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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 16, 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 -** Reverend Killick Saintil, Cornerstone Church of Fort Pierce

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from March 02, 2020 Regular Meeting.

6. **PROCLAMATIONS**

   a. Vietnam Veterans Day proclamation being received by Linda Ford Gallup, Linda Bartz and Vietnam Veterans.

   b. Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity proclamation being received by Kevin G. Perry, Ph.D.

7. **LETTERS TO COMMISSION**

   a. Letter from Danielle Terrell, Executive Director, Commission for Florida Law Enforcement Accreditation, Inc. notifying Chief Hobley-Burney of the official reaccredited status of the Fort Pierce Police Department.

   b. Letter from Doretha Hair Truesdell, President, Original Florida Hall of Fame Highwaymen, Inc. expressing their appreciation for the organization of the Florida Highwaymen Festival at Moore's Creek Park by Caleta Scott, Grants Admininstration Manager and the staff of the City.

   c. Email from Cathy Cain commending the staff at Indian Hills Golf Course for their professional knowledge to oversee course maintenance, customer service, pro shop amenities and individual and group instruction and for Indian Hills becoming a fantastic golf course.

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**

a. Presentation of Solar and Energy Loan Fund (SELF) updated overview by Doug Coward, Executive Director and Duanne Andrade, Chief Strategic and Financial Officer.

11. **CONSENT AGENDA**

a. Approval of Change Order No. 9 with CW Roberts Contracting for the final closeout of contract for Avenue A and Avenue B Reconstruction in the total amount of $14,005.33.

b. Review and approval of an Interlocal Agreement with St. Lucie County for the rehabilitation and operation of the Animal Shelter located on Savannah Road. (attachment to be added soon)

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing - Review and Approval of an application for Site Plan and Design Review submitted by property owner, Prickett Partners, LLLP & applicant/representative Sara Battles of Kimley-Horn & Associates, Inc to construct a 10,750 square foot, Commercial Building at 5000 Okeechobee Road, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2419-602-0001-000-7.

b. Quasi-Judicial Hearing - Review and Approval of an application for Conditional Use with No New Construction submitted by property owners, Vincent & Vanessa Reyda and applicant, Arlene Bauer to establish a Dwelling Rental offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 3034 Windward Drive, Unit 1305, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-888-0017-000-2.

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

d. Legislative Hearing - Ordinance 20-006 Text Amendment of Chapter 3 and Chapter 22 Eliminating the Four-Fifths Vote requirement of City Commission when certain applications are recommended for denial by Planning Board or 20% of surrounding community owners object to application. SECOND READING

e. Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. SECOND READING.

13. **CITY COMMISSION**

a. Resolution No. 20-R15 determining that the structure located at 604 N 25th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 20, 2020.

b. Resolution No. 20-R17 determining that the structure located at 1909 N 16th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on April 20, 2020.

c. Resolution No. 20-R18 appointing a member to the Keep Fort Pierce Beautiful Committee.

d. Resolution No. 20-R19 establishing procedures for appeal hearings before the City Commission.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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: 03/16/2020

Re: Minutes of March 02, 2020

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from March 02, 2020 Regular Meeting.

Attachments

Minutes 03.02.2020

Form Review

Form Started By: Maura Stokes Started On: 03/05/2020 03:06 PM

Final Approval Date: 03/05/2020

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, **MARCH 02, 2020.**

1. CALL TO ORDER

Mayor Hudson called the March 02, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Pastor Walter Barron, Neighborhood Bibleway Revival Center

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 February 18, 2020 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the February 18, 2020 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

a. American Red Cross proclamation being received by Phill Brodeur.

b. Flood Awareness Week proclamation being received by Paul Thomas, Building Official.

7. **LETTERS TO COMMISSION**

a. Email from Curtis Johnson in gratitude and recognition of Detective Evens Saintilien serving on a panel about communication and engagement with law enforcement while maintaining the Haitian culture.

b. Recognition of Caleta Scott, Grants Administration Manager, as a 2020 Women on the Move Honoree by Onyx Magazine.

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.

Mr. Kirk Roberts – Item 11b.

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

Addition of Consent Item 11g: Approval for Commissioners Alexander and Sessions to attend the Florida Black Caucus of Local Elected Officials Spring Conference on March 12-13, 2020 in Miramar, Florida in the amount of $740.93 each for a total of $1,481.86. There are sufficient funds in the budget.

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

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

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of 2019 Annual Report from the Fort Pierce Infrastructure Surtax Citizen Oversight Committee

Mr. Mimms introduced Mr. John Andrews, City Engineer, who provided an overview of the 2019 Annual Report from the Fort Pierce Infrastructure Surtax Oversight Committee, which is comprised of seven members of the public, five appointed by the City Commission and two appointed at large. This committee acts as an oversight and advisory to the City Commission. The mission of the members is to determine that all Surtax proceeds received by the City of Fort Pierce have been expended in a manner consistent with how the voters intended. Mr. Andrews outlined some of the projects that have been completed such as the 7th Street reconstruction (between Wendell Road and 10th Street); and, Avenue A and Avenue B reconstruction (between 7th Street and 8th Street). The 2020 proposed projects are the Citrus overpass bridge repair; 17th Street reconstruction (between Orange Avenue and Avenue D); Street resurfacing on 8th Street (between Avenue D and Avenue E); Avenue B (between 8th Street and 13th Street); and 5th Street (between Boston Avenue and Delaware Avenue). The Surtax Oversight Committee has determined that the City of Fort Pierce is expending the money as the taxpayers intended.

The Commission inquired as to how the road work is prioritized. Mr. Andrews stated that the Surtax Oversight Committee works with the FPUA to determine where a complete project can be funded and completed versus resurfacing and mill work patching on a failing road which would require additional work in the future. The projects are selected by roads determined to be in the worst condition. The Commission inquired about the 17th Street project. Mr. Andrews explained that the surtax money is combined with FEMA, Stormwater Utility and FPUA funds to do a complete project. These projects also work with other utilities such as cable and telephone to provide underground cables.

b. Presentation to the Fort Pierce City Commission regarding proposed widening and interchange improvements for Florida's Turnpike

Mr. Mimms introduced Mr. Brian Ribaric, P.E., Project Manager for Florida’s Turnpike Enterprise along with Ms. Victoria Williams, CPM, Florida’s Turnpike TPO Liaison for South Florida. Mr. Ribaric provided an overview of the proposed upcoming improvements to the turnpike from Jupiter (Indiantown Road) to Fort Pierce (Okeechobee Road). The project will consist of thirty-six miles, cover three counties and include one service plaza at Port St. Lucie/Fort Pierce. The process of development consists of five steps: Planning; Project Development and Environment (PD&E) Study; Design; Right of Way Acquisition; and Construction. Right now, the project is in the PD&E phase which is environmental and engineering analysis, and the public information phase. Mr. Ribaric provided several slides indicating the impact on surrounding communities. More public information sessions will be scheduled. The City Commission stressed the desire for a new interchange at Midway Road.

c. First Quarter Financial Report

Mr. Mimms introduced Ms. Johnna Morris, Finance Director who presented information regarding the Financial Report for the First Quarter ending December 31, 2019. This presentation included the Fund Evaluation Report for the General Fund, Marina Fund, Solid Waste Fund, Golf Course, Sunrise Theatre and Building and Code; the General Fund projected shortage or overage for the Fiscal Year 2019-2020; the General Fund Revenue Detail; and, the General Fund summary of expenditures by department. There were no significant changes this quarter. The revenue projections for the funds are on target; the expense budget is on target; the cash balance is positive and the current financial position is stable.

The Commission inquired as to the status of the Golf Course revenue request. Ms. Morris reviewed the request with Mr. Mimms. They are waiting on the cost from the Golf Course before further evaluating the request which could be a potential revenue source. The Commission inquired as to the status of the Sunrise Theatre capital improvement wishlist. Mr. Mimms explained that the detailed information the Commission received is the itemized list of work that has been done, the work that is requested to be done as well as the

maintenance items which need to be completed. The funding for capital improvements to the Sunrise Theatre are generated by a surcharge on ticket sales. There is no request for funding from the City of Fort Pierce.

d. Monthly Financial Report for the Month Ending January 31, 2020

Ms. Johnna Morris, Finance Director presented information regarding the Monthly Financial Report for the period ending January 31, 2020. This presentation included the Fund Evaluation Report; General Fund revenue and expenditures; Special Revenue Funds which include CDBG, FPRA, Grant Administration, and SHIP; and Enterprise Funds which include Marina, Solid Waste, Golf Course, Sunrise Theatre, Building, and Stormwater. There were no significant changes from the quarterly report.

11. CONSENT AGENDA

a. Approval of request to reduce lot clearing fees in the amount of $3,161.17 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$682.20 payable in 30 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $182.20, leaving a balance due of $500.00 payable within 30 days, which requires a direct vote by Commission.

b. Approve the request to reduce a demolition lien in the amount of $22,188.16 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$8,275.00 payable in 60 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $7,775.00 contingent upon paying $500.00 within 30 days, which requires a direct vote by Commission.

c. Approve request to reduce Building Department lien in the amount of $18,740.00 which includes $40.00 recording fees, against 1610 N 17th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-514-0059-000/2, owned by Ignacio Torres, c/o Jack Arias, 3426 Dijon Avenue, Ocean Spring, MS 39564, to $1,750.00, to be paid within 9 months.

d. Approve request to reduce Building Department lien in the amount of $29,340.00, which includes $40.00 of filing fees, against 707 N 23rd Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-710-0042-000/2, owned by Calvin Walker, 3300 SW 56th Ave, Hollywood, FL 33023, to $2,000.00, to be paid within 6 months.

e. Approval of a two (2) year extension for the Planned Development approval for Indian River Commerce, located at the western half 401 and 411 Indian River Drive, the new expiration date would be March 21, 2022.

f. Request approval to award Johnson-Davis, Inc. a final design and construction contract in the amount of $300,600 to install a stormwater pumping station in the area of South 8th Street and Edwards Road which has been prone to flooding with residents in the neighborhood experiencing multiple instances of structure inundation.

g. ADD ON: Approval for Commissioners Alexander and Sessions to attend the Florida Black Caucus of Local Elected Officials Spring Conference on March 12-13 in Miramar, Florida in the total amount of $740.93 each for a total of $1,481.86.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve items 11a, 11b, 11c, 11d, 11e, 11f, and 11g.

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

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 19-073: Adoption 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, located at 1919 S 35th Street, to change the Future Land Use designation from General Commercial (GC) to Medium Density Residential (RM). SECOND 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.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 19-073.

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

Passed

b. Legislative Hearing - Ordinance No. 20-003 - Review and approval of an application for a Zoning Atlas Amendment and Design Review submitted by representative Brian Nolan for property owner Cone & Graham, Inc., to rezone 12 parcels from General Commercial (C-3) to Planned Development (PD) and approval of a Site Plan for a 144-unit multi-family development at 1919 South 35th Street, Fort Pierce, FL. SECOND READING

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

ORDINANCE NO. 20-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWELVE (12) PROPERTIES GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM C-3, GENERAL COMMERCIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant Presentation: Attorney Lee Dobbins of Dean Mead Law Firm was present on behalf of the Applicant. Mr. Dobbins clarified that the units could be rentals or condominiums depending on market demand. Regardless, they will most likely end up being student housing.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance 20-003.

