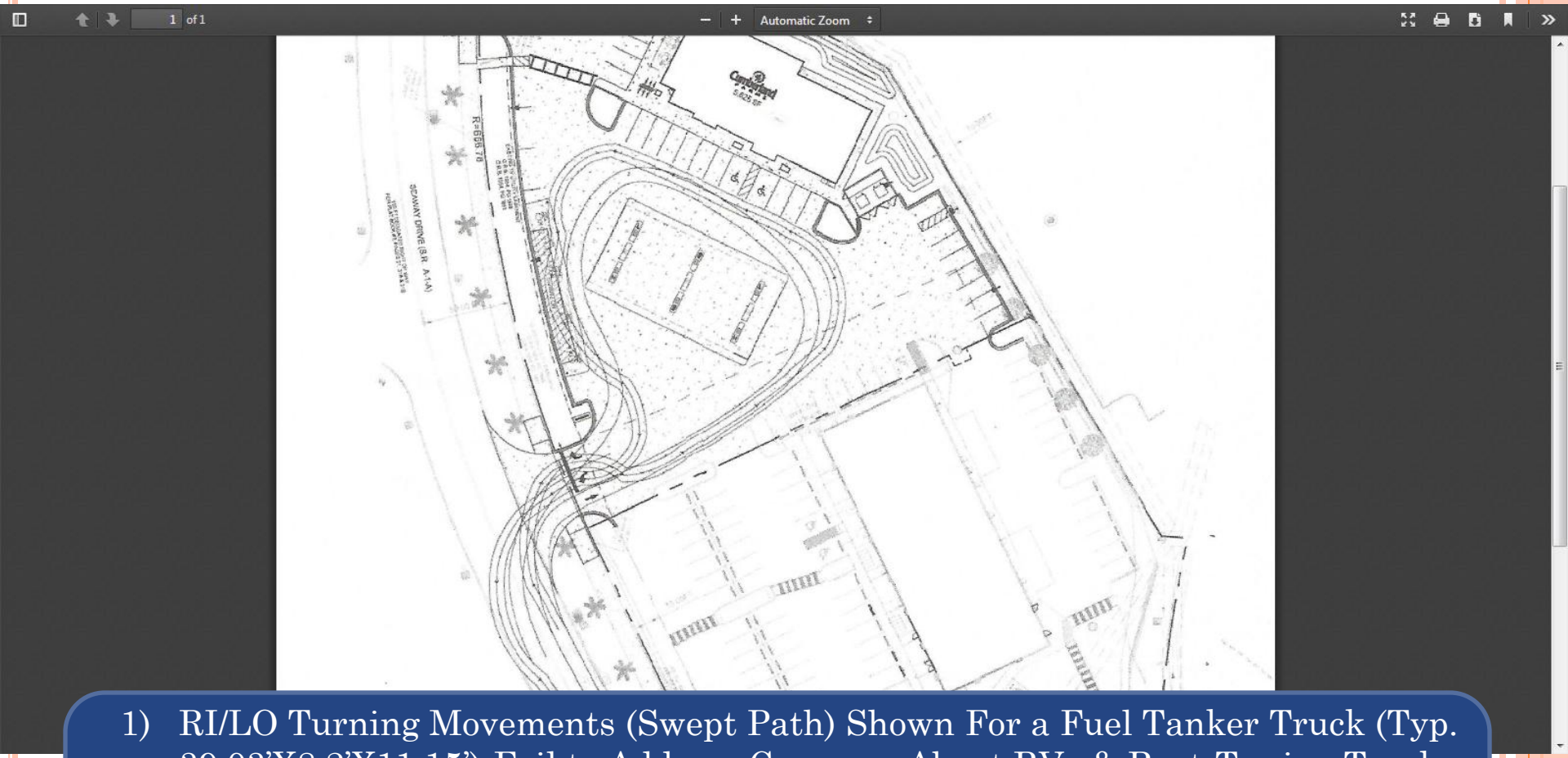
Truck Traffic



1) 2018 Truck Traffic: 946 AADT or 5.7% of Seaway Dr (A1A) Traffic Total of 16,600

2) Truck Impacts on Coastal Traffic w/ their Limited Maneuverability, & Larger Radii, on A1A as 2Lane Undivided Rd Pose Safety & Quality of Life Concerns

Turning Movements Issues



1) RI/LO Turning Movements (Swept Path) Shown For a Fuel Tanker Truck (Typ. 39.03'X8.2'X11.15') Fail to Address Concerns About RVs & Boat-Towing Trucks RIRO or LIRO

2) Trucks Swept Path Encroachment onto Bike Lanes Constitute a Safety Concern

Driveways Issues

1) Movements to & from A1A Single Lane Approaches, -T Intersection Driveways, Particularly Full Access, RIRO/LILO, Constitute 9 Conflict Points Through Merging (3) , Diverging (3), and Crossing(3) Movements

2) Conflict Points Compounded by Pedestrian Crossing & Bicycle Traffic Particularly if Riding Against Traffic Flow

3) A1A as a Two Lane Undivided Roadway, without a Median or Right Turn Lane is Particularly Vulnerable to Unsafe Short Cuts in the Vicinity of the Proposed CF.

4) FDOT Approval of CF Request for "Driveway 1: Right in only Driveway on the South side of SR A1A/Seaway Drive, Located Approximately 200 feet East of Harbour Isle Drive" inconsistent with the Department's Rule 14-97, Table 2 Establishing a Minimum of 245 Connection Spacing for Access Class 06 with speed =/< 45mph

Rule 14-97: Table 2

Access Class	Medians	Connection Spacing (FEET)		Median Opening Spacing (FEET)		Signal Spacing (FEET)
		> 45 mph	≤45mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	*2640/1320	*2640/1320
6	Non-Restrictive	440	245			1320
7	Both	125		330	660	1320

Most Strict

Least Strict

*2640 feet for > 45 mph; 1320 feet for < 45 mph

"Restrictive" = physically prevent vehicle crossing

"Non-Restrictive" = allow turns across at any point

CF Traffic Area of Influence



1) Per LDC Sec 22-217 (f)(b)(2) Table A, Even as "Minimal Scale" 1.o Mile Radius Links & Intersections Need to be Analyzed

MEP CF's Traffic Study Irregularities & Inconsistencies

1) Background Traffic AADT By Averaging FDOT CS#940115 (Seaway Dr)& #945016 (Ocean Dr) To Reduce 5YR Growth Rate (4.28%,1.55% Respectively) to 3.4%(p.6)

2) Assertion of Approval of 24,268sqft Development Parameters in MEP's TIS (p.2) as Opposed to Shoppe's 11,050sqft (Per Ord. 19-003)

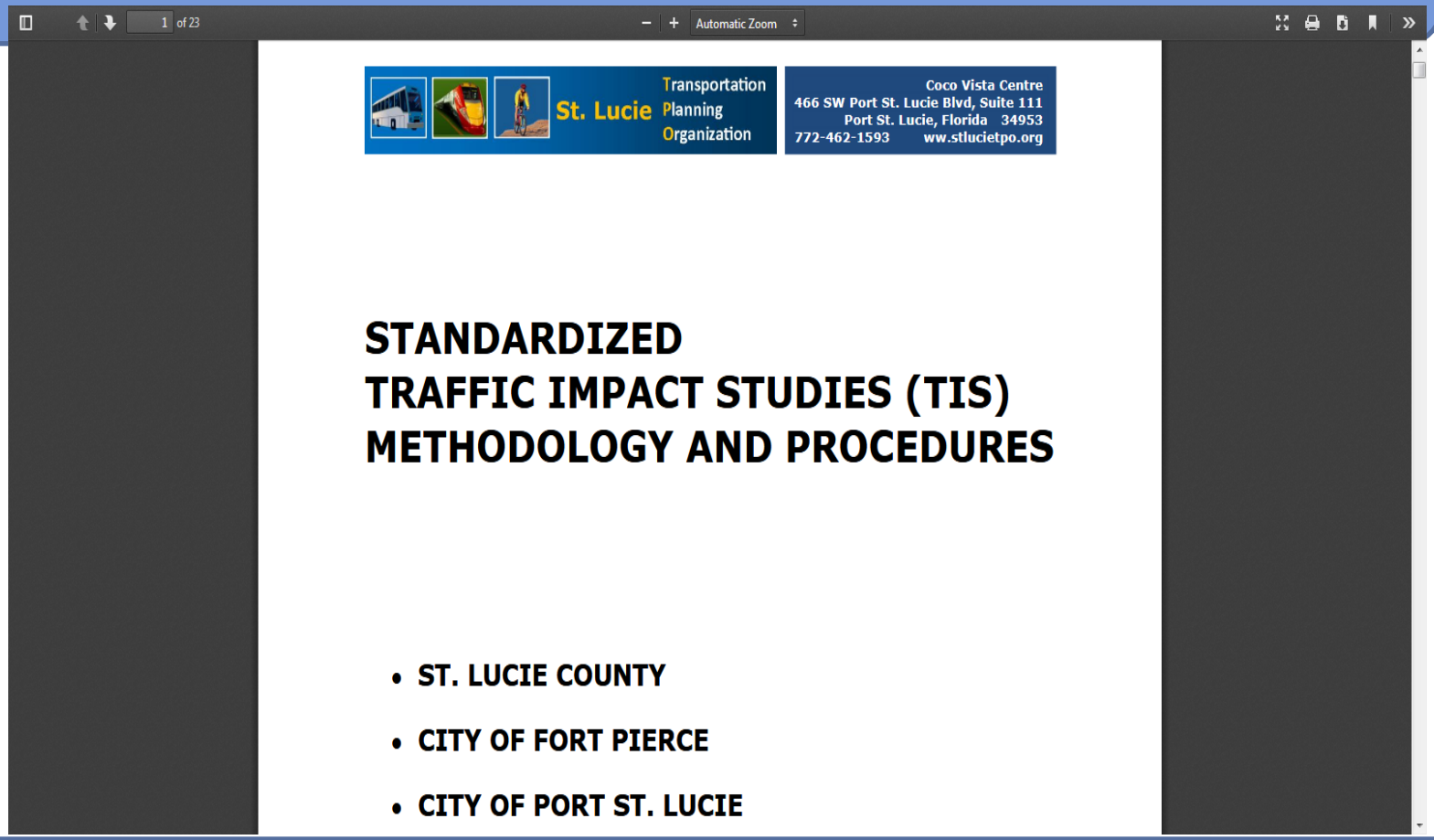
3) Trip Generation Calculations for Medical Office (Exhibit7) w/o Entering them into Links LOS

4) Limiting Intersections Analyses to RI(W), Full Access, RIRO-LILO(M), & RO(E) Driveways & Excluding Harbour Isle Roundabout & A1A / Bayshore Intersection

5) 2018 St Lucie TPO LOS Report for PM Pk Hr Pk Dir Indicate Background Traffic LOS D for A1A (Binney Dr to Causeway Park (V/C 777/790=0.984 w/ 14,800 AADT 2017)

PM Pk Hr Pk Dir for 2018 Data Results in LOS F (V/C=944/790=1.19 w/16,600 AADT 2018) inconsistent w/ LDC Sec. 22-218 (e)(1) Table B Requirement for Minor Arterials LOS D

Pre-application Vs. Methodology



Considering Availability of St. Lucie County TPO Standardized TIS, Methodology & Procedure (May 2014)City Is Urged to Require Applicants to Follow to Show Full Impact of Proposed Developments.

Inconsistency w/ Comp Plan

Comp Plan Future Land Use Element

1.4 Objective: Coordinate the 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 professionally accepted traffic engineering practices.

With A1A Background Traffic at F, Denying the Application based on Applicant's TIS Downplaying Full Impact of Development, is Ground for Denying CF Application, Consistent w/ Objective 1.4 & Policy 1.41. 1.4.2.

Inconsistency w/ Comp Plan

Comp Plan Transportation Element

2.1.Objective:TheCity of Fort Pierce is designated as a transportation Concurrency Exception area pursuant to Section 163.3180,FloridaStatutes (F.S.).The City Is exempt from state-mandated transportation concurrency. The City will Continue to administer a roadway level of service(LOS) based Concurrency Management system to review development impacts. Land use and Transportation strategies to support and fund mobility shall be implemented to comply with163.3180(5)(b)4,F.S.

2.1.1 Policy: Development impacts will continue to be mitigated through the administration of a roadway LOS based concurrency 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.

In the Absence of Any Planned Capacity Improvements for A1A, City Must Uphold Adopted LOS to Safeguard Public Safety & Mobility Consistent with Objective 2.1. & Policy 2.1.1. and Deny CF Application

Inconsistency w/ LDC

LDC Sec. 22-218 (b)(2).

(2)De minimis *impacts*. A development which meets the following de minimis *impact* thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:

a.

An *impact* that would not affect more than one per cent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.

b.

An *impact* for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed one hundred ten (110) per cent of the maximum volume at the adopted level of service of the affected transportation facility.

CF Application Not eligible for Exemptions Since w/ Background Traffic at LOS F w/ V/C Ratio of 1.19 & Exceeding both (a.) & (b.) thresholds, therefore City is Strongly Urged to Deny CF Application.

Questions?

Sometimes in the city's rush to be business friendly,
(Mayor)"Hudson Said . We don't follow all of our rules."

July 18, 2016

The Commission Is Urged to Stay Consistent w/Comp Plan & LDC & Deny CF Application For Major Amendment To PD at 835 Seaway

Thank You

Mohsen Salehi, AICP, ITE(FL)
Salehi Consulting Services
Ft. Myers, Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Major Amendment to PD - Harbour Isle - 835 Seaway Drive

Staff Name: Brandon C. Creagan

Staff Signature: B C C ...

Date Mailed: 7-17-19

Number of Mailed Letters: 164

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 17, 2019

Dear Property Owner(s):

The property owner, **Harbour Isle Dev Commercial, LLC**, applicant, **Cumberland Farms,** and representative **Jeffery Lucas of Atkins, NA**, are requesting approval of a **Major Amendment** to the Harbour Isle Planned Development for the construction of a 5,625 sqft Fueling Station and Convenience Store with associated improvements to be known as Cumberland Farms. The property is zoned PD, Planned Development with a Future Land Use of HIMU, Hutchinson Island Mixed Use.