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

Passed

c. Legislative Hearing - Ordinance 20-006 Text Amendment of Chapter 3 and Chapter 22 Eliminating the Four-Fifths Vote requirement of City Commission when certain applications are recommended for denial by Planning Board or 20% of surrounding community owners object to application. FIRST READING

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

ORDINANCE NO. 20-006

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 3, SECTION 3-9, ELIMINATING SUBSECTION 3-9(4) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A WAIVER OF DISTANCE FOR THE ISSUANCE OF AN ALCOHOL LICENSE FROM THE STATE OF FLORIDA; RENUMBERING CHAPTER 3, SECTION 3-9; AMENDING CHAPTER 22, SECTION 22-76, ELIMINATING SUBSECTION 22-76(2) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A CONDITIONAL USE OR IN THE CASE OF A PROTEST AGAINST AN APPLICATION SIGNED BY 20% OF THE OWNERS WITHIN 500 FEET OF SAID APPLICATION; RENUMBERING CHAPTER 22, SECTION 22-76; AMENDING CHAPTER 22, SECTION 22-128, ELIMINATING THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT OF A PROTEST AGAINST AN APPLICATION AMENDING THE TEXT OF THE ZONING ORDINANCE OR THE ZONING ATLAS THAT IS SIGNED BY 20% OF THE OWNERS OF EITHER THE LOTS INCLUDED IN SUCH PROPOSED CHANGE OR THOSE WITHIN 500 FEET OF THE AREA INCLUDED IN THE PROPOSED CHANGE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Presentation: Rebeca Guerra, Assistant Planning Director provided an overview of the proposed text amendment. This ordinance would eliminate the requirement for a four-fifths vote by the City Commission when more than twenty percent of mailed notifications are received back as opposed on an application for development. Ms. Guerra provided a comparison chart for requirements of surrounding Cities and Counties. The four-fifths vote will only be required when the Planning Board recommends denial of re-zoning or text amendments. What is eliminated is the City Commission four-fifths vote requirement for a Waiver of Distance for alcohol license if Planning Board recommends disapproval; on Conditional Use if Planning Board recommends disapproval or twenty percent of property owners object; and on Text Amendment or Rezoning if twenty percent of property owners object. The Planning Board voted unanimously to recommend approval of this ordinance text amendment. Staff recommends approval.

Property owners within five hundred feet of a subject property are notified by mail and by posting to the subject property prior to the City Commission meeting. Staff is reviewing adding the notification process before a Planning Board meeting as well. The City Commission agrees that notifications should be done at the Planning Board stage as opposed to just before a City Commission meeting which would allow more time for the public to address their concerns.

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

The City Commission acknowledges and appreciates the thoroughness of the Planning Board's vetting process on applications.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance 20-006.

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

Passed

d. Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

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

ORDINANCE NO. 20-007

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF 12 MONTHS WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 22-408, 22-415 THROUGH AND INCLUDING 22-419 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN

EFFECTIVE DATE.

City Manager Nick Mimms provided an overview of the proposed ordinance. The proposed ordinance will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of 12 months. The concept of this moratorium was presented to the Fort Pierce Redevelopment Board as part of the city's overall economic development strategy. This proposed ordinance was approved by the City of Fort Pierce Planning Board. This will benefit entire CRA area including: Downtown, Lincoln Park, Peacock Arts District, South Beach and Port of Fort Pierce/Fisherman's Warf which are within the existing FPRA boundaries. Key points include suspending the collection of City Impact Fees in an effort to stimulate and encourage new development; will apply to all new construction within the boundaries of the City's designated urban infill and redevelopment areas for which a building permit is issued subsequent to the adoption of this ordinance; and, will continue for one year after the effective date of this ordinance. This ordinance was approved by the Planning Board.

Mayor Hudson opened the Public Hearing.

Public Comment:
Jeanne Arias – supports ordinance.
Jean Batalien - supports ordinance.
Kirk Roberts – supports ordinance.
Lazatha Murphy – supports ordinance.

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

City Commission clarified for the record that this ordinance is for the City of Fort Pierce impact fees within the FPRA and does not affect FPUA or the St. Lucie County impact fees. Mayor Hudson will bring this ordinance to the FPUA for their consideration of a similar moratorium on their fees.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 20-007.

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

Passed

13. CITY COMMISSION

a. Resolution No. 20-R13 determining that the structure located at 505 N 13th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 6, 2020.

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

RESOLUTION NO. 20-R13

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 505 N 13TH ST 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 APRIL 6, 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.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution 20-R13.

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

Passed

b. Resolution 20-R14 appointing Marvin Grimsley as Commissioner Alexander's representative on the Fort Pierce Parking Committee.

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

RESOLUTION NO. 20-R14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE PARKING COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Marvin Grimsley – Appointed by Commissioner Alexander

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution 20-R14.

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

Passed

c. Resolution No. 20-R16 appointing Lita Moore as Commissioner Alexander's appointee to the Fort Pierce Youth Council.

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

RESOLUTION NO. 20-R16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Miss Lita Moore – Appointed by Commissioner Alexander

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve Resolution 20-R16.

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

Passed

d. Submittal of applications to serve on the Keep Fort Pierce Beautiful Committee to fill the expired term of Matt Samuel representing St. Lucie County.

This item will come back to the City Commission in the form of a Resolution at the next 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.

No comments.

15. COMMENTS FROM THE CITY MANAGER

Nick Mimms, City Manager reminded the public that March 7, 2020 is the Keep Fort Pierce Beautiful Great American Clean-Up. This will include graffiti abatement, beautification projects and litter control. Regarding construction updates, the Melody Lane seawall project is substantially complete. The Ohio Avenue realignment should be complete in April 2020. The permitting hub in the Sunrise Center will finally receive a Notice to Proceed in early March 2020. Dredging of sediment in the Intercoastal Waterway has begun. Mr. Mimms wants everyone to be assured that the City of Fort Pierce is closely monitoring the Corona Virus COVID-19 and had issued a press release today. City of Fort Pierce is working with the Department of Health and St. Lucie County to monitor developments. The City of Fort Pierce is emphasizing preventative measures for all municipal employees and citizens by distributing internal and external informational broadcasts. In the event the Department of Health contacts St. Lucie County Emergency Operations Center to escalate the threat level of the Corona Virus COVID-19 or any other hazard, the City of Fort Pierce will work closely with our area agencies to implement our joint emergency operations plan to adequately

respond to this situation. The safety of all citizens are a priority. Regarding the animal sheltering, the City of Fort Pierce staff met with the St. Lucie County staff to discuss the parameters of the upcoming interlocal agreement. Ms. Peggy Arriaz will meet with the Legal Department to develop a draft agreement. A proposed draft will be presented at the March 16, 2020 City Commission meeting. St. Lucie County is preparing an extension of the Temporary Shelter Agreement that currently ends on March 31, 2020. On March 10, 2020 will be the final Strategic Planning meeting.

Attorney Pete Sweeney also commented that his department will be working with staff to develop an Interlocal Agreement regarding the Savannah Road Animal Shelter.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander is concerned about the growth of the City of Fort Pierce specifically with the Jenkins Road Charter School development. Mr. Mimms said the only issue that has come up is with the landscape design which included the clearing and removal of several native trees. Mr. Mimms will provide the City Commission with a thorough and detailed update once the planning staff has met with the development team. Mr. Mimms has assured the Commission that the City of Fort Pierce has neither caused any delays nor presented any obstacles for the developer.

Commissioner Sessions also has concerns with the Charter School project and unexpected costs that may be detrimental to the development.

Commissioner Johnson said Jenkins Road and Edwards Road are important corridors that we need to be focused on. The pressure is great on DOT to put a turnpike interchange anywhere south of Midway Road.

Commissioner Perona has no updates.

Mayor Hudson provided an update for this legislative session. The Bill that is getting a lot of attention is regarding short term rentals. Amendments are being introduced.

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 8:36 PM.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 03/16/2020

Re: Vietnam Veterans Day

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Vietnam Veterans Day proclamation being received by Linda Ford Gallup, Linda Bartz and Vietnam Veterans.

Attachments

Vietnam Veterans Day

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/25/2020 09:02 AM

Form Started By: Miriam Garcia Started On: 02/18/2020 01:17 PM

Final Approval Date: 02/25/2020

WHEREAS, the Vietnam war, was fought from 1959-1975, involving the North Vietnamese and the National Liberation Front in conflict with United States forces and the South Vietnamese army; the United States became involved in Vietnam because American policy makers believed that if the entire country fell under a Communist government, Communism would spread throughout Southeast Asia; and

WHEREAS, in 1965 U.S combat troops arrived in Vietnam, and by 1969 a peak of approximately 543,000 troops would be reached; on January 27, 1973, the Treaty of Paris was signed declaring the release of all American prisoners of war from North Vietnam and the withdrawal of all U.S. forces from South Vietnam. On March 29, 1973, the last U.S. forces left Vietnam; and

WHEREAS, more than 58,000 American soldiers made the ultimate sacrifice by giving their lives in order to preserve our freedoms, 300,000 were wounded, and 1,720 service members are still listed as missing in action; and since their return from service, Vietnam Veterans have greatly contributed to our state and nation by offering skills, education, leadership, maturity, and dedication learned in military service; and

WHEREAS, the Veterans of the Vietnam War deserve our appreciation and respect for the time, effort and dedication that they have given in the service of their country, which was not afforded them on their return. Though we can never fully repay our debt of gratitude to those heroic men and women, who served, this presents the opportunity for the people of Fort Pierce to honor and thank our Vietnam Veterans for their service to our country.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 29, 2020 as:

Vietnam Veterans Day

in the City of Fort Pierce and further urge all Fort Pierce citizens to join us in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of March, 2020.

MAYOR/COMMISSIONER

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

Meeting Date: 03/16/2020

Re: Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity proclamation being received by Kevin G. Perry, Ph.D.

Attachments

Alpha Phi Alpha

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/25/2020 09:02 AM

Form Started By: Miriam Garcia Started On: 02/18/2020 01:13 PM

Final Approval Date: 02/25/2020

WHEREAS, Alpha Phi Alpha Fraternity, Inc., the first intercollegiate Greek-letter fraternity established for African-Americans, was founded at Cornell University in Ithaca, NY on December 4, 1906, the need for a strong bond of Brotherhood among African descendants in this country; and

WHEREAS, Alpha Phi Alpha Fraternity, Inc., has a membership of over 175,000 college-educated men, inducted into over 700 college and alumni chapters, in the United States, Europe, Asia and the Caribbean; and

WHEREAS, Alpha Phi Alpha Fraternity, Inc. for 113 years has been a beacon of light to the community by staying true to its aims of Manly Deeds, Scholarship and Love for all Mankind; and

WHEREAS, the Eta Kappa Lambda Chapter, chartered on March 24, 1960, is the First Greek Letter fraternity serving the Treasure Coast, and has made a difference in the community by staying true to the fraternity's motto, "First of All, Servants of All, We shall Transcend All,"; and

WHEREAS, for sixty years, the Eta Kappa Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. has recognized the growing importance of advocacy and leadership, and has served the community through national programs, "***A Voteless People, is a Hopeless People," "Project Alpha," "Go to High School, Go to College"*** and with national partnerships with ***Big Brothers/Big Sisters and Boy Scouts of America;*** and

WHEREAS, for nineteen years, Eta Kappa Lambda Chapter has sponsored the Men of Tomorrow Mentoring program, which promotes strong character, community service, high scholastic achievements, and college and career readiness for young men.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 24, 2020 as:

"Alpha Phi Alpha Fraternity, Inc., Eta Kappa Lambda Chapter Day"

in Fort Pierce, Florida, in honor of the celebration of its 60TH Anniversary, and urge all citizens to recognize and applaud the contributions of Alpha Phi Alpha Fraternity, the Eta Kappa Lambda Chapter, in its commitment to making our community a better place to reside.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 16th day of March, 2020.

MAYOR/COMMISSIONER

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

Meeting Date: 03/16/2020

Re: Police Department Reaccreditation

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Danielle Terrell, Executive Director, Commission for Florida Law Enforcement Accreditation, Inc. notifying Chief Hobley-Burney of the official reaccredited status of the Fort Pierce Police Department.

Attachments

Notification of Reaccreditation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:02 PM
City Manager	Nick Mimms	03/05/2020 02:02 PM

Form Started By: Jennifer Robinson Started On: 03/04/2020 04:49 PM

Final Approval Date: 03/05/2020

Commission for Florida Law Enforcement Accreditation, Inc.
P.O. Box 1489 ~ Tallahassee, FL 32302
(800) 558-0218 ~ (850) 410-7200

February 20, 2020

Chief Diane Hobley-Burney
Fort Pierce Police Department
920 South US #1
Fort Pierce, FL 34954

Dear Chief Hobley-Burney,

Congratulations!

We are pleased to inform you the Fort Pierce Police Department has met the required standards to become reaccredited by the Commission for Florida Law Enforcement Accreditation.

Your reaccredited status is official as of this date and will remain in effect for a period of three years. Compliance with any future standards approved by the Commission that may be applicable to your department is part of maintaining your accredited status.

You and your agency are to be commended for your continued diligence, professionalism, and commitment in maintaining this highest recognition among Florida's Inspector General community.

We look forward to working with you and your agency in your continuous pursuit of excellence. On behalf of the Commission, we extend our thanks for your participation and congratulations on a job well done!

Sincerely,

Danielle Terrell
Executive Director

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

Meeting Date: 03/16/2020

Re: Letter from Doretha Hair Truesdell

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Doretha Hair Truesdell, President, Original Florida Hall of Fame Highwaymen, Inc. expressing their appreciation for the organization of the Florida Highwaymen Festival at Moore's Creek Park by Caleta Scott, Grants Admininstration Manager and the staff of the City.

Attachments

Letter from Doretha Hair Truesdell

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:03 PM
City Manager	Nick Mimms	03/05/2020 02:03 PM

Form Started By: Jennifer Robinson Started On: 03/04/2020 04:52 PM

Final Approval Date: 03/05/2020

February 20, 2020

Original Florida Hall of Fame Highwaymen Inc.
P.O. Box 1254
Fort Pierce, Florida 34954-1254

City of Fort Pierce
100 North U.S. 1
Fort Pierce, Florida 34950

Attention: The Honorable Mayor Linda Hudson and Commissioners

Dear Mayor Hudson and Commissioners:

Thank you for your continued support of the Florida Highwaymen Festival at Moore's Creek Park. This was our fifth festival and it continues to get better and draws more people to our beautiful city.

Special thanks to Ms.Caleta Scott and the staff of the City for organizing such a wonderful event. Our customers were thrilled about visiting the Highwaymen Trail, talking and purchasing art from the Highwaymen and the Second Generation. They stated they also went to Pirate Fest. This was a first time event for a lot of the customers who assured me of their presence next year. Some remarked they did not know Fort Pierce had so much to offer. They want to move here.

Again, words are inadequate to express our appreciation for a job well done. Ms. Scott and her team outdid themselves.

Sincerely,

Doretha Hair Truesdell

Doretha Hair Truesdell, President
Original Florida Hall of Fame Highwaymen, Inc.

City Commission Regular Meeting **7. c.**

Meeting Date: 03/16/2020

Re: Email from Cathy Cain

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Cathy Cain commending the staff at Indian Hills Golf Course for their professional knowledge to oversee course maintenance, customer service, pro shop amenities and individual and group instruction and for Indian Hills becoming a fantastic golf course.

Attachments

Email from Cathy Cain

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:03 PM
City Manager	Nick Mimms	03/05/2020 02:03 PM

Form Started By: Jennifer Robinson Started On: 03/04/2020 04:51 PM

Final Approval Date: 03/05/2020

From: Cathy Cain <cainduck@gmail.com>
Sent: Sunday, February 23, 2020 9:02:44 PM
To: Linda Hudson <LHudson@cityoffortpierce.com>
Subject: INDIAN HILLS GOLF COURSE

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. .

Mayor Hudson,
Had to write to let you know how fantastic the golf course at Indian Hills is becoming!!! The course is improving daily and once again gaining the stature she once had. Golfers are returning in droves, and our ladies league is serving almost fifty golfers each week.

All can be attributed to the great staff, who are combining their professional knowledge to oversee course maintenance, customer service, pro shop amenities, and individual and group instruction. The entire atmosphere is a joy!!!! With time and continued attention, I have no doubt, the facility will once again be a jewel on the Treasure Coast.
Thanks for using such great foresight in keeping the course and hiring such a fantastic staff!!!
Cathy Cain
Hutchinson Island

City Commission Regular Meeting **10. a.**

Meeting Date: 03/16/2020

Re: SELF Update

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation of Solar and Energy Loan Fund (SELF) updated overview by Doug Coward, Executive Director and Duanne Andrade, Chief Strategic and Financial Officer.

Attachments

SELF Overview

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:21 PM
City Manager	Nick Mimms	02/21/2020 04:21 PM

Form Started By: Jennifer Robinson Started On: 02/12/2020 08:22 AM

Final Approval Date: 02/21/2020

SELF®

EASY LOANS FOR IMPROVING HOMES

March 16, 2020











Solar and Energy Loan Fund (SELF)

SELF
EASY LOANS FOR IMPROVING HOMES





Background

- St. Lucie County received a "**Seed Grant**" in 2009 through the U.S. Department of Energy (DOE) to create the first local government Green Bank in America;
- SELF became an **Independent, Non-Profit 501(c)(3)** in **July 2010**, and is overseen by Board of Directors and staff (12);
- SELF is a certified **Community Development Financial Institution (CDFI)**, as per the U.S. Department of the Treasury, which means its lending activities are focused primarily on **Low- and Moderate-Income (LMI) Homeowners (minimum of 60%)**;
- SELF became **Operational in the Spring of 2011,** as a pilot initiative in St. Lucie County, and has since **Expanded to 90 Cities and Counties in Florida**;
- SELF has raised over **$18 million** in loan capital and grants and **developed multiple unique lending programs** to rebuild affordable housing with energy efficiency, clean energy, resilience, and sustainability.

MISSION

Rebuild and empower underserved communities by providing access to affordable and innovative financing for sustainable home improvement projects, including: energy efficiency; renewable energy (solar PV); climate resilience; water quality; and, much more.

SELF
EASY LOANS FOR IMPROVING HOMES

Board of Directors
(5 of 7 in photo)

St. Lucie County Reps:
- Fran Ross
- Kristen Guettler



Support Services



- **ACCESS to FAVORABLE FINANCING**
- **PROJECT MANAGEMENT**
  - **Prescreen contractors (licenses & insurance);**
  - **Building Science and Energy Expertise**
  - **Review pricing to prevent price gouging;**
  - **Manage contractors during construction; and,**
  - **Pay contractors directly after the final work is approved by the local building inspector.**

Types of Improvements



Home Improvements



- **Energy Efficiency** (e.g. high-efficiency AC, LED lights)
- **Renewable Energy** (e.g., solar PV, solar water heaters) solar attic fans, solar A/C systems)
- **Climate Resilience** (e.g., new roofs and repairs, impact windows, doors, hurricane shutters)
- **Water Conservation** (e.g., cisterns, rain barrels, and high-efficiency irrigation systems)
- **Water Quality** (e.g., septic to sewer conversions and lateral line replacements. Potable water hook-ups)
- **Disability Modifications/Aging In Place** (e.g., wheelchair ramps, walk-in showers, widening doorways and hallways, assistive technologies, and more)
- **Miscellaneous** (20% of project)

Lending Programs

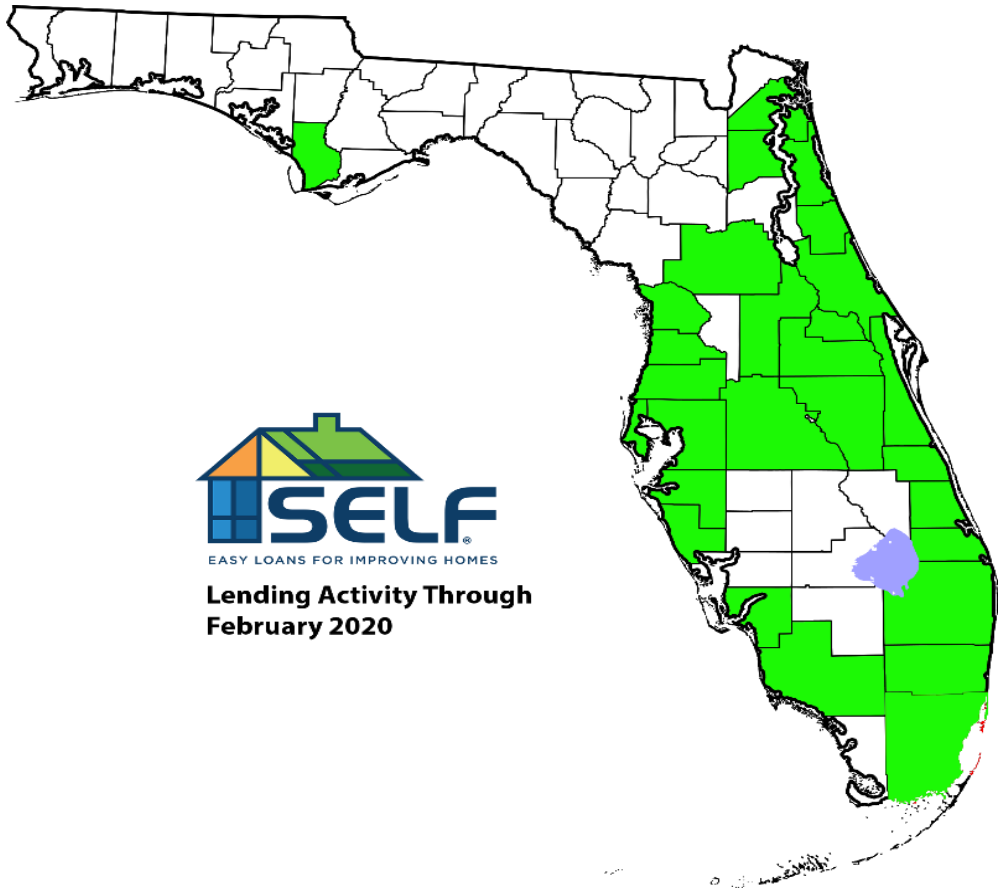
1	CDFI	Community Development Financial Institution (CDFI). Flagship lending program. SELF is certified statewide as a Community Development Financial Institution (CDFI): Unsecured Personal Loans / Residential;
2	KIVA	KIVA.org (non-profit)/Worldwide Crowdfunding Platform SELF is an approved "Field Partner", and partnership focuses on Veterans & Women. Unsecured Personal Loans / Residential;
3	HALO	Home Adaptation Loans Options (HALO) for homeowners with disabilities, including assistive technologies and aging in place. Unsecured Personal Loans / Residential;
4	WQL	Water Quality Loans (WQL), Potable Water Hook-Ups, Sewer Loans for septic-to-sewer conversions and lateral line replacement. Unsecured Personal Loans / Residential;
5	PACE	Property-Assessed Clean Energy (PACE). Secured property-assessment, backed by equity in the property. Secured / All land use types (except public property). **ST. LUCIE COUNTY ONLY**

Lending Footprint



SELF surpassed $10 million in lending in 2019, and grew by 71%





St. Lucie County Projects

SELF HAS FINANCED $6 MILLION of property renovations (700 projects) in St. Lucie County, mostly residential, including:

- $4.87 million (CDFI loans/70% LMI). 638 residential loans, w/avg. of 3 people per home, SELF has helped an estimated 1,900 people; and,
- $1.14 million (PACE Assessments), 62 projects. Commercial, Industrial, Agriculture, churches and nonprofits.
- $2+ million in Fort Pierce, 275 projects.