Legal Description: SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 46-9) THAT PART OF TRACT D-1 MPDAF: FROM NW COR OF TRACT D-1, TH N 64 50 00 E ALG N LI OF TRACT 244.91 FT TO CURVE CONC S, R OF 666.78 FT, TH ELY ALG ARC 11.90 FT TO POB; TH CONT ALG ARC 388.84 FT TO NE COR OF TRACT, TH S 29 41 35 W 34.91 FT, TH N 78 52 58 W 13.84 FT, TH S 12 27 34 W 6.64 FT, TH N 76 43 04 W 4.75 FT, TH S 56 32 17 W 20.34 FT, TH S 08 07 52 W 4.31 FT, TH N 78 03 59 W 6.65 FT, TH S 11 13 25 W 71.62 FT TO CURVE CONC W, R OF 90 FT, TH SLY ALG ARC 17.17 FT, TH S 22 09 18 W 23.61 FT TO E LI OF TRACT, TH S 29 41 35 W 72.18 FT, TH S 60 12 16 W 160.08 FT TO POB (1.504 AC - 65,532 SF) (OR 2377-203)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meetings on **Monday, August 19, 2019** and **Tuesday, September 3, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Major Amendment to the PD**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m.** on **Monday, August 19, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Major Amendment to PD – Harbour Isle – 835 Seaway Drive No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

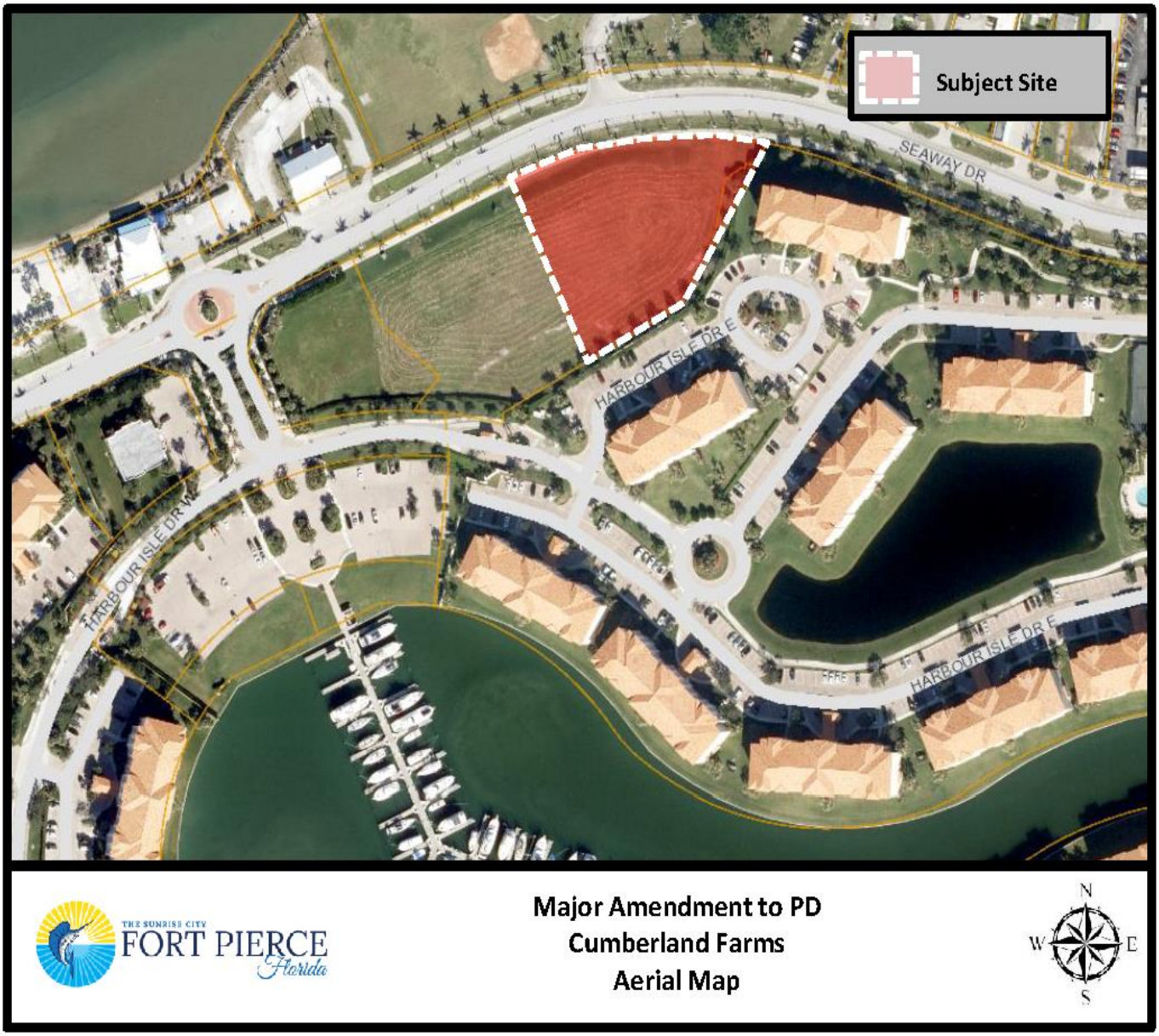
_____

_____ _____

Signature **Date**

Aerial Map

835 Seaway Drive



Please complete and return ballot to:

Mail		Fax		Email
City of Fort Pierce **Planning Department** **100 N. US Hwy 1** **Fort Pierce, FL 34950**	**or**	**(772) 466-5808**	**or**	**bcreagan@city-ftpierce.com**

Salvador-Harbeck (LF EST) Aleida 1
240 Gray Street
West Palm Beach , FL 33405-4706
UNITED STATES

Newman Tracy E 2
1 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2753
UNITED STATES

Massei (TR) Sara S 3
10946 Lake Central Drive
Saint John , IN 46373-0260
UNITED STATES

Tarallo John 4
27 Crystal Terrace
Mount Bethel , PA 18343-5775
UNITED STATES

Leonard Laurie 5
2 Swift Road, Unit 105
Lombard , IL 60148-1147
UNITED STATES

Bunch (LF EST) Laura L 6
1951 NE 60th Street
Fort Lauderdale , FL 33308-2125
UNITED STATES

McCarthy James G 7
31 Yankee Maid Lane
Goshen , NY 10924-2600
UNITED STATES

DeVries Ronald 8
1336 SW Cottonwood CV
Port St Lucie , FL 34986-2002
UNITED STATES

Jeppson Charles A 9
1129 San Martin Drive
Tucson , AZ 85704
UNITED STATES

Peterson William A 10
1 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2753
UNITED STATES

O`Leary Marian 11
1 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2753
UNITED STATES

Sangster David E 12
1 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2753
UNITED STATES

Staelens Solange A 13
1 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2753
UNITED STATES

Flosi (TR) Elizabeth 14
22 Praire Lane
Orland Park , IL 60467-7222
UNITED STATES

Speck Charles 15
1 E Harbour Isle Dr, Unit 303
Fort Pierce , FL 34949
UNITED STATES

VanWyk (TR) Janet E 16
7273 SE Old Lantern Dr
Caledonia , MI 49316-9002
UNITED STATES

Collins (LF EST) Roger 17
1 E Harbour Isle Dr, Unit 305
Fort Pierce , FL 34949-2753
UNITED STATES

Clifford Joseph D 18
2367 Barnsbury Road
East Lansing , MI 48823-7770
UNITED STATES

Mijares Carlos 19
7700 SW 176th Street
Palmetto Bay , FL 33157-6244
UNITED STATES

Berman (TR) Alan M 20
1780 NW 104th Avenue
Coral Springs , FL 33071-6501
UNITED STATES

Briganti Francis L 21
1 Harbour Isle Dr E PH03
Fort Pierce , FL 34949-2753
UNITED STATES

Montgomery George 22
1 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949-2753
UNITED STATES

Tischler Robert J 23
5003 Jackson Drive
Jefferson Hills , PA 15025-3455
UNITED STATES

Metcalf Daryl L 24
1 E Harbour Isle Dr, Unit PH6
Fort Pierce , FL 34949-2753
UNITED STATES

Stroh Cary A 25
1911 N 47th Avenue
Hollywood , FL 33021-4125
UNITED STATES

Starcevich Charles A 26
917 Krystal Lane
New Lenox , IL 60451-2618
UNITED STATES

Squires Thomas E 27
2 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949-2754
UNITED STATES

Anthony Stephen M 28
2 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949-2754
UNITED STATES

Davis John R 29
2 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2754
UNITED STATES

Debus Sr John R 30
2469 SE Grand Drive
Port St Lucie , FL 34952-6533
UNITED STATES

Doherty Bernadette 31
2 E Harbour Isle Dr, Unit 201
Fort Pierce , FL 34949-2754
UNITED STATES

Conner Jeffrey 32
2 E Harbour Isle Dr, Unit 202
Fort Pierce , FL 34949-2754
UNITED STATES

Kussel (TR) Jean Z 33
2 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2754
UNITED STATES

Natale Johanna 34
2 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2754
UNITED STATES

Reilly Grace M 35
914 Bay Avenue
Point Pleasant Beach , NJ 08742-3065
UNITED STATES

Gilmore Kent 36
2 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2754
UNITED STATES

Tutt III Karl F 37
2 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949
UNITED STATES

Marino Joseph 38
2 E Harbour Isle Dr, Unit 302
Fort Pierce , FL 34949
UNITED STATES

Truby Charles P 39
502 Waycross Drive
Greensboro , NC 27410-6056
UNITED STATES

Morse Guy W 40
139 E Berkeley Street, Unit Apt 602
Boston , MA 02118-4604
UNITED STATES

Czarnota Joseph R 41
13 Bigham Road
North Reading , MA 01864-2903
UNITED STATES

Eenigenburg (TR) Eugene 42
10049 Prairie Knoll Court
Saint John , IN 46373-8752
UNITED STATES

Morris Rodney 43
2 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949-2754
UNITED STATES

Hayden Joseph 44
2 E Harbour Isle Dr, Unit PH2
Fort Pierce , FL 34949-2754
UNITED STATES

Anderson Jonathan 45
2 Harbour Isle Dr, Unit PH3
Fort Pierce , FL 34949-2754
UNITED STATES

Bajada Angelo 46
268 Dock Road
Barrie , ON L4N 9S2
CANADA

Grondin (LF EST) Bette 47
2 E Harbour Isle Dr, Unit PH 5
Fort Pierce , FL 34949-2754
UNITED STATES

Byrum (TR) Tina M 48
2 E Harbour Isle Dr, Unit PH 6
Fort Pierce , FL 34949-2754
UNITED STATES

Voss Thomas 49
70 Aqua Ra Drive
Jensen Beach , FL 34957-2622
UNITED STATES

Guettler Brian K 50
1413 Lone Pine Drive
Fort Pierce , FL 34982-3344
UNITED STATES

Diotte Richard J 51
9 E Harbour Isle E Dr, Unit 103
Fort Pierce , FL 34949-2761
UNITED STATES

Urella Joseph J 52
9 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949-2761
UNITED STATES

Center Bruce P 53
9 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2761
UNITED STATES

Murphy (TR) Marilyn S 54
4 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2756
UNITED STATES

Gordon (TR) Russell C 55
9 E Harbour Isle Dr, Unit 201
Fort Pierce , FL 34949-2761
UNITED STATES

Davis (TR) Thomas J 56
516 W Columbia Street
Chippewa Falls , WI 54729-2217
UNITED STATES

Cooper Robert C 57
212 Claiborne Fields Drive
Centreville , MD 21617-2506
UNITED STATES

Crea Linda 58
9 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2761
UNITED STATES

Schreiner Dale A 59
9 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2761
UNITED STATES

Szegeski Michael A 60
9 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2761
UNITED STATES

Camire (TR) Robert J 61
9442 Northcote Avenue
Munster , IN 46321-3908
UNITED STATES

Foley Nancy B 62
9 E Harbour Isle Dr, Unit 302
Fort Pierce , FL 34949-2761
UNITED STATES

High Performance Properties LLC 63
3950 S Highway 41A
Clarksville , TN 37043-6803
UNITED STATES

Lanese Joseph 64
1 Osborn Street
Stony Point , NY 10980-3650
UNITED STATES

Raymon Jay Sizemore Jr 65
9 E Harbour Isle Drive, Unit 305
Fort Pierce , FL 34949
UNITED STATES

Lisa R Skipper 66
3848 Spring Tide Drive
Southport , NC 28461
UNITED STATES

Nist Paul A 67
9 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949
UNITED STATES

Huerta Holdings LLC (TR) 68
380 Creekstone Court
Longwood , FL 32779-6115
UNITED STATES

Bode Anne Marie 69
9 E Harbour Isle Dr, Unit PH3
Fort Pierce , FL 34949-2761
UNITED STATES

Ochse Daniel Francios 70
9 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949
UNITED STATES

Willis Donald 71
1720 Skyline Dr, Unit 108
Johnson City , TN 37604-3792
UNITED STATES

Cecchini Michael J 72
9 E Harbour Isle Dr, Unit PH6
Fort Pierce , FL 34949-2761
UNITED STATES

Cote Louis 73
711 RTE-138 Street
St-Tite-des-Caps , QC G0A 4J0
CANADA

Stecher (LF EST) Maureen M 74
10 E Harbour Isle Dr, Unit 102
Fort Pierce , FL 34949-2762
UNITED STATES

Windle John F 75
10 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949
UNITED STATES

Kelly John M 76
122 Oyster Cove Dr
Grasonville , MD 21638-1045
UNITED STATES

Barr Victor M 77
10 E Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2762
UNITED STATES

Rick Schaefer ETAL 78
10 E Harbour Isle Dr, Unit 106
Fort Pierce , FL 34949
UNITED STATES

Evans John F 79
441 Irving Avenue
Millville , NJ 08332-9781
UNITED STATES

Stiglbauer Nancy C 80
10 E Harbour Isle Dr, Unit 202
Fort Pierce , FL 34949-2762
UNITED STATES

Mazzo Paul 81
136 Szost Dr
Fairfield , CT 06824-4059
UNITED STATES

Hahneman Rodger 82
836 Forepeak Dr
Forked River , NJ 08731-3030
UNITED STATES

DeGraw Jr Bruce G 83
3608 Belmar Blvd
Neptune , NJ 07753-7105
UNITED STATES

Rizzo Alfonso V 84
10 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2762
UNITED STATES

Mills Patrick W 85
1630 Toscano Terrace
Oconomowoc , WI 53066-4659
UNITED STATES

Rajaballey Maureen E 86
16386 SW 70 Street
Fort Lauderdale , FL 33331
UNITED STATES

Rajaballey Maureen E 87
16386 SW 70th Street
Fort Lauderdale , FL 33331
UNITED STATES

Bell James J 88
10 E Harbour Isle Dr, Unit 304
Fort Pierce , FL 34949-2762
UNITED STATES

Yenchko Thomas S 89
10 E Harbour Isle Dr, Unit 305
Fort Pierce , FL 34949-2762
UNITED STATES

AMB Land Inc 90
10 E Harbour Isle Dr, Unit 306
Fort Pierce , FL 34949-2762
UNITED STATES

Ferrari Arthur J 91
10 E Harbour Isle Dr, Unit PH1
Fort Pierce , FL 34949-2762
UNITED STATES