SELF
EASY LOANS FOR IMPROVING HOMES

WHAT IS A CDFI?

U.S. DEPARTMENT OF THE TREASURY
CERTIFIED CDFI
CDFI FUND
Financial Institutions Fostering Community Growth

- **Community Development Financial Institutions (CDFIs)** are private financial institutions dedicated to delivering responsible, affordable lending to help low-income, low-wealth, and other disadvantaged people and communities join the economic mainstream;
- CDFIs must direct at least **60% of its financial product activities** to one or more eligible low-income target markets, targeted populations, and investment areas.
- SELF has consistently exceeded minimum CDFI lending thresholds and is dedicated to **servicing market niches that are often underserved by traditional financial institutions**;
- SELF was certified as a CDFI in 2013, and then re-certified statewide in 2016.

Innovative Financing Sources

SELF raises low-cost loan capital from a variety of Socially Responsible Investors to create Social, Economic and Environmental Benefits, including:

- Faith-Based Organizations
- Global Crowdfunding (KIVA)
- National Health Systems
- Bank CRA Investments
- Private Investors/Impact Investors
- Government Programs (CDFI/DOE)

SELF is a certified CDFI; member of the Opportunity Finance Network (OFN); and, founding member of the American Green Bank Consortium.

Capital Funders

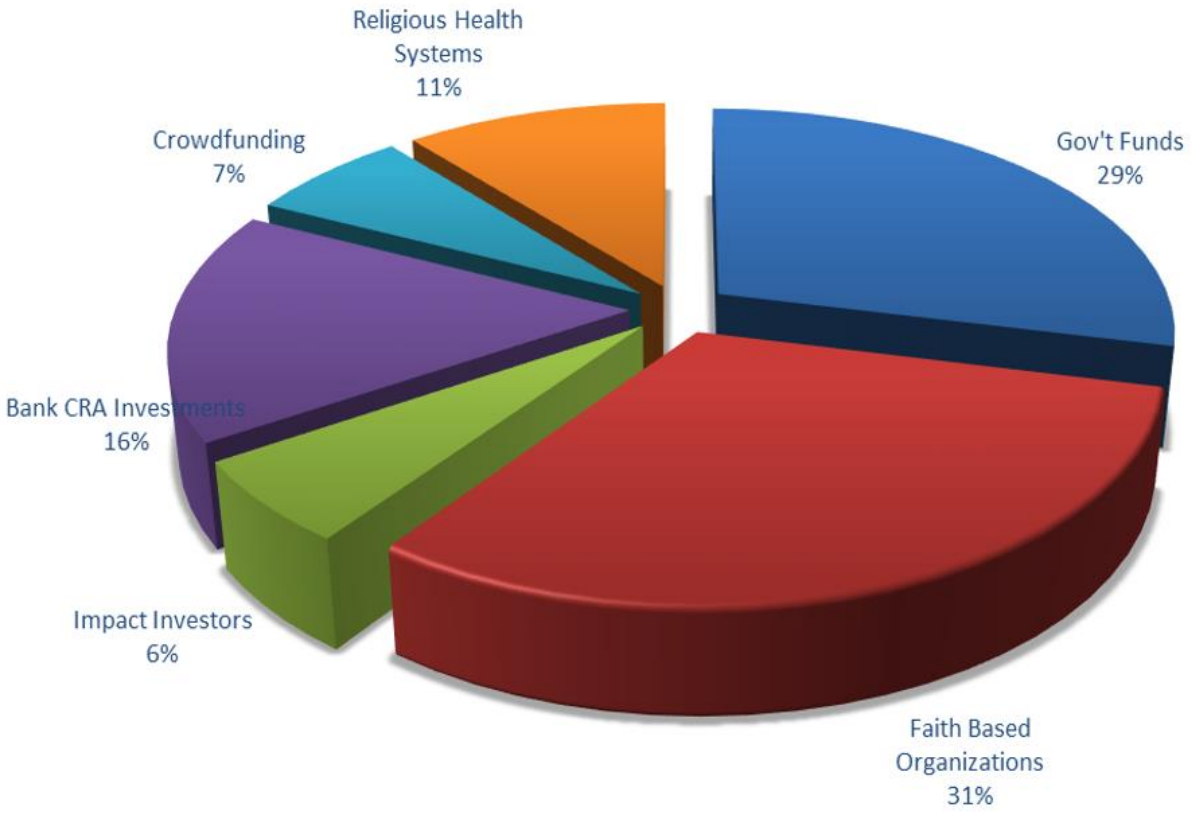
SELF has raised

$18+ million

- ✓ $15 M **Loan Capital**
- ✓ $3 M **Grants**.

Largest Investor:

BankUnited



Global Crowdfunding

- KIVA's Worldwide Crowdfunding Platform
- 1.4 million individual lenders
- Funded $1.4 Billion to date

SELF is an approved **FIELD PARTNER** with **KIVA.org** which is a nonprofit global crowdfunding platform. Their innovative program promotes clean energy, green jobs, and helps to alleviate poverty, and provides our lowest interest rate (5% fixed/6.2% APR).





- **Veterans**
- **Women**

"Peer-to-Peer Lending"
Total Funds Raised = $757,175
Total # of SELF Clients = 129

Disabled & Senior Homeowners



Low-cost financing for disabled and senior homeowners to complete home modifications.

- SELF is a member of the National Disability CDFI Coalition
- SELF secured $800,000 of low-cost capital from the CDFI FUND for disabled homeowners (2018 & 2019).
- SELF is partnering with the Florida Alliance for Assistive Services and Technologies (FAAST) and the Florida Housing Coalition (FHC) to expand the program statewide.

Home Adaptation Loan Options ("HALO")

Provides low-interest rate financing (5-8% fixed) for seniors and disabled homeowners to complete home adaptations, such as:

- Walk-in showers;
- Wheelchair ramps;
- Widening doors and hallways;
- Assistive technologies; and, much more.

Results

"Triple Bottom Line" Impacts



*Social
*Environmental
*Economic

- **SELF has financed over 1,300 projects totaling $12 million** with default rates below 2% and 70% of the lending activity in Low- and Moderate-Income (LMI) communities, 50% for seniors, 40% for women, and 20% for veterans.
- SELF's clients have reduced average household energy consumption by 25% (i.e., carbon footprint) with energy efficiency upgrades, and many clients have achieved net-zero homes through rooftop solar PV systems.
- Homeowners are making much-needed home improvements that enhance comfort, health and quality of life, increase equity, safeguard against storms and extreme weather events, and reduce operating costs (energy and property insurance).
- SELF has 400+ approved contractors in its statewide contractor network. Inclusive financing. No cost to join. No cost of capital.

Awards and Recognition



- Achievement Award for local energy programs from the National Association of Counties (NACo) - 2012
- "Green Business of the Year" award from the South Florida Chapter of the U.S. Green Building Council - 2013
- Identified by the Opportunity Finance Network as "1 of 5 trailblazing CDFIs in America" – 2015
- "Exceptional Non-Profit in Innovation" award from 211/TC - 2015
- Highlighted in the White House report on "Innovative Financing for Clean Energy Technologies"– December 2015
- Identified by U.S. DOE staff as a "shining legacy of the Better Buildings Neighborhood Program" and featured in their national newsletter of the Better Buildings Network– 2017
- "Non-Profit of the Year" finalist from 211/Treasure Coast – 2017
- Sustany Foundation "Sustainable Business Award" (Tampa) – 2019
- Pro Neighborhoods Awardee from JP Morgan Chase – 2019
- Opportunity Finance Network (OFN) Energy Efficiency Financing Grant (OFN) awardee - 2019
- Commendation Award from Hillsborough County Commission – 2020

SELF
EASY LOANS FOR IMPROVING HOMES

Contact Information



Doug Coward

Executive Director

DougC@solarenergyloanfund.org



Duanne Andrade

Chief Strategic and Financial Officer

DuanneA@solarenergyloanfund.org

Tel.# (772) 468-1818

www.SolarEnergyLoanFund.org

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

Meeting Date: 03/16/2020

Re: Furnish and Install Asphaltic Concrete - 2018 Street Resurfacing - Change Order 9

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Change Order No. 9 with CW Roberts Contracting for the final closeout of contract for Avenue A and Avenue B Reconstruction in the total amount of $14,005.33.

SUMMARY:

This is a request for the approval of Change Order No. 9 to the master contract with CW Roberts Contracting, Inc. to Furnish and Install Asphaltic Concrete - 2018 Street Resurfacing. Change Order No. 9, includes compensation for completion of the reconstruction of Avenue A and Avenue B between 7th and 8th Streets. This is the closeout for this project, adjusting quantities for the overrun and underruns of specific items needed to complete the project.

RECOMMENDATION:

Engineering recommends approval of the Change Order

ALTERNATIVES:

Renegotiate final change order

RESPONSIBLE STAFF:

Jack Andrews, City Engineer

COORDINATED WITH:

Fort Pierce Utilities Authority

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	N/A
Account:	N/A
Amount:	14005.33

FISCAL IMPACT:

This change order will be funded from the Half-cent Surtax Account in the amount of $14,005.33.

Attachments

Change Order 9

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/04/2020 11:38 AM
City Manager	Nick Mimms	03/05/2020 01:57 PM

Form Started By: John Andrews
Started On: 02/26/2020 02:25 PM
Final Approval Date: 03/05/2020

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: JOHN R. ANDREWS, P.E. , CITY ENGINEER

FROM: Pete Sweeney, City Attorney

RE: C. W. Roberts Contracting, Inc. – Change Order No. 9 Ave. A & Avenue B Reconstruction

RLS File: 20-59

DATE: February 25, 2020

I have reviewed the Request for Legal Services related to the proposed change order (number 9) for the C.W. Roberts Contracting, Inc. contract, as it pertains to the reconstruction of both Avenue A and Avenue B. It is approved as to Form and Correctness and I have signed in the appropriate signature spaces.

Should you have any questions, please don't hesitate to contact the City Attorney's Office via phone or email.

Thank you,

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

Received
FEB 2 0 2020
City of Fort Pierce
City Manager's Office

RECEIVED
FEB 21 2020
City Attorney

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	20-59
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: PETER J. SWEENEY, CITY ATTORNEY

SUBMITTED BY: JOHN R. ANDREWS, P.E., CITY ENGINEER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: C.W. ROBERTS CONTRACTING, INC. – CHANGE ORDER NO. 9
AVENUE A AND AVENUE B RECONSTRUCTION

DATE: FEBRUARY 20, 2020

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review and approval of Change Order No. 9 for the Furnish and Install Asphaltic Concrete 2018 Street Resurfacing by C.W. Roberts Contracting, Inc., Bid No. 2016-016. This change order is the closeout for this project, adjusting quantities for the overrun and underruns of specific items needed to complete the project.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** This is the utilization of a continuing service agreement that C.W. Roberts Contracting, Inc. has with the City of Port St. Lucie. This contract is being utilized for the reconstruction of Avenue A and Avenue B between 7th and 8th Street following utility work by FPUA.

3. **Time considerations and their significance:** Review as schedule permits

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Yes, funding will utilize surtax proceeds.

5. **Factual background:**

   See above

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.)**

   - Change Order No. 9

7. **Identify prior legal assistance on this or a related matter and the attorney who handled it:**

   N/A

8. **If this is a request for review of a contract, provide the following:**

   a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:**

      This specific authorization has been reviewed and approved by the City Engineer

   b. **Insurance requirements that differ from the City's template insurance terms:** N/A

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**
			Approved as to Form & Correctness City Attorney - Peter J. Sweeney Signed: _____ Date: 2/25/20

CHANGE ORDER NO. 9

Furnish and Install Asphaltic Concrete
2018 Street Resurfacing

Bid No. 2016-016

DATE: January 16, 2020

CONTRACTOR: C.W. Roberts Contracting, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 250,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 2,551,521.77
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 14,005.33**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 2,565,527.10**
CURRENT CONTRACT EXPIRATION DATE	:	July 28, 2019
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	January 30, 2020

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for completion of the reconstruction of Avenue A and Avenue B between 7th and 8th Streets. This is the closeout for this project adjusting quantities for the overrun and underruns of specific items needed to complete the project.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Avenue A

Pay Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Total*
110	Type SP12.5 – 1.5" Depth	21.91	Ton	165	$3,615.15
120	Type SP 9.5 – 1" Depth	18.41	Ton	130.50	$2,402.51
160	Type F Curb & Gutter	24	LF	18.70	$448.80
170	4" Concrete Sidewalk	10	SY	40.50	$405.00
180	6" Concrete Driveway	4	SY	45.50	$182.00
190	ADA Sidewalk Ramps	1	EA	300	$300.00
				AVENUE A TOTAL COST	**$7,353.46**

Avenue B

Pay Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Total*
110	Type SP12.5 – 1.5" Depth	2.23	Ton	165	$367.95
120	Type SP 9.5 – 1" Depth	-2.16	Ton	130.50	($281.88)
160	Type F Curb & Gutter	24	LF	18.70	$448.80
170	4" Concrete Sidewalk	25	SY	40.50	$1,012.50
180	6" Concrete Driveway	99	SY	45.50	$4,504.50
190	ADA Sidewalk Ramps	2	EA	300	$600.00
				AVENUE B TOTAL COST	**$6,651.87**

GRAND TOTAL AVENUES A & B $14,005.33

III. JUSTIFICATION:

This project reconstructed the roadway and drainage system of the two streets following utility improvements by the Fort Pierce Utility Authority. This change order is to close out the project.

IV. PAYMENT:

This change order work will increase the existing contract price by $14,005.33 which will be funded by the following breakdown:

City of Fort Pierce	Half-cent Surtax Account	$14,005.33

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 01/16/20

APPROVED AS TO FORM AND CORRECTNESS:

Peter J. Sweeney
City Attorney

By: _____
Signature

Date: 2/25/26

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Todd Castleberry, Area Manager
C.W. Roberts Contracting, Inc.

By: _____
Signature

Date: 2/3/2020

CHANGE ORDER NO. 9

Furnish and Install Asphaltic Concrete
2018 Street Resurfacing

Bid No. 2016-016

DATE: January 16, 2020

CONTRACTOR: C.W. Roberts Contracting, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 250,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 2,551,521.77
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 14,005.33**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 2,565,527.10**
CURRENT CONTRACT EXPIRATION DATE	:	July 28, 2019
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	January 30, 2020

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for completion of the reconstruction of Avenue A and Avenue B between 7th and 8th Streets. This is the closeout for this project adjusting quantities for the overrun and underruns of specific items needed to complete the project.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Avenue A

Pay Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Total*
110	Type SP12.5 – 1.5" Depth	21.91	Ton	165	$3,615.15
120	Type SP 9.5 – 1" Depth	18.41	Ton	130.50	$2,402.51
160	Type F Curb & Gutter	24	LF	18.70	$448.80
170	4" Concrete Sidewalk	10	SY	40.50	$405.00
180	6" Concrete Driveway	4	SY	45.50	$182.00
190	ADA Sidewalk Ramps	1	EA	300	$300.00
				AVENUE A TOTAL COST	**$7,353.46**

Avenue B

Pay Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Total*
110	Type SP12.5 – 1.5" Depth	2.23	Ton	165	$367.95
120	Type SP 9.5 – 1" Depth	-2.16	Ton	130.50	($281.88)
160	Type F Curb & Gutter	24	LF	18.70	$448.80
170	4" Concrete Sidewalk	25	SY	40.50	$1,012.50
180	6" Concrete Driveway	99	SY	45.50	$4,504.50
190	ADA Sidewalk Ramps	2	EA	300	$600.00
				AVENUE B TOTAL COST	**$6,651.87**

GRAND TOTAL AVENUES A & B $14,005.33

III. JUSTIFICATION:

This project reconstructed the roadway and drainage system of the two streets following utility improvements by the Fort Pierce Utility Authority. This change order is to close out the project.

IV. PAYMENT:

This change order work will increase the existing contract price by $14,005.33 which will be funded by the following breakdown:

City of Fort Pierce	Half-cent Surtax Account	$14,005.33

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 01/16/20

APPROVED AS TO FORM AND CORRECTNESS:

Peter J. Sweeney
City Attorney

By: _____
Signature

Date: 2/25/20

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Todd Castleberry, Area Manager
C.W. Roberts Contracting, Inc.

By: _____
Signature

Date: 2/3/2020

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

Meeting Date: 03/16/2020

Re: Interlocal Agreement with SLC - Savannah Rd Shelter

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

SUBJECT:

Review and approval of an Interlocal Agreement with St. Lucie County for the rehabilitation and operation of the Animal Shelter located on Savannah Road. (attachment to be added soon)

SUMMARY:

This agreement with St. Lucie County is for an initial term of twenty (20) years with a ten (10) year automatic renewal, agrees that both parties will work jointly on the rehabilitation efforts, be responsible for sharing the cost to rehabilitate the facility as well as all future maintenance costs on a 50/50 basis and requires an RFQ/P for a 3rd party operator of the facility.

RECOMMENDATION:

Approve the Interlocal Agreement

ALTERNATIVES:

Amend the provisions of the Interlocal Agreement
Deny the Interlocal Agreement

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

City Manager's Office
Fort Pierce City Attorney's Office
St. Lucie County Attorney's Office

Fiscal Impact

OTHER INFORMATION:

TBD

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	03/10/2020 03:06 PM
City Manager	Nick Mimms	03/11/2020 11:21 AM

Form Started By: Peggy Arraiz Started On: 03/04/2020 02:16 PM

Final Approval Date: 03/11/2020

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

Meeting Date: 03/16/2020

Re: Site Plan & Design Review - Cowboys Redevelopment - 5000 Okeechobee Road

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

---

SUBJECT:

Quasi-Judicial Hearing - Review and Approval of an application for Site Plan and Design Review submitted by property owner, Prickett Partners, LLLP & applicant/representative Sara Battles of Kimley-Horn & Associates, Inc to construct a 10,750 square foot, Commercial Building at 5000 Okeechobee Road, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2419-602-0001-000-7.

SUMMARY:

- The applicant is requesting the review and approval of Site Plan and Design Review Applications to construct a 10,750 sq. ft. commercial plaza, with three commercial spaces, in the C-3 General Commercial district, located at 5000 Okeechobee Road. The site is presently utilized by Cowboys Barbeque & Steak Company Restaurant. The existing restaurant consists of a 6,332 sq. ft. concrete block building, built in 2002. The existing 6,332 sq. ft. restaurant will be demolished upon site plan and design review approval.
- The proposed site improvements include the removal of the existing building, existing asphalt, and the construction of the new 10,750 sq. ft. commercial plaza with modifications to parking, lighting, water, and sewer to serve the new building. In compliance with City Code Section 22-187 General Landscaping Requirements; landscaping improvements are included in the applicant's site plan.

RECOMMENDATION:

The presented Site Plan, Design Review and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. The requested Site Plan and Design Review Application is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends Approval of the requested application with the following conditions:

A completion certification by a landscape architect and landscape bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.
Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
Provide a separate gated entrance to the refuse collection area for employee access.

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
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:01 PM

Form Started By: Vennis Gilmore
Started On: 03/04/2020 11:47 AM
Final Approval Date: 03/05/2020

Application for Development Review & Design Review



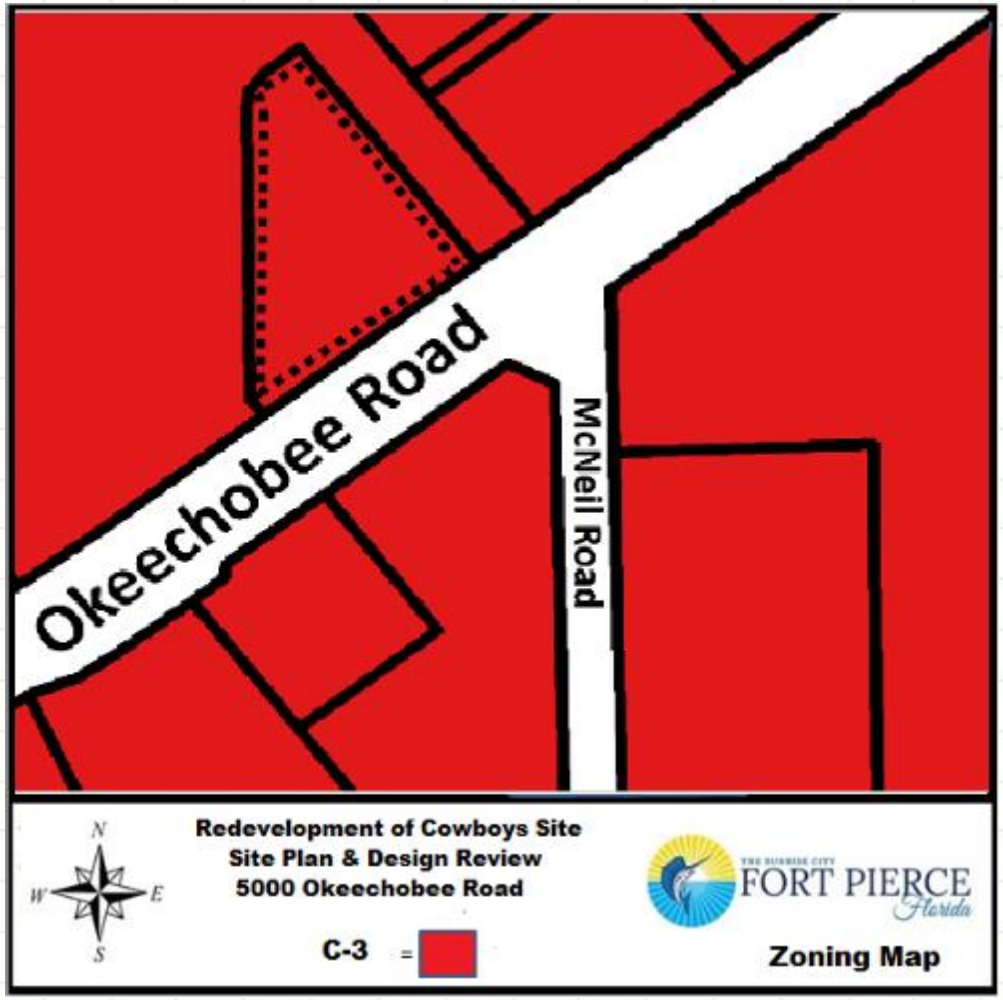
Redevelopment of Cowboys Restaurant Site (CareNow Medical Office) 5000 Okeechobee Road