Maffei (LF EST) Frank A 92
10 E Harbour Isle Dr, Unit PH 2
Fort Pierce , FL 34949-2762
UNITED STATES

Sauls Stephen 93
32 W Harbour Isle Dr, Unit PH5
Fort Pierce , FL 34949-2784
UNITED STATES

Tarasenko Serge 94
10 E Harbour Isle Dr, Unit PH4
Fort Pierce , FL 34949-2762
UNITED STATES

Nelson Dean 95
18 Bruns Road
Allenhurst , NJ 7711
UNITED STATES

Neil Richard 96
10 E Harbour Isle Dr, Unit PH 6
Fort Pierce , FL 34949-2762
UNITED STATES

Giancola Carol A 97
150 Charles Street
Floral Park , NY 11001-2237
UNITED STATES

Love Becky 98
1717 Sunset Isles Road
Fort Pierce , FL 34949-3433
UNITED STATES

Joiner Sid 99
37 E Harbour Isle Dr, Unit 103
Fort Pierce , FL 34949-2789
UNITED STATES

Love George 100
37 E Harbour Isle Dr, Unit 104
Fort Pierce , FL 34949
UNITED STATES

Rovira (TR) Cora J 101
1743 Cotswold Dr
Orlando , FL 32825
UNITED STATES

Cade (TR) Frederick C 102
1323 SE 17th Street, Unit Ste 471
Fort Lauderdale , FL 33316-1707
UNITED STATES

Marreiros Arthur J 103
36 Bell Drive
Highland , NY 12528-1608
UNITED STATES

Grover Paul L 104
5318 Villa Ridge Court
Baldwinsville , NY 13027-8975
UNITED STATES

Bond Richard 105
37 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2789
UNITED STATES

Theodore Thomas Sawicz Revocable Trust 106
37 E Harbour Isle Dr, Unit 204
Fort Pierce , FL 34949-2789
UNITED STATES

Ulishney Eugene 107
5812 NW 63rd Way
Parkland , FL 33067-1528
UNITED STATES

Brady Anthony P 108
536 N Preserve PT
Jupiter , FL 33458-8325
UNITED STATES

Barbret (TR) Craig T 109
37 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2789
UNITED STATES

Sullivan Donald W 110
2235 El Cid Court
Davie , FL 33324-5912
UNITED STATES

Florio Pietro 111
265 Maron Lane
Seven Hills , OH 44131-3523
UNITED STATES

Anderson (TR) Daniel M 112
37 E Harbour Isle Dr, Unit Unit 304
Fort Pierce , FL 34949-2789
UNITED STATES

Howell Don M 113
19394 Gulfstream Dr
Tequesta , FL 33469-2050
UNITED STATES

Casson Tammy L 114
37 E Harbour Isle Dr, Unit 306
Fort Pierce , FL 34949-2789
UNITED STATES

Hegedus Kathy M 115
37 E Harbour Isle Dr
Fort Pierce , FL 34949-2789
UNITED STATES

Anderson (TR) Daniel M 116
37 E Harbour Isle Dr, Unit Unit 304
Fort Pierce , FL 34949-2789
UNITED STATES

Spyrzynski Grzegorz 117
37 E Harbour Isle Dr, Unit PH03
Fort Pierce , FL 34949-2789
UNITED STATES

Rudd James M 118
37 E Harbour Isle Dr, Unit PH04
Fort Pierce , FL 34949-2789
UNITED STATES

VanDenbos Gary 119
1706 Francis Court
Fort Pierce , FL 34949-3579
UNITED STATES

Malatesta Robert I 120
37 E Harbour Isle Dr, Unit PH06
Fort Pierce , FL 34949-2789
UNITED STATES

Robertson Diane D 121
38 E Harbour Isle Dr, Unit 101
Fort Pierce , FL 34949-2790
UNITED STATES

Hernandez Danilo R 122
1250 Belfiore Way
Windermere , FL 34786-8113
UNITED STATES

Crow Cheryl N 123
503 Bayberry Drive
Severna Park , MD 21146-3602
UNITED STATES

Kohler Shauna R 124
2358 SE Delano Road
Port St Lucie , FL 34952-5558
UNITED STATES

Koblegard Susan A 125
38 Harbour Isle Dr, Unit 105
Fort Pierce , FL 34949-2790
UNITED STATES

Wooten Daniel L 126
38 E Harbour Isle Dr, Unit 106
Fort Pierce , FL 34949-2790
UNITED STATES

Carroll Lawrence G 127
23 Hendrik Hudson Way
Halfmoon , NY 12065-2673
UNITED STATES

Sachs (LF EST) Sharon E 128
161 SE Osprey Ridge
Port St Lucie , FL 34984-8941
UNITED STATES

Sweeney William M 129
38 E Harbour Isle Dr, Unit 203
Fort Pierce , FL 34949-2790
UNITED STATES

Emerald Harbour Enterprises 130
2326 S Congress Avenue, Unit Ste 1C
West Palm Beach , FL 33406-7652
UNITED STATES

Noble Carol S 131
38 E Harbour Isle Dr, Unit 205
Fort Pierce , FL 34949-2790
UNITED STATES

Martin Daniel 132
38 E Harbour Isle Dr, Unit 206
Fort Pierce , FL 34949-2790
UNITED STATES

Rodriguez Elvis 133
38 E Harbour Isle Dr, Unit 301
Fort Pierce , FL 34949-2790
UNITED STATES

Shaw Mary L 134
772 Howe Island Dr
Gananoque , ON K7G 2V6
CANADA

Settanni Sebastiano 135
11702 W 130th Street
Strongsville , OH 44136-2753
UNITED STATES

Payne (TR) Rosemarie 136
38 E Harbour Isle Dr, Unit 304
Fort Pierce , FL 34949-2790
UNITED STATES

Pinho Manuel A 137
342 Long Ridge Road
Stamford , CT 06902-1637
UNITED STATES

DiCenso Ferdinando 138
325 Oakview Circle
Hinchley , OH 44233-9414
UNITED STATES

Hamilton Gisela B 139
2322 Keen Road
Fort Pierce , FL 34946-2003
UNITED STATES

Ramos (LF EST) Victoria M 140
12104 SW Bayberry Avenue
Port St Lucie , FL 34987-2818
UNITED STATES

Rowe Robert 141
11349 Kingsley Manow Way
Jacksonville , FL 32225-1075
UNITED STATES

Johnston Ronnie L 142
PO Box 1578
Sweetwater , TX 79556-1578
UNITED STATES

Hartl Willaim 143
38 E Harbour Isle DR, Unit PH5
Fort Pierce , FL 34949-2790
UNITED STATES

Sreenan (TR) Janis A 144
3810 NE 30th Avenue
Lighthouse Point , FL 33064-8422
UNITED STATES

AMB Land Inc 145
1017 Creek Road
Newark , DE 19711
UNITED STATES

Becky Love ETAL 146
414 Conc 4
West Waterdown , ON L8B IJ5
CANADA

Frederick C Cade (TR) ETAL 147
1323 SE 17th Street, Suite 471
Fort Lauderdale , FL 33316
UNITED STATES

Brian R Murphy ETAL 148
43 Congress Street
Pembroke , MA 2359
UNITED STATES

Donald Willis 149
3835 E Millers Bridge Road
Tallahassee , FL 32312-1061
UNITED STATES

St Lucie County 150
2300 Virginia Avenue
Fort Pierce , FL 34982-5632
UNITED STATES

Seaway Drive Investments LLC 151
7892 Saddlebrook Drive
Port St Lucie , FL 34986
UNITED STATES

Harbour Isle Dev Comm LLC 152
801 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle Dev Comm LLC 153
825 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle Plaza LLC 154
PO Box 3316
Jupiter , FL 33469
UNITED STATES

Camerone T Elizer (TR) 155
940 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

United States Coast Guard 156
15608 SW 117th Avenue
Miami , FL 33177
UNITED STATES

SLC Ft Pierce Fire Dist 157
5160 NW Milner Drive
Port St Lucie , FL 34983
UNITED STATES

Harbour Isle at Hutchinson Island Property Maintenance Association 158
801 Seaway Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle At Hutchinson Island West Condominium Association Inc 159
14 W Harbour Isle Drive
Fort Pierce , FL 34949
UNITED STATES

Harbour Isle At Hutchinson Island East Condominium Association Inc 160
6 E Harbour Isle Drive
Fort Pierce , FL 34949
UNITED STATES

Angler`s Landing LLC 161
1708 SE Clearmont Street
Port St. Lucie , FL 34983
UNITED STATES

Saucier Realty LLC 162
8351 Chinaberry Road
Vero Beach , FL 32963
UNITED STATES

Republic Western Investments Co LLC 163
2049 Century Park E Ste 3630
Los Angeles , CA 90067
UNITED STATES

Republic Western Investments Co LLC 164
2049 Century Park E Ste 3630
Los Angeles , CA 90067
UNITED STATES

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SEAWAY DR
HARBOUR ISLE DR W
HARBOUR ISLE DR W

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Amendment to Planned Deveopment - Harbour Isle - 835 Seaway Drive

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 8-4-2019

NOTICE BY MAIL: 7-17-2019

NOTICE BY SIGNS: 8-7-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 8/7/2019

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

August 4, 2019

Subscribed and sworn to before on August 5, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $127.92
Ad No: 0003713733
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 22-40 & 22-143 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(a) of Florida State Statutes, will on Monday, August 19th, 2019 and Tuesday, September 3rd, 2019 hold Quasi-Judicial Public Hearing on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-037 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE,FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIV DATE.

All interested parties may appear at the meeting and be heard with respect to the Applications for Major Amendment to a Planned Development. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/4/2019
TCN3713733

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

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September 8, 2019

Subscribed and sworn to before on September 9, 2019:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $121.68
Ad No: 0003774314
Customer No: 1330884
PO #:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 22-40 & 22-143 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(a) of Florida State Statutes, will on Monday, September 23, 2019 hold a Public Hearing on the enactment of the proposed ordinance on second reading, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which will begin at 5:05 p.m., to consider review and approval of the following:

ORDINANCE 19-037 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

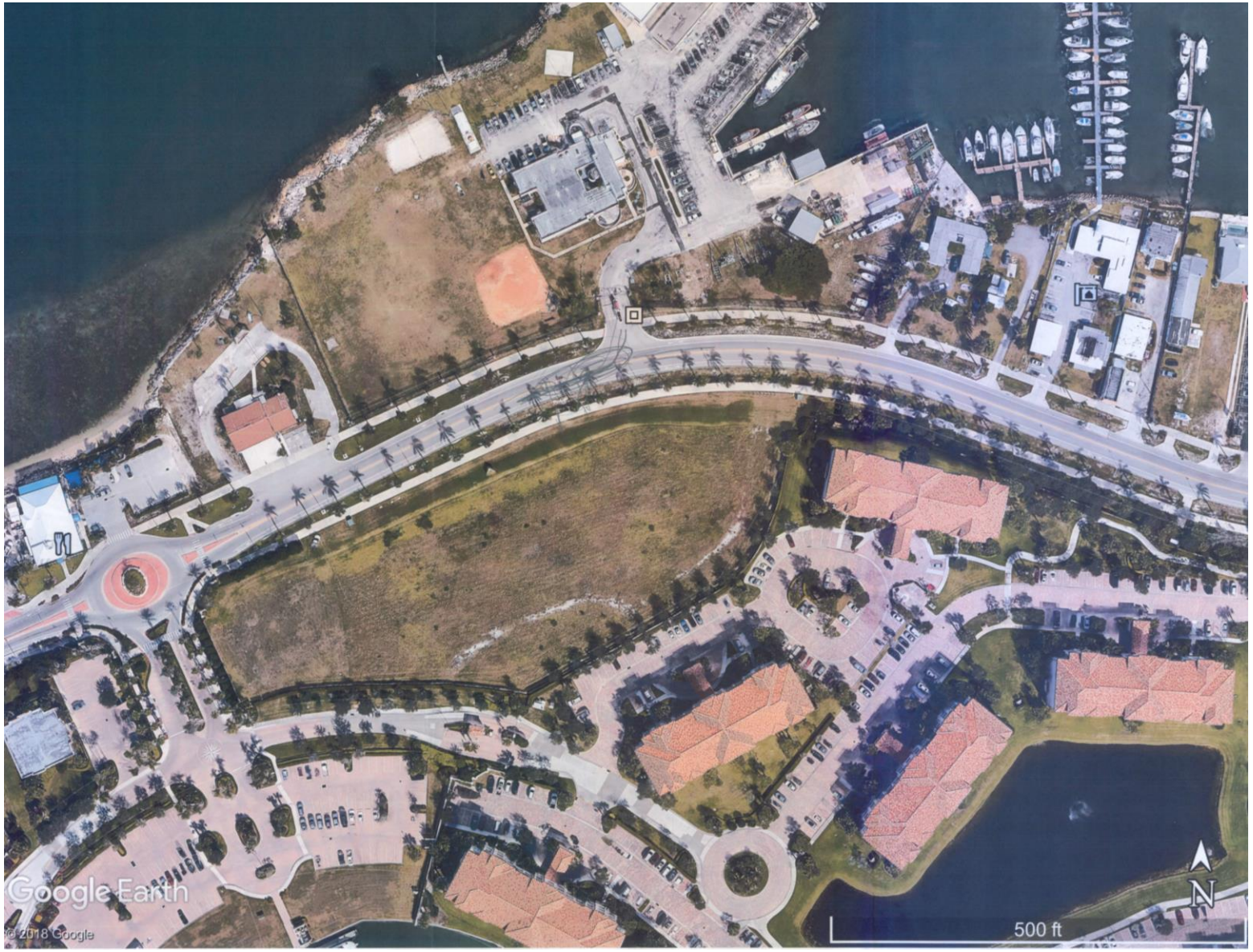
All interested parties may appear at the meeting and be heard with respect to the Applications for Major Amendment to a Planned Development. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 9/8/2019
TCN3774314