Aerial Map



- Acreage: 1.58 acres

Zoning Map



- Current Future Land-Use: General Commercial (GC)
- Current Zoning: General Commercial (C-3)

Site Plan

10,750 sf – Proposed Building
Previously 6,332 sf

Proposed: 88 spaces (4 being ADA)
Previously 85 total parking space (4 being ADA)



10,750 sf building (previously 6,332 sf)
88 parking spaces (only 50 spaces required)

Design Review



04 SOUTHEAST ELEVATION



03 SOUTHWEST ELEVATION



01 NORTHWEST ELEVATION



02 NORTHEAST ELEVATION

1 Story Building
“Brown’s Ferry” color – Modular Brick Veneer Wall Exterior
“Bone White” color – Roofline Trim
“Sienna Dry Stack: and “Limestone” – Building Base Trim
“Pantone Blue” or “Polo Blue” -- Awnings

Landscaping



Provided Trees and Shrubs (Total: 60 Trees & 245 Shrubs)

8 Silver Buttonwoods
19 Southern Live Oaks
33 Palmettos

133 Walter's Viburnums
56 Trinette Arbicolas
17 Podocarpus

25 Gulf Muhleygrasses
14 Spider Lilies

Project Request

Consideration of Development & Design Review Applications – Cowboys Restaurant Site Redevelopment at 5000 Okeechobee Road to CareNow Medical Office.

- Approval of Development & Design Review Applications to construct a 10,750 sq. ft. commercial plaza with associated parking, drive aisles, landscaping, and stormwater collection.

- Staff recommends **APPROVAL** with three (3) conditions.

Staff Recommendation

Staff recommends **APPROVAL** subject to three (3) conditions:

1) A completion certification by a landscape architect and landscape bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

2) Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

3) Provide a separate gated entrance to the refuse collection area for employee access.

Planning Board Recommendation

At the February 11, 2020 Planning Board meeting, the Board voted unanimously to recommend **Approval** of the request.

CC Actions

Possible actions of the City Commission:

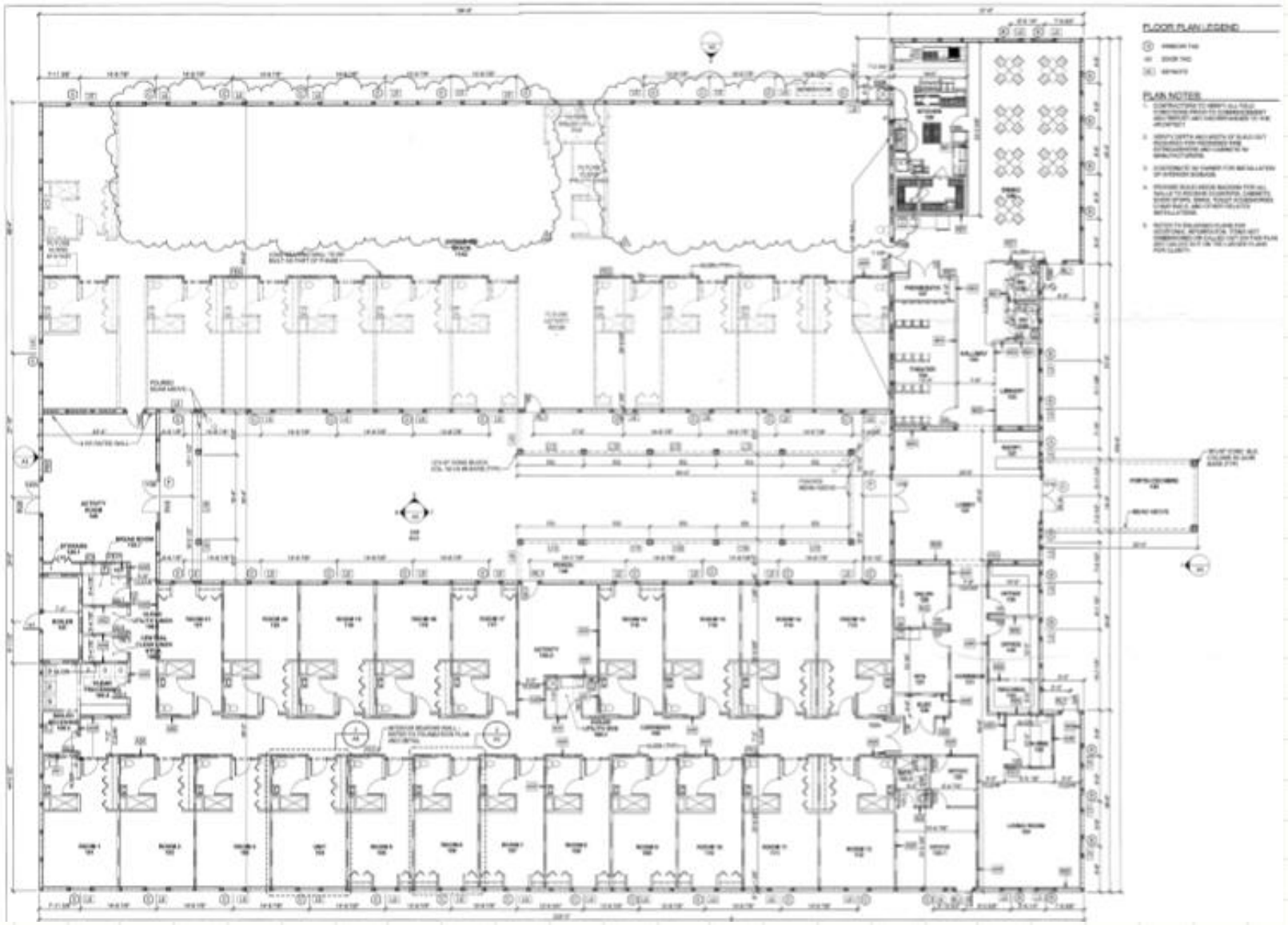
- APPROVE the proposed Site Plan and Design Review Applications, subject to 3 Conditions and no changes
- APPROVE the proposed Site Plan and Design Review with changes
- DENY the proposed Site Plan and Design Review

Application for Development Review & Design Review



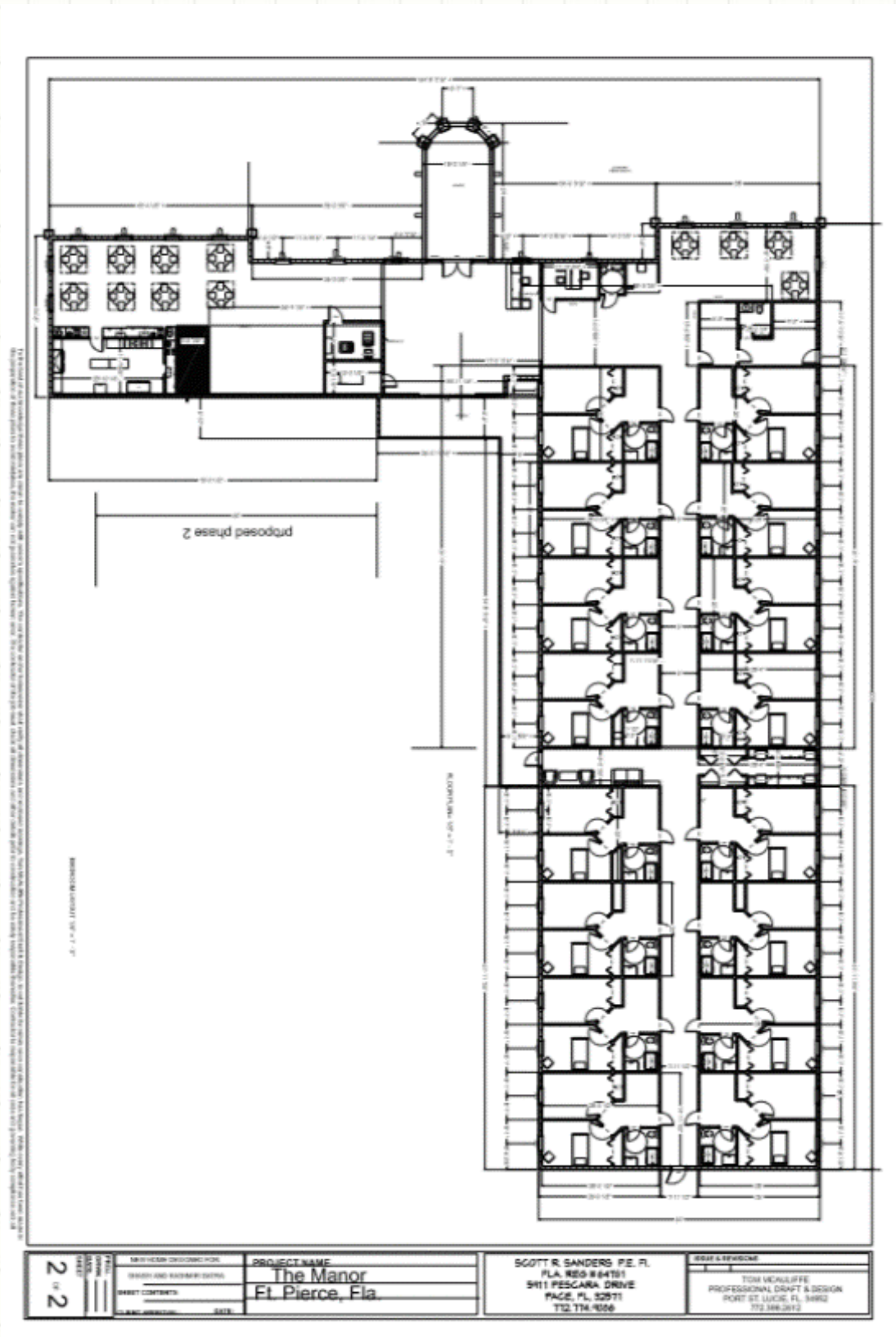
Redevelopment of Cowboys Restaurant Site (CareNow Medical Office) 5000 Okeechobee Road

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
PROJECT NAME
The Manor
Ft. Pierce, Fla.
SCOTT R. SANDERS P.E. FL
FLA. REG # 64701
5411 PESCARA DRIVE
FAGE, FL. 32571
772.774.1656
TOM VEAULIFFE
PROFESSIONAL DRAFT & DESIGN
PORT ST. LUCIE, FL. 34952
772.349.2012
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:	**Site Plan & Design Review - Redevelopment of Cowboys Restaurant Site 5000 Okeechobee Road**
BOARD DATE:	March 16, 2020

STAFF REPORT

Owner:
Prickett Partners, LLLP
P.O. Box 1599
Eustis, FL 32727

Applicant:
Sara Battles – Kimley-Horn & Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

Applicant's Request:
Approval of Site Plan and Design Review Applications to construct a 10,750 sq. ft. two-bay commercial plaza with associated parking, drive aisles, landscaping, and stormwater collection.

Location(s):
5000 Okeechobee Road

Parcel ID:
2419-602-0001-000-7

Future Land Use:
General Commercial (GC)

Current Zoning:
C-3, General Commercial Zone

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC

Surrounding Zoning:

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

Utilities:
FPUA

Staff Analysis:

Request

In accordance with Sections 22-58, 22-59, and 22-73 of the City Code, the applicant is requesting the review and approval of Site Plan and Design Review Applications to construct a 10,750 sq. ft. commercial plaza, with three commercial spaces, in the C-3 General Commercial district, located at 5000 Okeechobee Road. The site is presently utilized by Cowboys Barbeque & Steak Company Restaurant. The existing restaurant consists of a 6,332 sq. ft. concrete block building, built in 2002. The existing 6,332 sq. ft. restaurant will be demolished upon site plan and design review approval.

The proposed site improvements include the removal of the existing building, existing asphalt, and the construction of the new 10,750 sq. ft. commercial plaza with modifications to parking, lighting, water, and sewer to serve the new building. In compliance with City Code Section 22-187 General Landscaping Requirements; landscaping improvements are included in the applicant's site plan.

The property is located at the northwest corner of the Okeechobee Road and McNeil Road intersection. The site is surrounded by C-3 General Commercial businesses to the north, south, and west. The subject parcel is approximately 1.58 acres.

Future Land Use & Zoning

The General Commercial (GC) Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

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

Parking

The applicant currently proposes to have two (2) medical offices tenants for the entire square footage of the new commercial plaza. Pursuant to City Code Section 22-60 (2)(a)(4) and 22-60 (2)(h)(1), other commercial retail establishments which do not exceed 50,000 square feet of gross floor area and Medical and Dental Offices parking standard is one (1) space for each 200 sq. ft. of gross floor area equates to fifty-four (54) spaces. The existing restaurant currently has eighty-five (85) spaces with four

(4) spaces being designated handicap. The proposed commercial retail plaza will include eighty-eight (88) parking spaces with four (4) designated handicap parking spaces provided. The proposed site plan will increase parking on the site by three (3) parking spaces and will far exceed the minimum required fifty-four (54) parking spaces.

Site Plan

The applicant is proposing to redevelop tract A of the Wal-Mart commercial area parcels by constructing a 10,750 sq. ft. commercial retail plaza. The floor plan consists of three commercial spaces for lease, two spaces are proposed to be occupied by a medical office and the third to be occupied by a dental office.

The applicant intends to demolish the existing structure upon site plan and design review approval. The applicant proposes to maintain existing access to the site and the existing access to the Wal-mart parking lot and the applicant also intends to generally maintain the existing parking configuration on the property.

The site plan includes proposed concrete walkways connecting pedestrians from the sidewalk along McNeil Road and providing access to the adjacent Wal-mart parking lot and to its 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 10,750 square feet consisting of modular brick veneer siding and a flat commercial roof system. The modular brick veneer wall exterior will be a "Brown's Ferry". The crowning parapet surrounding the roof will consist of pre-finished metal coping; various colors will be used, such as "Electric Blue", "Van Dyke", and "Tamale". The building's roofline painted trim will be a "Bone White". The building's base will be trimmed with stone veneer in the color of "Sienna Dry Stack" and precast sill in the color of "Limestone". Pre-Engineered awnings with a "Pantone Blue" or "Polo Blue" color and Pre-Engineered canopies with a "Bronze Baked Enamel" will add to the aesthetics of the newly constructed structure. The structure will stand out for its attractiveness and its compatibility with commercial structure along the Okeechobee Road corridor. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping

The plant schedule that the applicant is proposing consists of a total of 60 trees. The tree total consists of eight (8) Silver Buttonwoods, nineteen (19) Southern Live Oaks, and thirty-three (33) Palmettos. In addition, shrubs proposed for the site include one hundred and thirty-three (133) Walter's Viburnums, fifty-six (56) Trinette Arbicolas, seventeen (17) Podocarpus', twenty-five (25) Gulf Muhleygrasses, and fourteen (14) Spider Lilies. Ground covers will include four hundred and one (401) "Dwarf White Indian Hawthorn", "Florimulch (shredded grade b)", and St. Augustine Grass will be installed for sod.

Traffic Impact Statement
The results of the report prepared for the proposed commercial retail plaza indicate that the proposed redevelopment is a decrease of 103 net external daily trips, a decrease of 8 AM peak hour net external trips, and a decrease of 2 PM peak hour net external trips. Traffic impacts of the project will not decrease the capacity of the roadway link on the roadway network of the Florida Department of Transportation to an unacceptable level within the study area and no capacity related roadway improvements would be required. This analysis was prepared to address the requirements of the St. Lucie Standardized (TPO) Traffic Impact Studies (TIS) Methodology and Procedures.

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.

Planning Board Recommendation
The Planning Board, at their February 11th, 2020 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation*:*
The presented Site Plan, Design Review and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. The requested Site Plan and Design Review Application is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends **Approval** of the requested application with the following conditions:

1. A completion certification by a landscape architect and landscape bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
3. Provide a separate gated entrance to the refuse collection area for employee access.



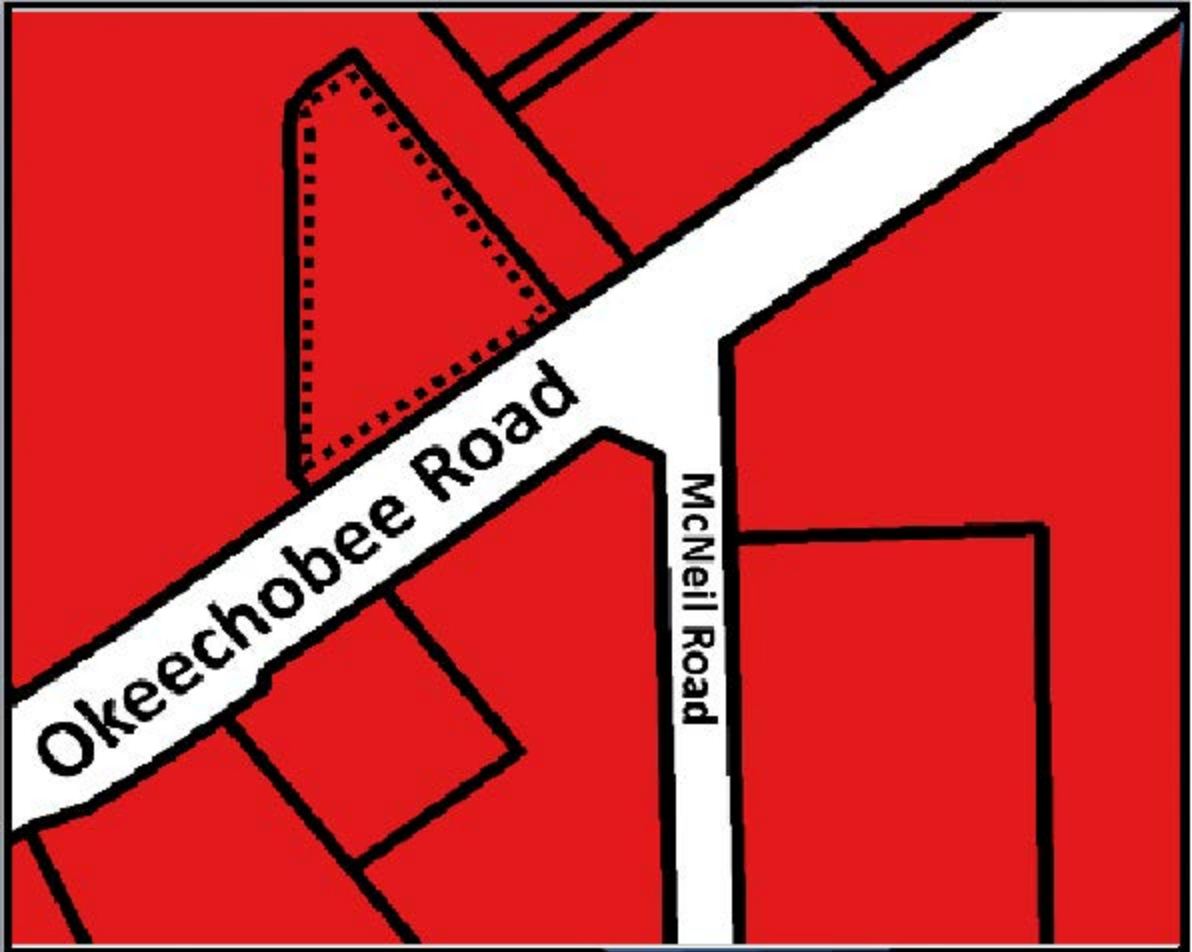
N
W E
S

Cowboys Redevelopment

5000 Okeechobee Road

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



N
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Redevelopment of Cowboys Site
Site Plan & Design Review
5000 Okeechobee Road

THE SUNRISE CITY
FORT PIERCE
Florida

C-3 =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Sara Battles
Kimley-Horn and Associates
445 24th Street, Suite 200
Vero Beach, FL. 32960

Re: Site Plan & Design Review – Redevelopment of Cowboys – 5000 Okeechobee Road

Dear Ms. Battles,

The following are comments from the Planning Department's review of the applications for Site Plan and Design Review in the C-3, General Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments by December 30th if possible):

1) Please provide crosswalk striping to the refuse collection area and a separate pedestrian gated entrance for employee access.

2) Per City Code Section 22-62. – Sidewalks. (d)(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. **Provide a sidewalk linkage or linkages and/or connection striping to the adjacent parking area and adjacent development (Walmart).**

3) Per City Code Section 22-62. – Sidewalks. (d)(1) Sidewalks and sidewalk linkages shall be installed in public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street. **Provide a sidewalk along McNeil Road along with sidewalk connectivity to at the southeast corner and to the adjacent development.**

4) Install two additional stop bars at the north and south corners of the interior landscape isle.

5) Please consider rearranging our light pole configuration to provide lighting along the requested McNeil Road sidewalk linkage.

6) Please move the proposed loading zone to a more appropriate and safe location.

7) Per City Code Section 22-59 Design Review**,** Elevations (4)(k) Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape. **Add windows, doors, or architectural elements to the southeast elevation blank wall. Add architectural embellishments such as roof overhangs and/or canopies to the windows to eliminate monotony.**

8) Per City Code Section 15-6. – Regulation (3)(a). Ground Signs. **Sites that are less than or equal to three (3) acres shall have a maximum height of ten (10) feet in height. The current monument size is listed at a height of 10.5 feet from grade, please reduce to 10 feet.**

Contact me at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com. You may also contact Brandon Creagan at (772) 467-3742 or bcreagan@cityoffortpierce.com.

Sincerely,

Vennis Gilmore, Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 16 2019
CITY OF FORT PIERCE
PLANNING & ZONING

RECEIVED
DEC 16 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Vennis Gilmore & Brandon Creagan, Planner

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

RE : Cowboys Redevelopment – 5000 Okeechobee Road
Site Plan & Design Review - TRC No. 19-07000010

DATE : December 18, 2019

This is to advise you that we have completed the review of the following documents as received by this office on December 6, 2019:

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. The submitted boundary and topographic survey was not certified. The applicant shall submit a survey signed and sealed by a Florida Registered Land Surveyor as stipulated by City of Fort Pierce Code of Ordinances Section 17-27. In addition, please provide the curve information for the property boundary situated at the north end of the parcel.
2. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
3. The building depicted on the site plan references a finished floor elevation of 18.00' yet the finished floor elevation notes specify an elevation of 17.50'; please address the discrepancy.
4. Provide a walk-in access for the proposed dumpster enclosure as per City standards; information may be obtained from the City of Fort Pierce Solid Waste Division.
5. ADVISORY COMMENT: The provided drainage plans were conceptually reviewed; a detailed review will be conducted at the time of Building Permit submittal.