Harbour Isle Shoppes & Cumberland Farms Site Plan Location Map



Kimley»Horn

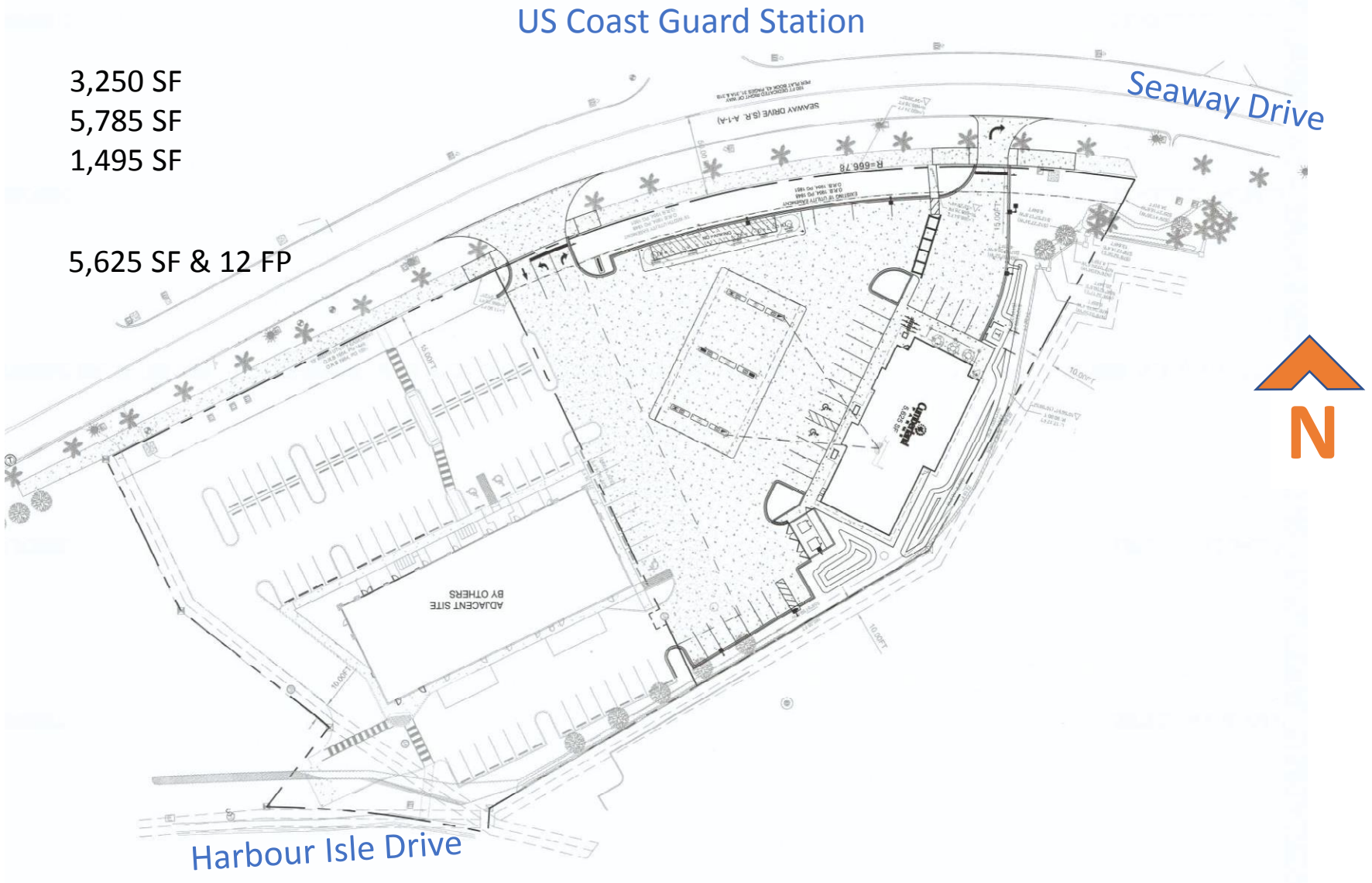
Harbour Isle Shoppes (Previously Approved) & Cumberland Farms (Proposed) Site Plan

Harbour Isle Shoppes Land Uses

High Turnover Sit-Down Restaurant	3,250 SF
Apparel Store	5,785 SF
Liquor Store	1,495 SF

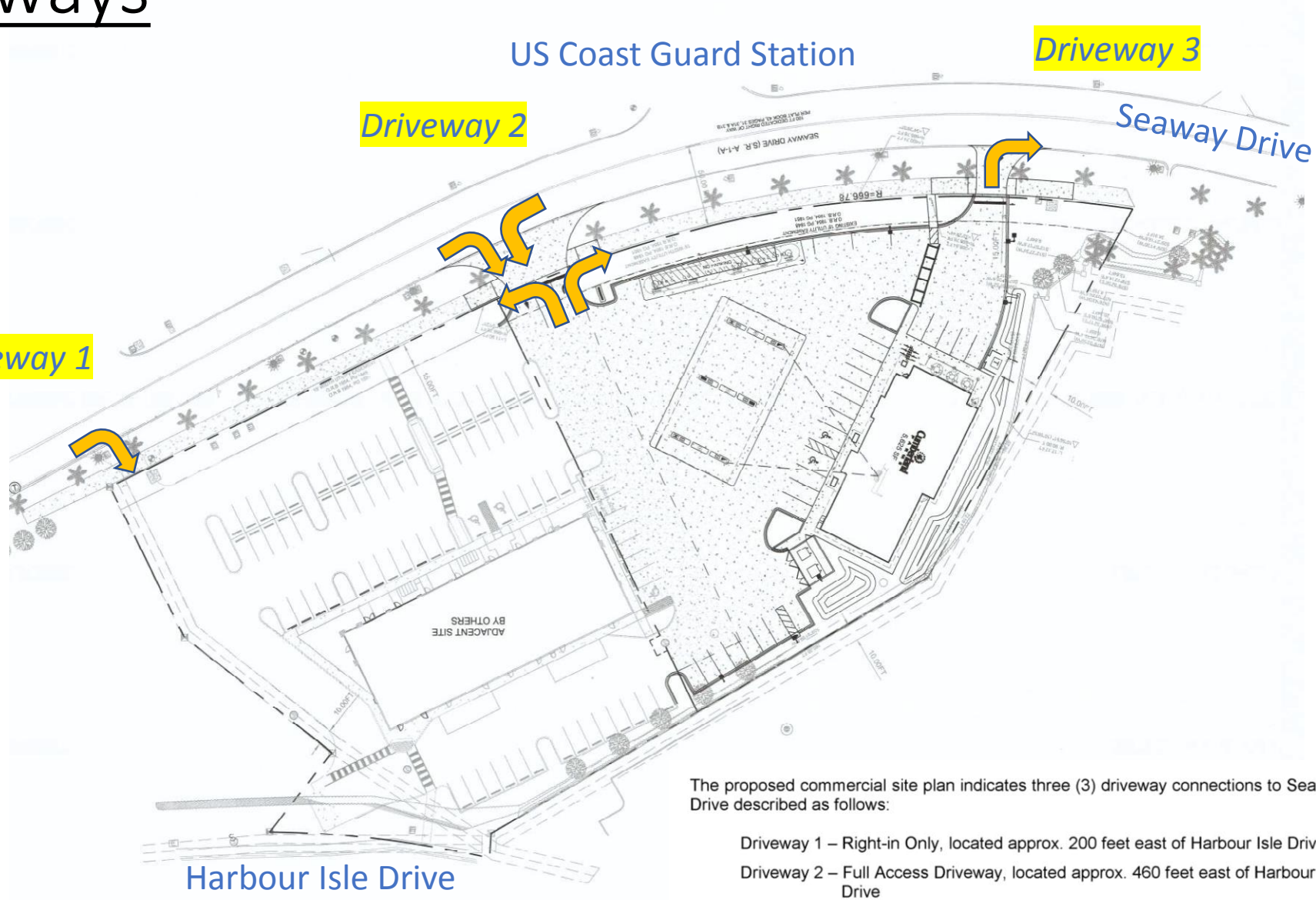
Cumberland Farms Land Uses

Convenience Store with Gas Pumps	5,625 SF & 12 FP



Kimley»Horn

Harbour Isle Shoppes & Cumberland Farms
Proposed Driveways



The proposed commercial site plan indicates three (3) driveway connections to Seaway Drive described as follows:

Driveway 1 – Right-in Only, located approx. 200 feet east of Harbour Isle Drive

Driveway 2 – Full Access Driveway, located approx. 460 feet east of Harbour Isle Drive

Driveway 3 – Right-Out Only, located approx. 720 feet east of Harbour Isle Drive

Kimley»Horn

Trip Generation Calculations

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
High Turnover Sit-Down Rest	3.250		1000 SF	365	32	18	14	32	20	12
Apparel Store	5.785		1000 SF	384	6	5	1	24	12	12
Conv. Mrkt w/ Gas Pumps	5.625 ksf + 12 f.p.			3,361	235	118	117	235	118	117
Liquor Store	1.495		1000 SF	152	1	1	0	26	13	13
Subtotal				4,110	273	141	132	291	150	141
Internal Capture	AM	PM	DAILY							
High Turnover Sit-Down Rest	6.3%	12.5%	12.5%	46	2	1	1	4	2	2
Apparel Store	0.0%	8.3%	8.3%	32	0	0	0	2	1	1
Conv. Mrkt w/ Gas Pumps	1.3%	3.4%	3.4%	114	3	1	2	8	4	4
Liquor Store	0.0%	7.7%	7.7%	12	0	0	0	2	1	1
Subtotal	1.8%	4.8%	4.7%	192	5	2	3	14	7	7
Pass-By Traffic										
High Turnover Sit-Down Rest	43.0%			137	13	7	6	12	8	4
Apparel Store	34.0%			120	2	2	0	7	4	3
Conv. Mrkt w/ Gas Pumps	78.0%			2,533	181	91	90	177	89	88
Liquor Store	34.0%			48	0	0	0	8	4	4
Subtotal				2,790	196	100	96	196	101	95
NET PROPOSED TRIPS				***1,128***	***72***	***39***	***33***	***81***	***42***	***39***
Total Proposed Driveway Volumes				***3,918***	***268***	***139***	***129***	***277***	***143***	***134***
NET EXTERNAL TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,128**	**72**	**39**	**33**	**81**	**42**	**39**
NET CHANGE IN DRIVEWAY VOLUMES				**3,918**	**268**	**139**	**129**	**277**	**143**	**134**

317 vs 291

16 vs 14

204 vs 196

97 vs 81

301 trips vs 277 trips – 24 fewer trips reported

Kimley»Horn

Trip Generation Calculation

2014 FDOT Trip Generation equation for Convenience Market with Gas Pumps

Daily = 256.7 x FP - 144.5 x kft^2 = 2267 trips
AM Peak Hour = No data provided
PM Peak Hour = 12.3 x FP + 15.5 x = 235 trips

2017 ITE Trip Generation equation for Super Convenience Market/Gas Station

Daily = 230.52 x FP = 2,767 trips
AM Peak Hour = 28.08 x FP = 337 trips
PM Peak Hour = 22.96 x FP = 276 trips

	Daily Driveway Volume	AM Peak-Hour Driveway Volume	PM Peak-Hour Driveway Volume
Applicant's May 2019 TIA	4,058	269	301
KH Calculations	3,455	376	334
% Difference	**15% decrease**	**40% increase**	**11% increase**

57 trips greater than applicant projected

Kimley»Horn

Trip Generation Calculation

2014 FDOT Trip Generation equation for Convenience Market with Gas Pumps

Daily = 256.7 x FP - 144.5 x kft^2 = 2267 trips
AM Peak Hour = No data available
PM Peak Hour = 12.3 x FP + 15.5 x = 235 trips

"applicant utilized PM Peak Hour projected volume"

2017 ITE Trip Generation equation for Super Convenience Market/Gas Station

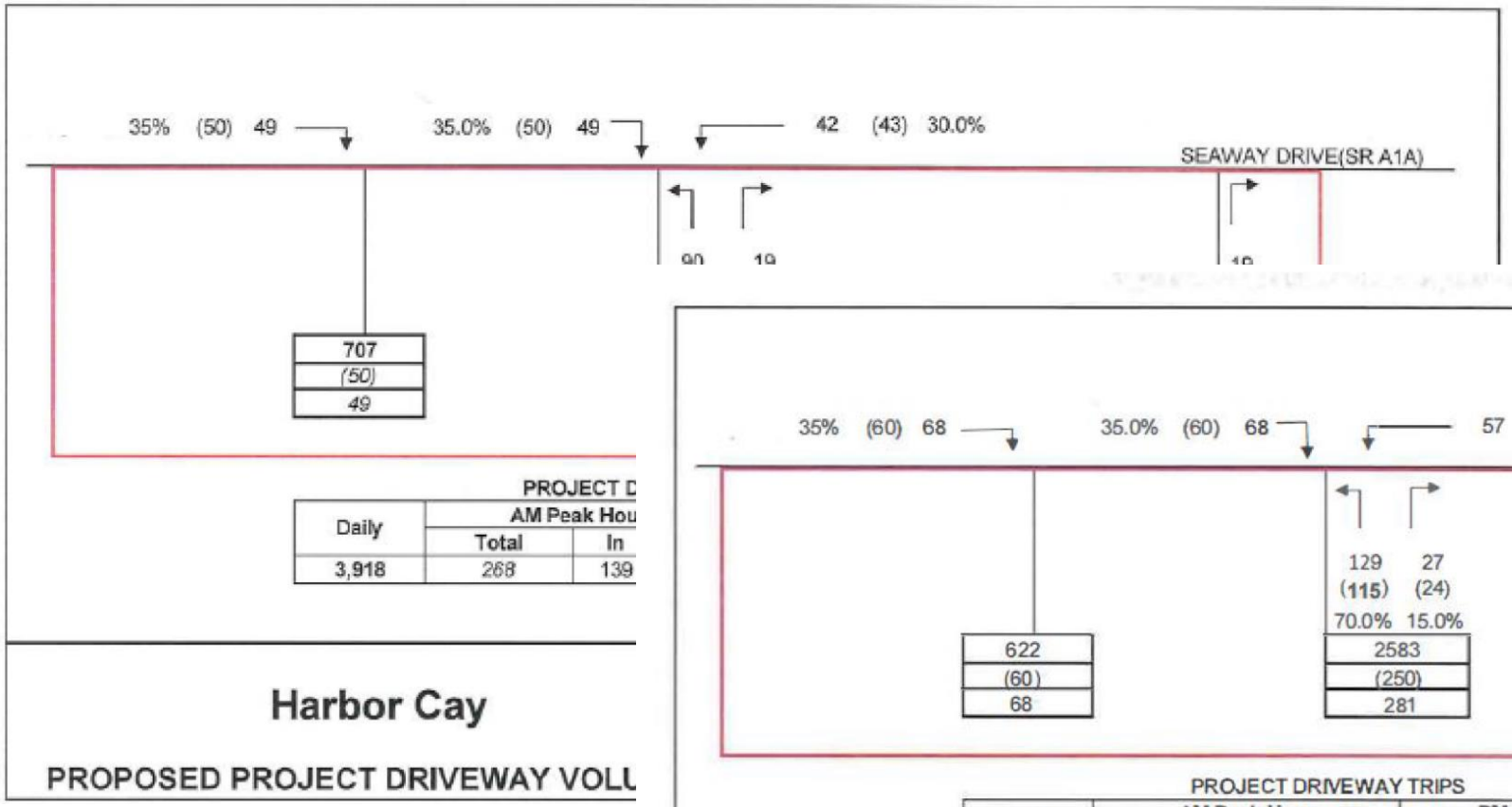
Daily = 230.52 x FP = 2,767 trips
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PM Peak Hour = 22.96 x FP = 276 trips

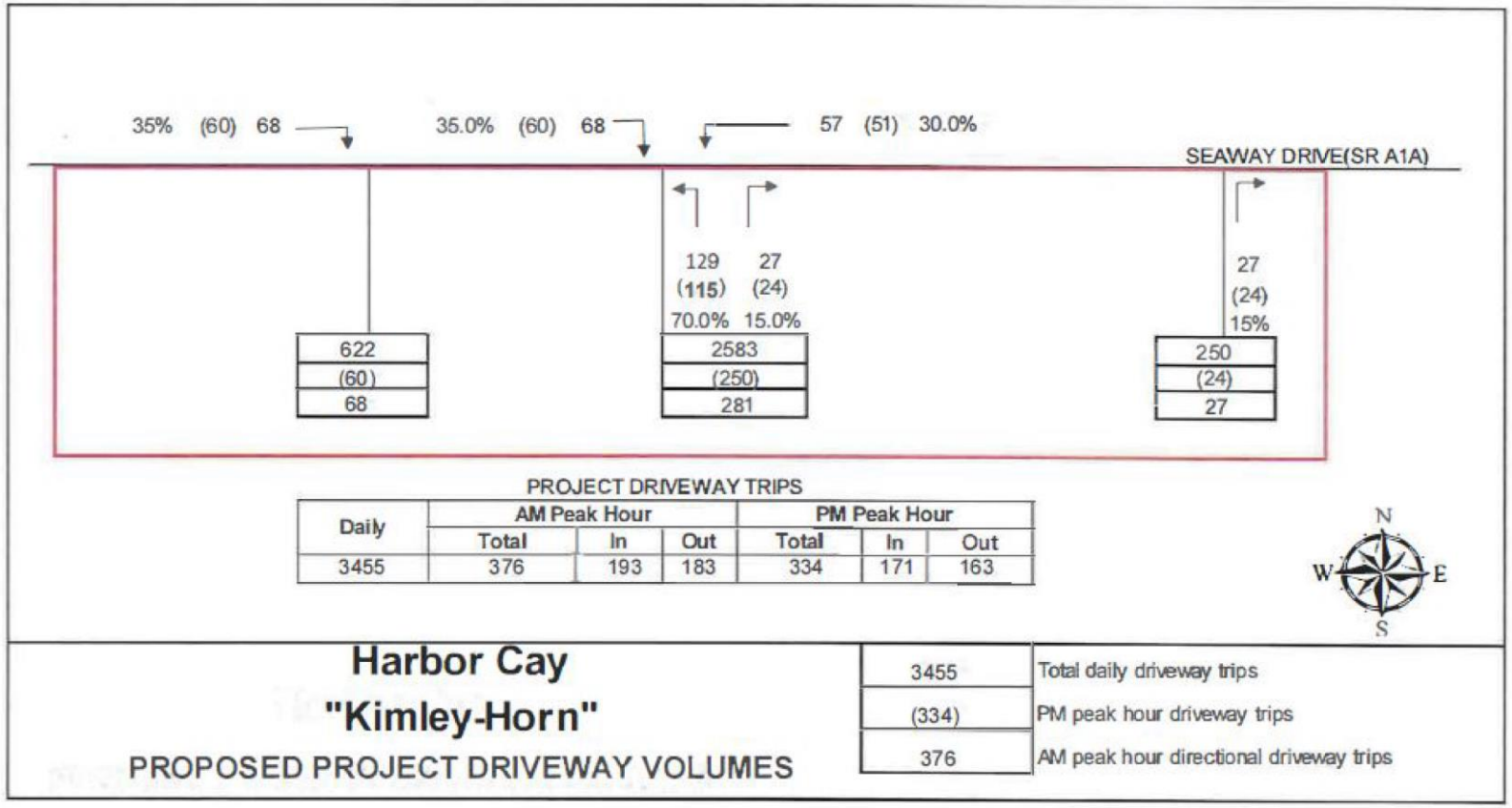
	Daily Driveway Volume	AM Peak-Hour Driveway Volume	PM Peak-Hour Driveway Volume
Applicant's May 2019 TIA	4,058	269	301
KH Calculations	3,455	376	334
% Difference	**15% decrease**	**40% increase**	**11% increase**

107 trips greater than applicant projected

Kimley»Horn

Projected Driveway Turning Movements





Kimley»Horn

Seaway Drive Capacity Evaluation

Roadway		Roadway Attributes [1]				Peak Hour Directional Maximum Service Volume [2]	Existing Peak Season Traffic Conditions			
							Volumes [3]		Max V/C Ratio	LOS
From	To	Functional Classification	Area Type	Adopted LOS Standard	Number of Lanes		NB / EB	SB / WB		
SR A1A South										
Ocean Drive	Binney Drive	Minor Arterial	U	D	2U	600	718	852	1.42	F
Binney Drive	S Causeway Park	Minor Arterial	U	D	2U	790	718	852	1.08	F

Note:

1. The roadway attributes were obtained from the St. Lucie County Transportation Element and the latest FDOT Federal Functional Classification and Urban Area Boundaries Map for St. Lucie County.
2. Peak Hour Directional Maximum Service Volumes were determined using St. Lucie County Transporation Planning Organization (TPO) Traffic Counts and Level of Service Report Fall 2018.
3. Existing peak season traffic volumes are based on FDOT 2018 Synopsis Report for station 940115 along SR A1A in the City of Fort Pierce.

Left Turn Lane Warrant Evaluation

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

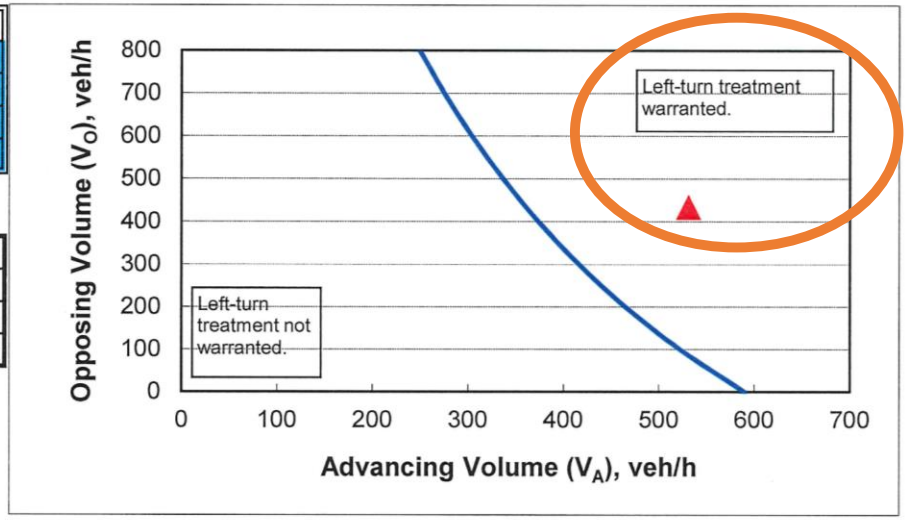
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	11%
Advancing volume (V_A), veh/h:	531
Opposing volume (V_O), veh/h:	433

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	361
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

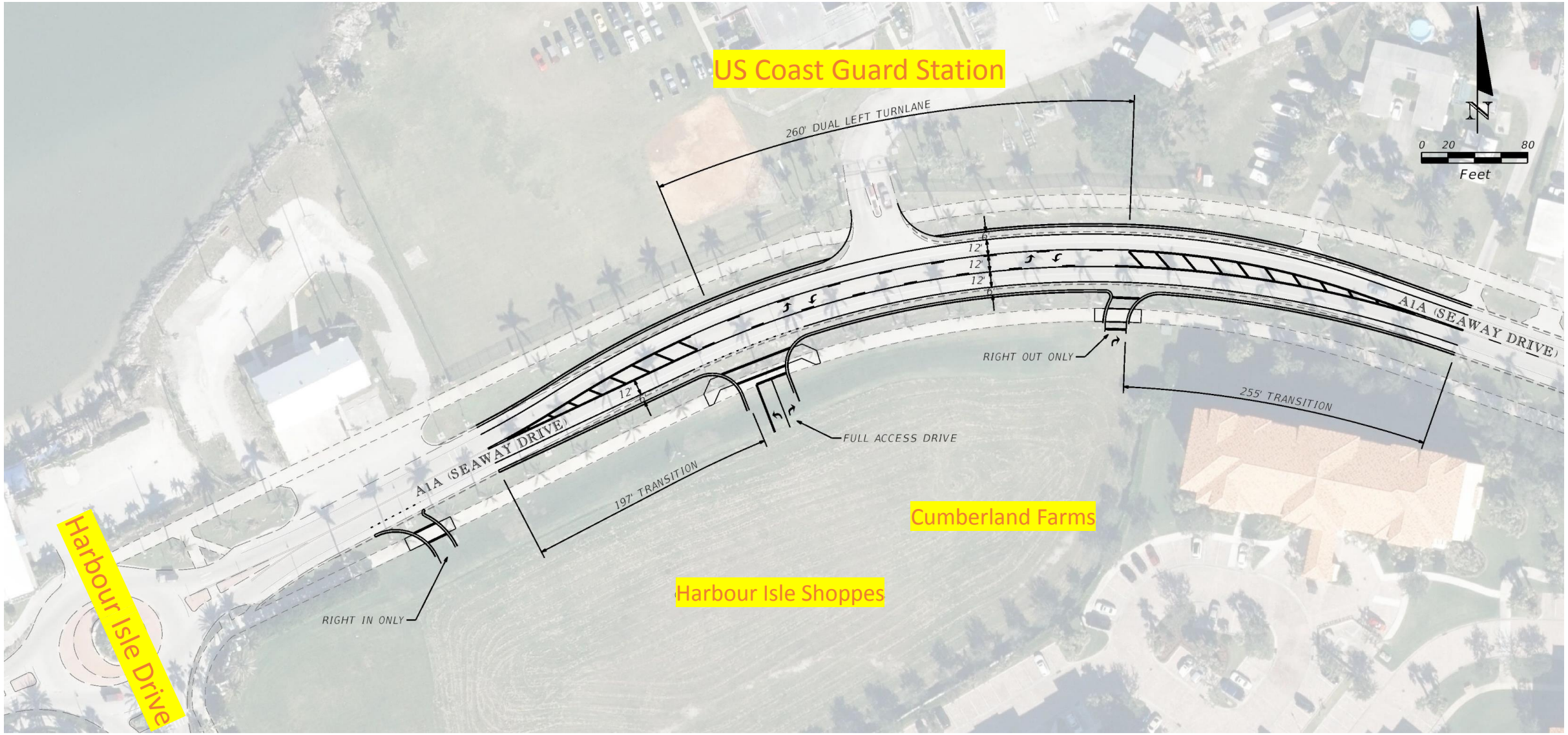


CALIBRATION CONSTANTS

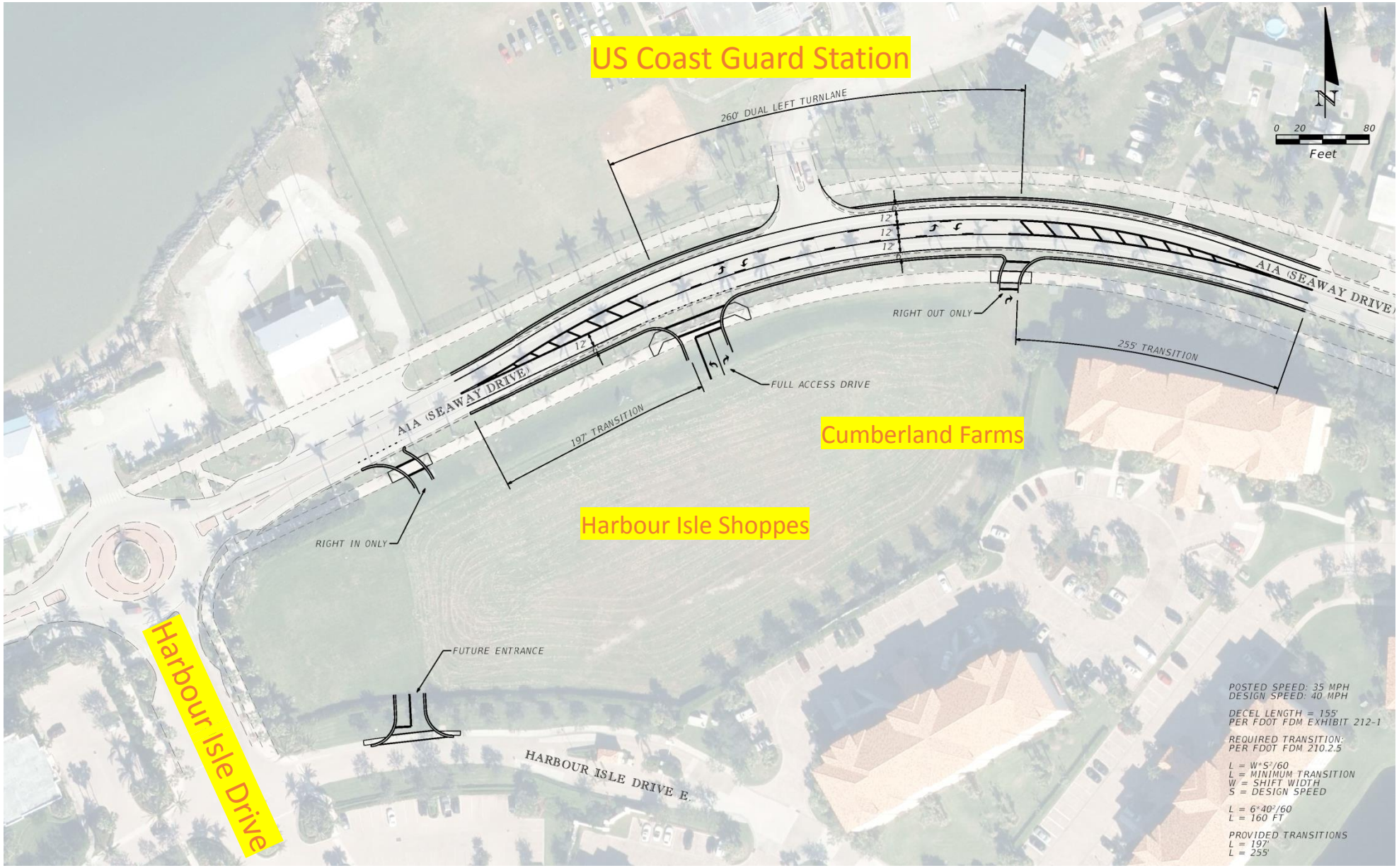
Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn

Conceptual Seaway Drive Left Turn Lane



Conceptual Seaway Drive Left Turn Lane



City Commission Regular Meeting **13. a.**

Meeting Date: 01/06/2020

Re:

SUBJECT:

Selection of Mayor Pro Tem pursuant to Section 23 of the City Charter which requires the City Commissioners to select one (1) of their number as Mayor Pro Tem at the first regular meeting following January 1.

SUMMARY:

The individual elected shall act as mayor-commissioner and have all of the powers and duties of that office during the absence or disability of the said mayor-commissioner. The following have served as Mayor Pro Tem:

2019 - Commissioner Alexander
2018 - Commissioner Johnson
2017 - Commissioner Sessions
2016 - Commissioner Perona
2015 - Commissioner Alexander
2014 - Commissioner Becht

RECOMMENDATION:

Using the traditional rotation, Commissioner Perona would be next in line to serve as Mayor Pro Tem.

ALTERNATIVES:

Select another Commissioner

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Form Review

Form Started By: Linda Cox Started On: 11/19/2019 02:22 PM

Final Approval Date: 11/19/2019

City Commission Regular Meeting **13. b.**
Meeting Date: 01/06/2020
Re:

SUBJECT:
Resolution No. 20-R01 Reappointing JoAnn Parrish to the Fort Pierce Housing Authority Board.

SUMMARY:
Ms. Parrish has asked to be reappointed to the Housing Authority and the Mayor has agreed.

RECOMMENDATION:
Adopt Resolution 20-R01

ALTERNATIVES:
See alternative applications

RESPONSIBLE STAFF:
Linda W. Cox, City Clerk

COORDINATED WITH:
Fort Pierce Housing Authority

Fiscal Impact

OTHER INFORMATION:
No fiscal impact.

Attachments

20-R01
Letter of Request

Form Review

Form Started By: Linda Cox Started On: 11/19/2019 02:15 PM
Final Approval Date: 11/19/2019

RESOLUTION NO. 20-R01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE MAYOR'S REAPPOINTMENT OF **JOANN PARRISH AS A COMMISSIONER OF THE HOUSING AUTHORITY** OF THE CITY OF FORT PIERCE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, in regular session assembled, pursuant to the provisions of Chapter 421, "Housing Authority Law", Florida Statutes, that the Mayor's reappointment of JoAnn Parrish as a Commissioner of the Housing Authority of the City of Fort Pierce, Florida, be and the same is hereby approved; said terms to commence upon adoption of this resolution, and to expire on February 2, 2024, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 6th day of January, 2020.

_____
LINDA HUDSON, MAYOR

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

511 Orange Avenue, Fort Pierce, Florida 34950
(772) 461-7281 TDD: (800) 545-1833 ext. 902

November 14, 2019

The Honorable Linda Hudson, Mayor
City of Fort Pierce, Florida
City Hall
100 North US Highway 1
Fort Pierce, Florida 34950

Via Hand Delivery

Re: The Housing Authority of the City of Fort Pierce, Florida (FPHA)
Reappointment of Board of Commissioner, JoAnn Parrish

Dear Mayor Hudson:

It has come to my attention that my present term as a FPHA Commissioner expires on February 2, 2020. It is the intent of this correspondence to request reappointment to the position for another term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Fort Pierce. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

JoAnn Parrish
FPHA Commissioner

cc: Mr. William Nunn, FPHA Chairman
Ms. Andrea Kochanowski, FPHA Executive Director

William Nunn, Chairperson | Sheila Bradley, Vice-Chair | Linda Cutler, Commissioner | Patricia Diaz, Commissioner | JoAnn Parrish, Commissioner

Andrea Kochanowski, Executive Director

City Commission Regular Meeting **13. c.**

Meeting Date: 01/06/2020

Re: Condemnation Hearing Set - 913 Avenue B

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

SUBJECT:

Resolution No. 20-R02 determining that the structure located at 913 Avenue B is unsafe and should be condemned and demolished and setting a hearing to determine this matter before the City Commission on February 3, 2020.

SUMMARY:

In accordance with the City Charter, a hearing shall be scheduled to allow the owners, agents, or any person, firm or corporation having a lien on, or interest in, the building / structure to show cause, if any, why a building / structure should not be condemned and its removal or destruction required.

This Resolution is to set the hearing date only and instruct the City Clerk to notify all interested parties of their right to be heard. No testimony or evidence will be presented at this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on February 3, 2020.

ALTERNATIVES:

Select an alternative date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

None

Attachments

Resolution No 20-R02
Google Earth Photo

Form Review

Inbox	Reviewed By	Date

City Manager	Peggy Arraiz	12/05/2019 09:18 AM
City Manager	Nick Mimms	12/31/2019 12:51 PM

Form Started By: Peggy Arraiz Started On: 12/05/2019 09:12 AM

Final Approval Date: 12/31/2019

RESOLUTION NO. 20_R02

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **913 AVENUE B** IN FORT PIERCE, FLORIDA, 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON FEBRUARY 3, 2020 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

WHEREAS, the building or structure located at 913 AVENUE B, FORT PIERCE, FLORIDA, 34950 has been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, the City Commission determines that unsafe buildings or structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

913 AVENUE B
BENJ HOGG`S ADDN BLK J LOTS 16 AND17 (MAP 24/10D) (OR 953-1835; 3028-175; 3107-1810)
Parcel ID: 2410-604-0167-000/7

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

ROOSEVELT NELSON (TR)
1502 AVENUE O
FT PIERCE, FL, 34950

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on February 3, 2020 at 6:30 PM in the City Commission Chambers located at 100 North US Highway 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney


Legend
913 Ave B
913
Google Earth
© 2018 Google
© 2019 Google
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7.04 ft

City Commission Regular Meeting **13. d.**

Meeting Date: 01/06/2020

Re: Parking Committee applications

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution No. 20-R03 appointing members to the Parking Committee.

SUMMARY:

The newly formed Parking Committee established by Resolution 19-R45 consists of 7 members, one member to be appointed by each Commissioner and two at large.

RECOMMENDATION:

Appoint 7 members to the committee.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

City Manager's Office.

COORDINATED WITH:

City Clerk's Office.

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R03
Bradshaw, Rosalind
Broderick, Michael
Bushea, David
Cushman, Dan
Gutierrez, Gus
Kreisl, Anton
Tillman, Doris
19-R45

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/04/2019 02:50 PM

Form Started By: Linda Cox
Started On: 12/04/2019 08:44 AM
Final Approval Date: 12/17/2019

RESOLUTION NO. 20-R03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Parking Committee, which was established via Resolution No. 19-R45; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Appointed by:	Term Expires
_____	Rufus Alexander	December 3, 2022
_____	Jeremiah Johnson	December 4, 2020
_____	Tom Perona	December 3, 2022
_____	Reginald Sessions	December 4, 2020
_____	Linda Hudson	December 4, 2020
_____	At-Large	January 5, 2024
_____	At-Large	January 5, 2024

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 6th day of January, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
NOV 25 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parking Committee

Name: Rosalind Bradshaw	Phone: 954-270-2838
Home Address: 2040 Colonial Rd G1 City/Zip Code: Ft Pierce, FL 34950	How long at this address? 4 Years

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Retired

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No
Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Retired Dental Hygienist

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Michelle Sigmon Next Door Site Applicant Email Address: cricket9330@comcast.net

Date: 11/20/19 Applicant's Signature Rosalind Bradshaw

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
NOV 19 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parking Committee

Name: Michael Broderick	Phone: 561-719-3356
Home Address: 1127 Granada St. City/Zip Code: Fort Pierce, FL 34949	How long at this address? 16 Years

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Commercial Real Estate Management, Leasing and Construction

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No

If yes, list the address and nature of said business:

Trident Properties Management, Property Management Company, 1221 Delaware Ave, Fort Pierce,FL 34950

Anytime Fitness of Fort Pierce, Gym, 701 Orange Ave, Fort Pierce, FL 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No

If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☑ Yes ☐ No

Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:

Describe your education, background, training and knowledge – (feel free to attach a resume):

35 years experience in Commercial Real Estate Brokerage, Project Managment and Construction.

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No

If yes, please specify:

Vice Chairman of the Planning Board; Member of the Historical Preservation Board

Have you ever been convicted of a felony? ☐ Yes ☑ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: N/A Applicant Email Address: tridentproperty@bellsouth.net

Date: 11/18/19 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PARKING COMMITTEE

Name: ~~[redacted]~~ DAVID BUSHOR	Phone: 561-373-4993
Home Address: 1020 CLEMONI ST City/Zip Code: JUPITER, FL 33477	How long at this address? 1
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: BUSINESS OWNER	
Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No If yes, list the address and nature of said business: 130 N 2ND STREET SAILFISH BREWING	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☑ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): CONSTRUCTION MANAGEMENT DEGREE, 16 YEARS AS A C.M.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: DAVE@SAILFISHBREWINGCO.COM
Date: 11/8/19	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

RECEIVED
NOV 13 2019
CITY CLERK'S OFFICE

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: PARKING COMMITTEE

Name: DAN M CUSHMAN	Phone: 772 466-1746
Home Address: 1701 GULFSTREAM AVE #723 City/Zip Code: FORT PIERCE 34949	How long at this address? 12 YEARS
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: RETIRED	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): MASTERS DEGREE. FORMER TEACHER. RETIRED MANAGEMENT OFFICER WITH THE U.S. DEPARTMENT OF STATE FOREIGN SERVICE	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: CUSHMANDM@HOTMAIL.COM
Date: 11/7/19	Applicant's Signature Dan M Cushman

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
NOV 12 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parking Committee

Name: Gus Gutierrez	Phone: 828-684-9085
Home Address: 100 S 2nd St Ft Pierce City/Zip Code:	How long at this address? 7 years

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Developer

Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No
If yes, list the address and nature of said business:

117 Orange Ave Ft Pierce FL 34950 Mall

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:

(Owner) Galleria of Harbor 117 Orange Ave Ft Pierce

Do you have special training or knowledge in the area of:
Architecture: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☒ Yes ☐ No
Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Applicant Email Address: HouseandDesign@gmail.com

Date: 11/7/19 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
NOV 22 2019
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parking Comittee

Name: Anton Kreisl	Phone: 760-616-1299
Home Address: 1321 D Peppertree Tr. City/Zip Code: Fort Pierce, FL 34952	How long at this address? 2 years
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Electrical Designer	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: OCI Associates, Inc 181 Melody Lane Fort Pierce, FL 34952	
Do you have special training or knowledge in the area of: Architecture: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☒ No Other: Event Planning and Operation Describe your education, background, training and knowledge – (feel free to attach a resume): Bachelor of Arts: Music Theory/Composition St. Olaf College - Northfield, MN 2002 Electrician/Contractor: 4 years Electrical Designer/Commercial Engineering: 4 Years Audio Technician/Event Coordinator: 12 Years	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: akreisl@ociassociates.com
Date: 11/22/19	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name: Doris Tillman	Phone: 772-466-3880
Home Address: City/Zip Code: Ft. Pierce	How long at this address? 15 yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Manager of Main Street	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? As a representative of Main Street	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: Main Street Fort Pierce	
Do you have special training or knowledge in the area of: Architecture: ☑ Yes ☐ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): I have experience by overseeing 3 restoration projects and one new construction	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: tillman.dd@gmail.com
Date: 11 – 6 – 19	Applicant's Signature Doris Tillman

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

RESOLUTION NO. 19-R45

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE CITY OF FORT PIERCE PARKING COMMITTEE**; RESPONSIBILITIES OF THE COMMITTEE, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has determined that there is a need to formalize the Parking Committee in an effort to ensure proper transparency and to adhere to all necessary state laws;

WHEREAS, the Parking Committee has demonstrated great value to the City Commission through its recommendations and proposals of improvements to maintain and manage the public parking resources.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The City of Fort Pierce, Florida hereby establishes a Fort Pierce Parking Committee as an advisory committee to the Mayor and City Commission.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:
    1. Members shall be Fort Pierce residents, property owners or business owners;
    2. One member shall be appointed by each member of the City Commission;
    3. Two members shall be appointed at large;
    4. One commissioner shall serve as an ex-officio, non-voting member;

B. The term of each member of the Committee appointed by an individual City Commission member shall coincide with the term of the City Commission member that appointed the member of the Committee. At- large members shall serve a term of four years.

C. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City

Commission member who appointed the Committee member.

D. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

E. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

F. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

A. The Committee shall act solely in an advisory capacity to the City Commission on matters relating to parking. The Committee shall have the following responsibilities and duties:

1. Evaluate the effectiveness of existing parking resources within the City of Fort Pierce.
2. Make recommendations on policies and procedures and/or improvements to enhance public parking.
3. Study parking alternatives and make recommendations to most effectively manage existing parking supply.
4. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Parking Committee. The Chairperson shall preside and conduct meetings of the Parking Committee. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one year. A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Parking Committee. Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 4th day of November, 2019.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox, City Clerk

Approved as to Form and
Correctness:

Peter J. Sweeney, Esq.
City Attorney

City Commission Regular Meeting **15. a.**

Meeting Date: 01/06/2020

Re:

SUBJECT:

Reports

Attachments

Purchase Order Report

City Manager's Report

Form Review

Form Started By: Linda Cox Started On: 12/31/2019 01:14 PM

Final Approval Date: 12/31/2019

Purchase Order Approvals between $10,000 and $50,000 by the City Manager from December 1, 2019 to December 31, 2019

1. Purchase Orders

   a. Award of Bid No. 2019-023 - Purchase of a Monument Sign to Don Bell Signs, Port Orange, FL for an amount not to exceed $36,633.00.

   b. Approval of State Required Fuel Island Boot Repairs by ATC Group Services, Inc.,Tampa, FL for an amount not to exceed $20,500.00.

   c. Approve the purchase of two (2) Segways from Segway, Inc., Bedford, NH, with an accessory package in the total amount not to exceed $17,487.50.

12/31/19

JANUARY 2020

FORT INSIDER





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The City of Fort Pierce
cordially invites you to the

2020 STATE OF THE CITY

presented by

MAYOR LINDA HUDSON

2.25.20 | SIX O'CLOCK PM

SUNRISE THEATRE ▪ 117 S. 2ND STREET

for more information, please call 772.465.4170

FESTIVE FORT

BY JOE SWEAT, MARKETING SPECIALIST



Oh Festive Fort Pierce, you didn't disappoint. The Sights and Sounds Parade was quite possibly the biggest and best that it has been yet. It was that packed. From Avenue H facing east towards Fisherman's Wharf, cars were parked along the side of the road which could be seen from US 1. Every empty parking spot down US 1 that could be used had a car in it. The trend continued past KFC near Citrus Bridge Overpass. Everyone was smiling ear to ear and enjoying downtown. Kids on dad's shoulders, moms holding onto the little ones, couples linking hands, and festive attire worn by most. It could be considered one of the largest on the Treasure Coast as far as Christmas Parades are concerned. After everyone gathered about as close as one could near the scaling Holiday tree, the lighting countdown began. The streets seemed darker as everyone stared straight ahead at the tree. Anitipation heightened as each tick got closer to zero and the excitement was growing as everyone counted together, louder with each count. Like flipping a switch in a dark room, the Christmas lights illuminated the roundabout and lit up everyones face, one by one as you looked around. Children with their eyes all aglow as the songs says, eagerly waiting for Christmas day.

Oh, there was way more fun to be had in the Fort. The Holiday Boat Parade was a hit, and just the festivie atmosphere of Fort Pierce made Christmas feel even more like home. Its just that kind of town; however, the Annual Trolley Tour would snap you into the holiday spirit. It happens every year. We all work non-stop around the holidays, like most, never really slowing down. Time seems to zip by and we ask ourselves what happened to Christmas. Sunday afternoon.

After The City of Fort Pierce tent was set up, the table covered with cloth, cookies and hot cocoa were out, and the sun began to set painting a beautiful evening.

The trolley came rolling up with lights twinkling all over and people began hovering around the tent, snacking on cookies and waiting to load up. After everyone was checked in and aboard, the trolley shipped off. Corny Santa jokes, Christmas carols and looking at Christmas lights filled the evening. Just about everyone was in holiday attire, ready to sing songs and tour the Fort for the finalists in the City of Lights Holiday Decorating contest. The contestants really had some amazing decorations and lights displays. From all matching white lights to hundreds of inflatables. Themed displays such as sea creatures or gingerbread houses, each home or business was different and added to the holiday cheer.



Either way, Fort Pierce brought out the best this holiday and made everything merry and bright.

As mentioned, if you weren't able to be here, we encourage that for 2020, for you to spend the holidays with us and you'll see what we mean. This small town of ours is something special. You won't find anything like it on the Treasure Coast and above all else, its the people that make the Fort what it is. An authentic, charming town perched right near the water yet not too far from the west of cattle, gators and gorgeous sunsets, and has just enough of everything you need, right here in Fort Pierce.



THE SPIRIT OF GIVING



The Fort Pierce Police Department pulled out all stops this December to ensure Christmas in our beautiful city was merry and bright. From hosting a movie to passing out gifts on Christmas Day, Officers and support staff look forward to this time of the year and the joy that it brings.

On December 6, the department kicked off the month by hosting Movies in The Fort featuring "The Grinch That Stole Christmas." Perfect weather conditions provided a perfect backdrop for approximately 250 movie goers. The City of Fort Pierce Finance, Purchasing and Public Works departments joined Seacoast Bank, Holiday Inn, Two Men and A Truck in helping the Police Department host the holiday movie complete with a cameo appearance by the Grinch. Complimentary food and refreshments were served while various games, activities and crafts kept audience members busy until the show started. By all accounts, everyone had a great time and are looking forward to next year's feature film.

A week after the film, twenty-five children and their parents or guardians joined the Police Department for "Shop with A Cop", a shopping tradition that takes place every year at the Fort Pierce Walmart. Initially, there were concerns that we might not be able to offer the decades old holiday experience for some of our youngest residents, but Walmart stepped in and saved the day.

On the night of the event, Walmart rolled out the red carpet for our special guests and provided complimentary refreshments and cookies. When the names of the children were called to receive their gift card from Santa and Police Chief Diane Hobley-Burney, the group cheered and applauded each shopper before they went to shop. As the children and officers made their way through the aisles of the store searching for items on the children's Christmas list, relationships were being formed and perceptions were being changed. It was a very special evening, not only, for the children, but for the officers, who enjoyed the event.

The Fort Pierce Police Department Courageous Kids, Christmas at First Step Park was held on December 19th for the children, who participate in the weekly after-school program. The gatherings are designed to give children living near the park, located at Avenue G and 31st Street, a safe environment to be kids and to help foster stronger relationships between police officers and our residents. As officers arrived and began unloading the bags of toys and bicycles from the trailer, the kids came running.

(Continued on next page)













so excited and eager to find out which bag or bike belonged to them. After all the gifts were distributed, one young man was inadvertently left out and the disappointment showed all over his face. He was asked what he wanted for Christmas and he responded a bicycle and a basketball. The young man was assured the Fort Pierce Police Department would try to work on it. When Deputy Chief Kenny Norris arrived the next day with the items the young man requested he was amazed and said, "I did not think you guys were coming back."

It is encounters like this one that make what we do all worth it. Every year, on the Friday before Christmas, Santa and Mrs. Claus has an invitation only party at the Fort Pierce Police Department for those families selected for the Santa Cop program. More than 125 children representing over 50 families gathered in the lobby in anticipation of enjoying some exclusive time with Santa before he completed his preparations for delivering toys to children all over the world. The Santa Cop program has provided toys to local children for more than 20 years, thanks to the generosity of some of our continued supporters. It was the most wonderful time of the year.











5TH ANNUAL

ART SHOW AND FESTIVAL

Highwaymen

HERITAGE TRAIL

SATURDAY, FEBRUARY 15TH, 2020

10:00AM TO 4:00PM

FEATURING
THE "ORIGINAL" AND "2ND GENERATION" HIGHWAYMEN ARTISTS

FREE GUIDED
HIGHWAYMEN TRAIL TOURS
RESERVATIONS: 772.467.3183

LIVE JAZZ MUSIC | LOCAL CUISINE
ART CONTEST EXHIBIT | KID'S ZONE
FREE DOWNTOWN SHUTTLE

MOORE'S CREEK | 725 AVENUE D | FORT PIERCE
FOR MORE INFO, PLEASE CALL: 772.467.3183

FALL FOR THE FORT



The fall season for the City of Fort Pierce Community Garden has been a HUGE success! This tranquil space has been a great place for kids, residents and organizations to spend some time in the sunshine and come together as a community. Due to everyone's efforts, the garden is flourishing with beautiful flowers, delicious fruits and mouthwatering veggies. It really is a beautiful sight to see.

Some other wonderful things that have taken place this season at the garden include; the planter boxes have been reinforced, repainted and re-soiled, the grounds have been weeded, trimmed and maintained, the shed has been cleaned and stocked and fun community gatherings have taken place.

One gathering worth mentioning was the Fall Kickoff Party. It was so much fun! There were actives such as painting projects to beautify the garden, receiving planting lessons from Kate Rotindo, Urban Horticulture Extension Agent @ UF- IFAS Extension, playing in the dirt to turn the soil in the plots and getting seeds started for the new season. Seeing everyone come together, enjoy the day and have fun has been the vision for the garden and seeing it happen at the kickoff was an amazing sight.



It truly has been a great season and with spring coming soon, we are looking at bigger and better things for the City of Fort Pierce Community Garden. Please be on the lookout for more updates as we approach our upcoming season.



For more information on the City of Fort Pierce Community Garden or for plot availability please contact Kaitlyn Ballard, Community Resource Specialist at 772.467.3183 or kballard@cityoffortpierce.com

Employer Registration Now Open!

5th Annual City of Fort Pierce

JOB FAIR



2020

JANUARY 30

10 AM – 2 PM

8 AM Employer Setup



HAVERT L. FENN CENTER
2000 Virginia Avenue
Fort Pierce, Florida 34982

Scan QR code to register. Or visit
careersourcerc.com/events/city-of-fort-pierce-job-fair-employer-registration

PRESENTED IN PARTNERSHIP BY

Questions? Contact Business Services
business@careersourcerc.com
or call 866-4U2-HIRE

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FORT PIERCE, FL • THE SUNRISE CITY •

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All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.
For program funding details in compliance with the Stevens Amendment, please visit www.careersourcerc.com/program-funding.

CONSTRUCTION UPDATE



Ohio Avenue and U.S. Highway 1 Realignment:

Construction of the long awaited Ohio Avenue realignment has begun. Many residents and visitors know that this intersection, with its offset east and west legs, is a hazard to motorists attempting a left turn onto U.S. Highway 1. The construction cost of this project is $1,015,000 and is being funded with FDOT compensation and revenue generated from collected City of Fort Pierce road impact fees.

The design of the project includes the shifting of the Ohio Avenue, east of U.S. Highway 1, to the north to allow better alignment with the west leg of Ohio Avenue. In addition, the intersection will receive three (3) new mast arms with traffic signals which will eliminate the strand wire traffic system currently in place. Project improvements to Ohio Avenue (east of U.S. 1) include a new drainage system, a boulevard style street with landscaped islands, new sidewalks, curb and gutter and, of course, an entire new roadway.

Current construction activities include the completion of the new storm drainage system, installation of the mast arm drilled shafts, completion of the road subgrade, base, and Type "F" curb and gutter for the westbound Ohio roadway.



South 7th Street Reconstruction:

All utility conflicts have been relocated and the contractor has completed the Wendell Road drainage construction, with the exception of the final tie-in on the southeast side of Sunrise Boulevard. We are still waiting on AT&T and Comcast to complete the undergrounding of their facilities along S. 7th Street in order for the contractor to proceed with the final roadway construction. Final construction completion is projected for February 2020.

Melody Lane Seawall

Construction activities of the new Melody Lane seawall are wrapping up. All king and batter piles are in place as are the concrete seawall panels. The contractor has completed the grouting of the panel joints and the seawall cap formwork. Currently the seawall cap concrete pours are underway with the contractor completing two 40 LF pours a day. It is anticipated that the cap will be completed soon after the holiday break. Construction completion scheduled for March 2020.





Intercoastal Dredging Update:

The Army Corps of Engineers has requested the City to dredge a section of the IWW to the east of Tern Island. Staff has met with Saint Lucie County Staff, Commissioner Dzadovsky and Mark Crossley with FIND to discuss sand placement options and potential to join their dredge permits as a sub. Sand samples from the area to be dredged are now being analyzed for composition and compatibility to be placed on the beach. Tetra Tech is also finalizing material quantities and creating a dredge template for our unit price contractor to provide a cost proposal.

WHAT'S NEW?





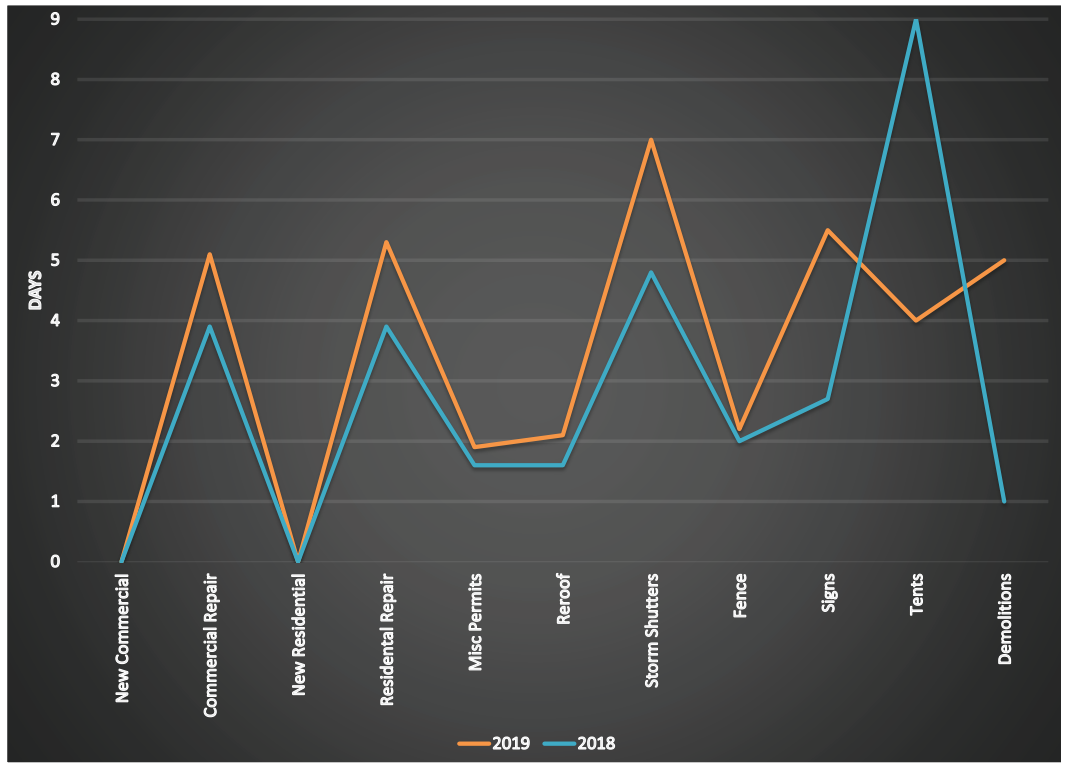
STARBUCKS

Located at 5550 Okeechobee Rd., the first Starbucks within City limits has officially opened. Starbucks is the latest business to take advantage of the Temporary Use Agreement program offered by the Building Department to allow them to complete minor work prior to receiving a Certificate of Occupancy. These photos were taken the day the Temporary Use Agreement was executed. Staff training was ongoing in the final hours before their grand opening.

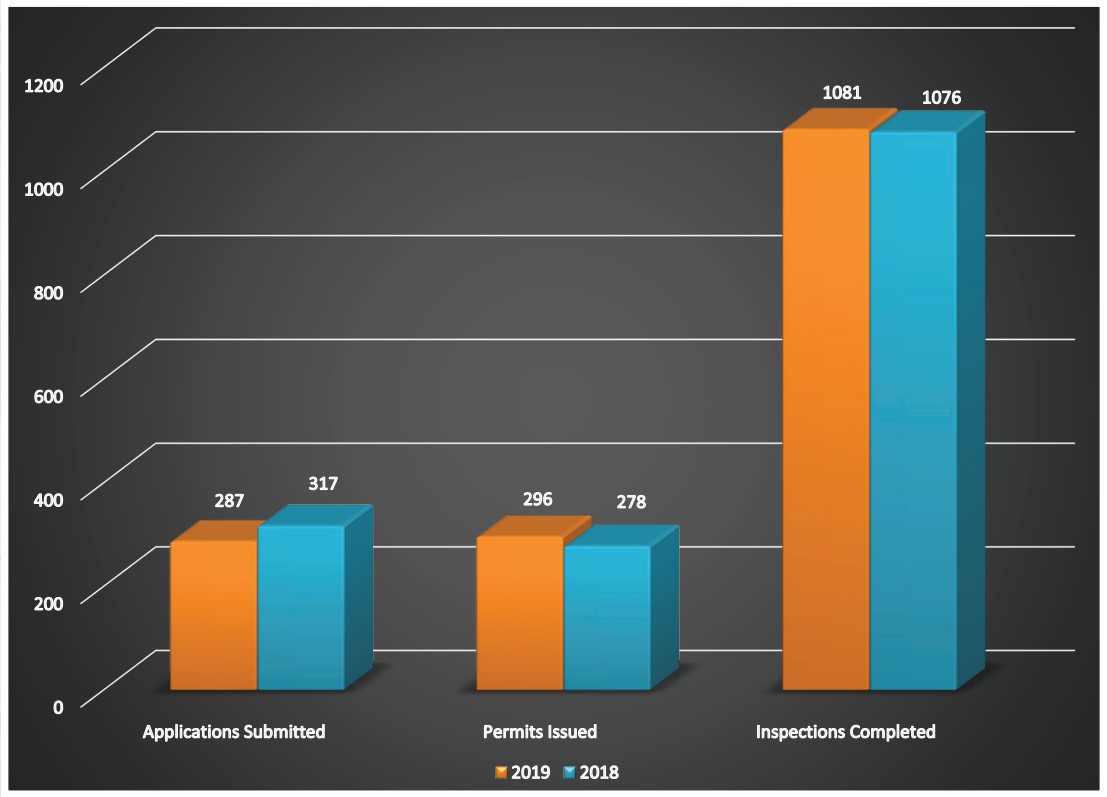
BUILDING CHARTS FOR NOVEMBER 2019

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



BUILDING PERMIT ACTIVITY REPORT





MIKE REALS
DIRECTOR OF PUBLIC WORKS

As we venture into 2020 with great excitement, we are beyond proud of the accomplishments made in 2019.

Beginning in February, the Public Works Department launched the downtown tram. The tram is a 15 passenger electric shuttle that transports riders throughout downtown and the PAD. Success has been tremendous and to date over 3000 riders have enjoyed the experience. An app will be debuted in early 2020 that will allow patrons to follow the whereabouts of the tram on their phone.

In March the Public Works Department and the Keep Fort Pierce Beautiful Board hosted the annual Keep Fort Pierce Beautiful, Great American Cleanup. Great American Cleanup is the nation's largest community improvement program which takes place annually in an estimated 20,000 communities nationwide. In addition to the GAC, the City of Fort Pierce was named Tree City USA for the 30th consecutive year. April and May were filled with community outreach. Celebrating Earth Day, Team Public Works spent time with students at Fairlawn Elementary educating them on recycling and efforts made to keep the waterways in our community clean. The Public Works Department held am open house for citizens to come and learn more about the responsibilities of this department as well as get to know some of the staff. Movies in the Fort was hosted at the Recreation and Resource facility with many kids and families attending.

The summer months of June, July and August were full of rainy season maintenance and youth activities. The Summer Jam Youth Camp was a huge success with over 65 youth from throughout the community. Participants enjoyed daily activities at the gym that included physical fitness and educational enrichment. With the assistance from Children's Services Council, the campers were also able to enjoy STEM (science, technology, engineering, math) and coding activities. It was also the kickoff of a very successful Firehawks football and cheer season. There were 250 football players and 70 cheerleaders. 5 out of the 8 youth football teams made it to the playoffs and 2 of the teams made it to the Treasure Coast Championship games. The Lady Hawks had an amazing year as well with teams placing at regional and national competitions. Look for more great things to come from the recreation and resource center.

September brought about concerns that we have all become accustomed to, Hurricane Dorian, a category 5 storm was tracking for landfall along the Treasure Coast. We are grateful that the storm made a turn and damage to the City of Fort Pierce was minor. A silver lining to Dorian, the Public Works Department has many new team members and this storm gave everyone an opportunity to go through what it takes to prepare the City for a storm.

October, November and December were arguably the favored months.. The growing of the grass begins to slow, hurricane season comes to an end, and the artisans of





this department get to spread cheer through their holiday decorations. Every year they try to expand their reach and this year found the round-a-bout at Avenue Q and 17th Street receiving a beautiful Christmas tree made of lights.





Often overlooked, the men and women of the Public Works Department are much more than the maintenance arm of the City of Fort Pierce. It is a department filled with people that care about their community and take pride in the work that they do. It is an honor to work along side each of them and we look forward to the wonderful things to come in 2020.







RIVER WALK CENTER
SALES REPORT NOVEMBER 2019

CLASSES	$ 888.55
PARK PERMITS	$ 837.50
SPECIAL EVENTS	$ 2,125.00
FACILITY	$ 4,083.94
TOTAL	**$ 7,934.99**

CITIZENS ACADEMY

SAVE THE DATE | FEBRUARY 2020







"Citizens Academy was a blast! I learned how the City actually ran with all of it's intricate parts. I would highly recommend this class to anyone.
~ Leah S.

FORT PIERCE, FL
THE SUNRISE CITY

WWW.CITYOFFORTPIERCE.COM | 772.467.3031



DANIEL VISCONTI, IHGC MANAGER

We hope you all have had a wonderful holiday season and we look forward to seeing everyone back for a healthy, happy 2020. We wish to thank all of our staff, members and our guests in helping those in need in our community!! Through our annual Thanksgiving Golf Outing and our food drive, we were able to raise $346 in cash and 193 pounds of food for the Treasure Coast Food Bank this year. We also collected over 100 toys and $150 in cash for the Toys for Tots program as well as several bags of clothing and shoes for local shelters. Mother Nature has certainly been cooperative with us this Fall with higher than normal temperatures and some much needed rain! With any luck, these conditions will continue as they help us improve the course conditions on an almost daily basis as we focus on the health of the turf on the greens and fairways.

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend....or two! If there's something we can improve upon...tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

INDIAN HILLS SALES REPORT

	10/2019	11/2019
GOLF ROUNDS	3410	2089
GOLF FEES	$67,557.48	$49,595.48
RANGE TOKENS	$2,076.58	$1,325.23
MEMBERSHIP PASS	$6,316.34	$3,656.81
FOOD & BEVERAGES	$7,753.38	$4,176.29
MERCHANDISE	$4,325.39	$4,678.48
TOTAL	$88,029.17	$63,432.29



CITY MARINA FINANCIAL REPORT

	SEPTEMBER	OCTOBER	NOVEMBER
Dockage Reservations	27	94	136
Monthly Dockage	$105,708.12	$118,293.66	$133,279.74
Transient Dockage	$16,921.25	$23,883.56	$48,032.40
Electricity	$1,343.50	$2,119.38	$4,843.14
Retail	$8,096.99	$6,605.35	$9,659.90
Gas Sales	$0	$0	$0
Diesel Sales	$11,043.95	$63,166.97	$72,206.01
TOTALS	$ 141,770.31	$214,068.92	$268,021.19

2020 SUNRISE THEATRE KICKOFF



This coming year consider giving your friends and family gifts of entertainment instead of another sweater, a fancy bottle of wine or one more pair of funny socks. Gifts of experience are really just an opportunity to spend time with someone you care about, making a memory that can last a lifetime. These intangible presents — the gift of your presence — are gaining traction among gift givers and getters. So, before you spend another afternoon at the mall, learn why you should consider giving the gift of entertainment with tickets to a show at Sunrise Theatre.

The gift of entertainment is, above all, entertaining. With tickets, you don't have to worry about sizing. You don't have to hunt for parking. And you don't have to spend time wrapping your gift. Sunrise Theatre's robust, diverse lineup means that you can find the right show for anyone! Can't decide? They have plenty of packages, gift certificates, and membership options, too. Want more reasons? Here are eight things you'll love about giving the gift of entertainment.

1. Everyone has room for this gift. People are important, and gifts remind us of those we love. But does your loved one really want one more thing they have to dust or move? Whether it's tickets to The Righteous Brothers, Jack Hanna's Into The Wild Live - Presented by Nationwide or The National Touring Company of An American in Paris, your loved one can make space for this present.

2. These gifts create connections. Research supports this approach: Entertainment as gifts resonate with us more than objects do. They also help to forge a stronger connection to the gift giver. Imagine how fun it would be for you and a friend to hear all your favorite Whitney Houston songs again, when Belinda Davids brings her tribute show, The Greatest Love of All, to the Sunrise!

3. Go green and reduce your footprint. During the year, we generate a lot of waste, throwing away an extra 25% more stuff. Gifts can generate more waste than we'd like — between the packaging, the packing and shipping materials, the trimmings and more. If you have a loved one who is into saving the planet, tickets to a concert (like the one and only Temptations!) is the perfect present.

4. Delayed gratification is fun, too! Yes, it's fun to have something to unwrap, but having something to look forward is the gift that keeps on giving. Science proves it! Several studies have found that waiting for an event is more exciting than waiting to receive a physical gift. That means you don't need to worry about giving tickets to One Night of Queen Performed by Gary Mullen & The Works. Yes, the show is not until May, but your loved one will have even more time to get excited to rock out!

5. Entertainment is unforgettable. What was the first concert or play you saw live? What were you wearing? Who were you with? Did you

go someplace special to eat before or have a treat after? Live entertainment is unforgettable and incomparable. This year, share tickets for a performance of a holiday classic like The Nutcracker,, or Dinosaur World – Live! with a young person in your life, to create a memory you'll both cherish.

6. It's a special occasion! Going to live performances is fun and exciting, whether you do it once a week or once a year. Hearing the Beach Boys live (and not just listening at home) isn't just fun, fun, fun — it may even boost your well-being.

7. You get to share new cultures and ideas. Consider gifting tickets to a type of music, a comedian or a play that might be new to you and the recipient, as a way to try something new together. Gift a pair of tickets to an event you want to share — maybe Catapult: The Amazing Magic of Shadow Dancing. It's a good way for both of you to experience more art, culture and entertainment.

8. Live performances let you time travel, in a way. There's something so special about sharing a favorite classic band (whether it's a tribute to The Eagles or the Man in Black) with someone you care about. The Sunrise Theatre regularly brings in shows that honor the classics, which can be a wonderful way to take a trip down memory lane with a friend or your spouse! *Visit the Sunrise Theatre website for a complete listing of confirmed shows and membership information. Or call the Sunrise box office at 772-461-4775.*





SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Ticket Sales	Concessions	Miscellaneous	Total Revenue
11/14/2019	Super Scientific Circus Show	N/A		3,102.00	3,102.00
11/23/2019	Michael Carbonaro	50,092.50	1,871.00	909.44	52,872.94
	RENTALS				
11/15/2019	United Way Presents: Kristine Hadeed	6,720.00	407.00	3,685.00	10,812.00
11/1 ~30/19	Jazz Jam - BB	905.00	669.00		1,574.00
11/1 ~30/19	Comedy Corner - BB	2,270.00	622.00		2,892.00
		$59,987.50	$3,569.00	$7,696.44	$71,252.94

SUNRISE SPOTLIGHT





Join us every 3rd Thursday of every month or subscribe to our Youtube channel.



#FortMade - Lindsay School of the Arts

Follow us on Social Media as we continue to share #FortMade stories about the unique and creative people living the Fort Pierce dream. This city wouldn't be the same without the wonderful people in our community.

WELCOMING NEW BUSINESSES!

ABLE MARINE SERVICE
ACCURATE POOL PLASTERING INC
ADVANTAGE INFINITY HEALTH LLC
AL'S WINDOW TINTING
AMIRIDZE, NANA S., MD
ANDREWS, AARON M.D.
ANSARI, FIRDOSE M.D.
AREYAN, JOSE D.
ARROWHEAD MEDICAL LLC
B4 SEASONS LLC
BANGASH, AFFAAN K., M.D.
BEYEL BROTHERS INC
BRACKETT, KELLEY
BRETT D. SCHOCH, D.C., P.A.
CARLA PALMA CLEANING SERVICES
COLDWELL BANKER PARADISE
DASCAL, DAVID M.D.
DAVISON, JONATHAN M.D.
DOAN, BAO TRAN M.D.
ENVISION LIFE MEDICAL LLC
ESSENTIAL PAWS ISLAND RESORT,
FAIRWATER TITLE COMPANY, LLC
FLORIDA UNITED RADIOLOGY, L.C.
FRANKLIN, ANDREA D.O.
GIGANTICPRINTS, INC
GITTLEMAN, ADAM M.D.
GOLDEN A & A INC
GUSTAVO RAMOS LAWN SERVICE
HEALTHSTAR LLC
HEDAYATI, AMIR M.D.
HOLISTIC ESTHETICS, "LLC"
HOLT, MARILYN
INSTITUTE FOR ORTHOPAEDIC INNO
ISENBARGER, PAUL M.D.
KAMHOLTZ, ROBERT M.D.
KAPLAN, GLENN M.D.
KILLIAN, ROBERT M.D.
KOZLOV, DAVID M.D.
LA HACIENDITA SUPER TAQUERIAS
LASER HAIR SOLUTIONS AND ELECT
LEDFORD, JAMIE M.D.
LEFLER, LEE M.D.
M.C. A/C FAMILY AUTO L.L.C
MIZRACHI, DAVID M.D.
NIEVES CRUZ, DALILA M.D.
OBELE, CHIKA M.D.
OBUCHOWSKI, ABRAHAM M.D.
OCEANSIDE REALTY PARTNERS, LLC
ORTIZ, ALAIN M.D.
OSWALDO CARDONA, CORP.
PATEL, RUSHI M.D.
PRECIOUS LAMBS INFANT KOTTAGE
PULLER, DONALD M.D.
QPI HEALTHCARE SERVICES LLC
RAZA, ALI M.D.
REUTHER, WARREN MD
RODRIGUEZ, MARIA M., MD
S. B. AUTOMOTIVE LLC
SAID, BINOR MD
SANDERS, JULIE, MD
SHELINE, MARTIN MD
SHIVASHANKAR, RAVISHANKAR MD
SIGNEDGE GRAPHICS INC
SILVA JURADO, REYES
SMITH, JENNIFER
SPECTRA HEALTH & WELLNESS LLC
STANTON, CHRISTIAN MD
STUCKY, JODY MD
STUDIO 207 LLC
SWAFORD, JENNIFER
TATINI, VISWESWARA MD
ULYSSE, MERTHA
UNITED STATES GOLF TEACHERS
VELCANI, ARTUR MD
VENNOS, ALEXANDER MD
VILLAGE VENUE LLC
WEBER, CAMERON



UPCOMING COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	8:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
FRIDAY FEST	1/3	5:30 PM - 9:00 PM	MARINA SQUARE
MAGNET SCHOOL EXPO	1/9	5:30 PM - 7:00 PM	9461 BRANDYWINE LN.
FORT PIERCE KAYAK CLEANUP	1/11	2:00 PM - 4:00 PM	2081 MIDWAY RD.
ARTWALK	1/17	ALL DAY	DOWNTOWN FORT PIERCE
COFFEE WITH THE MAYOR	1/17	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB
KFPB CORRIDOR CLEANUP	1/18	8:00 AM - 10:00 AM	DREAMLAND PARK
5TH ANNUAL JOB FAIR	1/30	10:00 AM - 2:00 PM	HAVERT L. FENN CENTER



Mission Statement

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

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