JRA/TST/tst

Vennis Gilmore

From: Paul Bertram
Sent: Wednesday, December 11, 2019 8:06 AM
To: Vennis Gilmore
Cc: Jennifer Hofmeister; Alicia Rosenthal
Subject: 5000 Okeechobee Road

Good Morning Mr. Gilmore,

After review of the landscape plans for the above subject property (page L-101) I have listed below some of my concerns:

1. On the east side of the property the contractor proposes saving three existing Live Oak Tree's on the plan for a total of 48" of DBH to be applied to the mitigation table. Two of these Oaks are in very bad condition and are not suitable for saving. The two Live Oak trees are underneath a large set of power lines and will not be able to grow to full height.
2. The plan shows five new Live Oaks on the south side at 3" DBH. This side has no overhead power lines and is an ideal place to plant larger Live Oak specimens.

Paul A. Bertram
Parks & Grounds Division Manager
Urban Forester/ K.F.P.B. Exec. Dir.

Public Works Department
P.O. Box 1480
52 Savannah Road
Fort Pierce,FL 34954-1480

Tel: 772-467-3821
Fax:772-489-3194
pbertram@cityoffortpierce.com

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Wednesday, December 11, 2019 8:22 AM
To: Vennis Gilmore; Brandon Creagan
Subject: 19-0700010 Cowboys Redevelopment TRC review

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. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns. Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

December 19, 2019

TECHNICAL REVIEW PROJECT # 19-0700010 (Site Plan – Design Review)

Site Plan & Design Review – Cowboys Redevelopment – 5000 Okeechobee Rd.

Comments

FPUA W/WW Engineering: Approved as noted,

The Water and Wastewater Engineering Department reviewed the application for Cowboys Redevelopment at 5000 Okeechobee Road. The applicant is required to submit 3 sets of utility plans along with a plan review application to the Water and Wastewater Engineering department for review. For further information please contact Water wand wastewater engineering department at 772 466 100 ext. 3474 or visit our website https://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.aspx

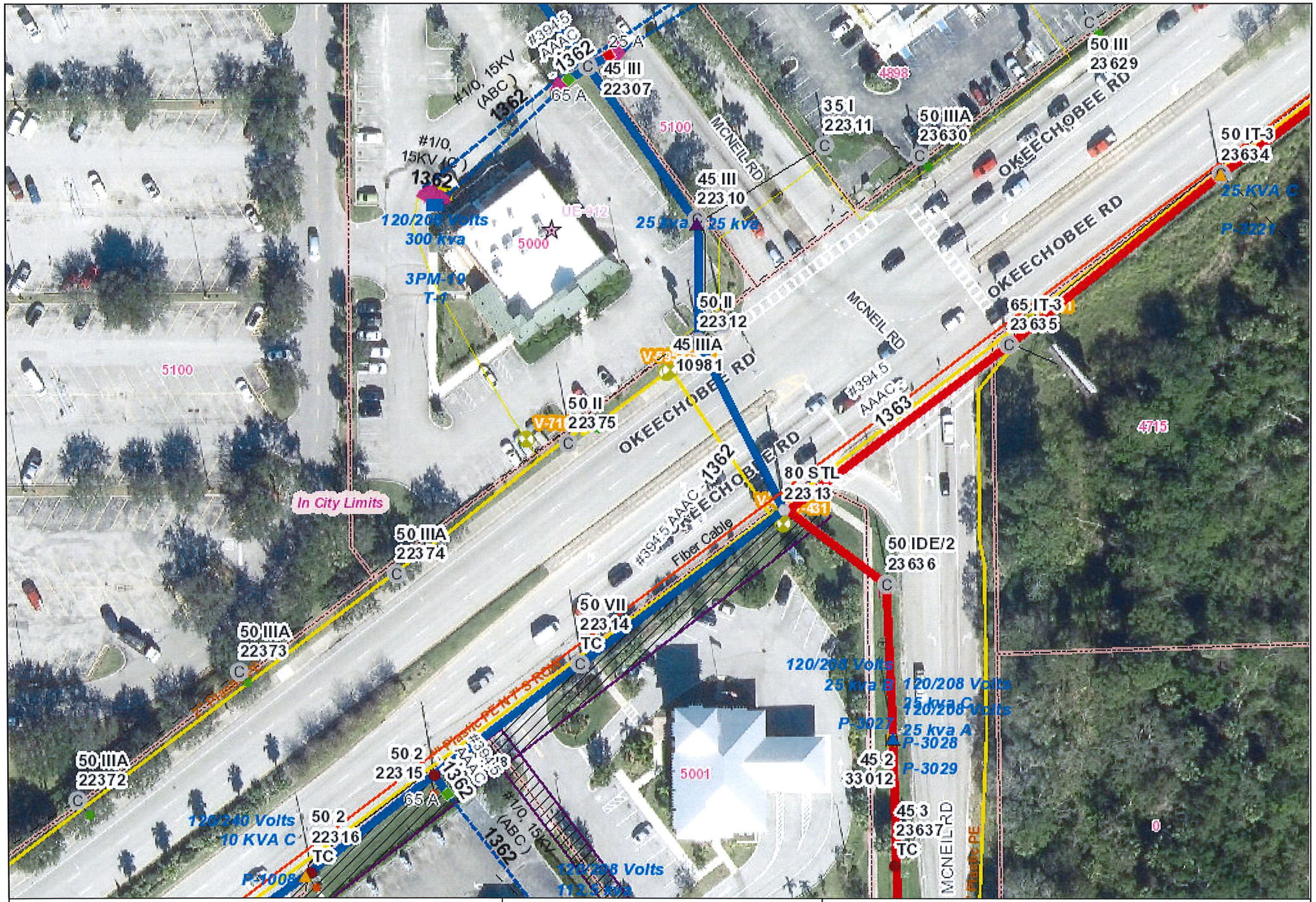
Please note that:
All dental offices are required to have the M.A.R.S. Amalgam separator installed
All existing utility structures onsite including grease trap need to be properly abandoned.

FPUA Electric & Gas Engineering: The following will be needed for FPUA electric and gas facilities:
Removal of existing overhead feeder line will require the placement of a new underground feeder.
FPUA will remove the existing 300kVA (120/208V) and underground primary cable. Existing conduit and transformer pad to be removed by the customer contractor.
Please provide electric load information (amps, voltage, 1-phase or 3-Phase) for the new services. Customer will be responsible for all conduits (related to the new services – primary and secondary), transformer pad and secondary conductors.
Please provide a copy of the gas riser diagram with the anticipated load.

FPUA will need a utility easement for the existing and future facilities. Twenty foot north of the Okeechobee Road right of way line and ten foot west of the McNeil Road right of way line.

Approved. Per application submittal package (19-0700010). Attached is a PDF copy of plan C-300, with FPUA's mark up. Attached is a copy of our GIS map showing the existing FPUA electric and gas facilities. The Project Manager for FPUA Electric and Gas side will be Bobby Pirson. His contact information is listed below.

Bobby Pirson
Electrical Engineer
Ft. Pierce Utilities Authority
rpirson@fpua.com
772-466-1600 ext. 6308



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers: Overhead, Pad Mount
- Valves: Gas, Water, Raw Water, Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 12/9/2019

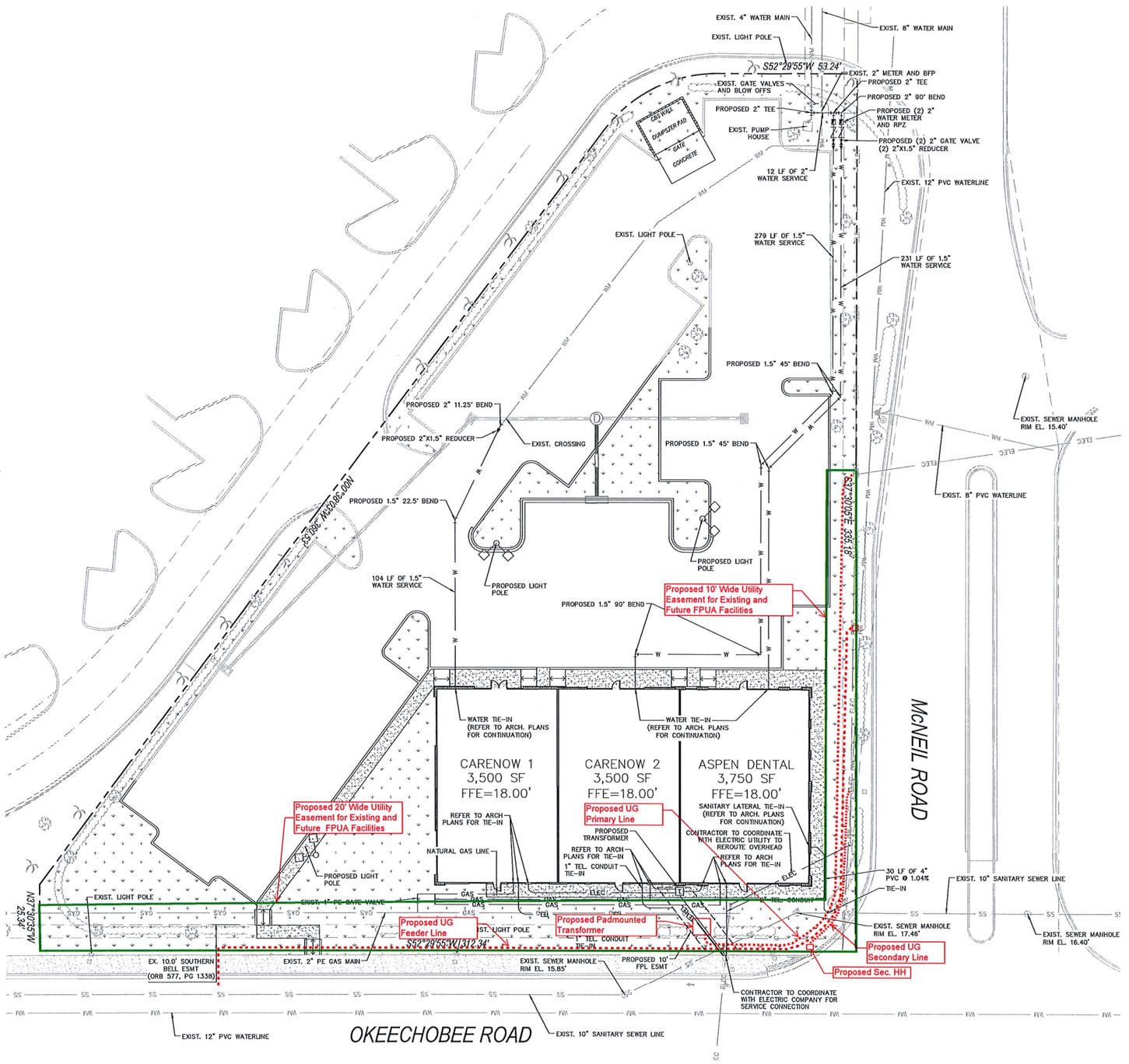
FPUA COMMUNITY PROUD

N NTS

FT PIERCE UTILITIES AUTHORITY MAP

Created by:
Name

(772) 466-1600
FAX (772) 461-1938



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

UTILITY NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES.
4. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
5. FIRE SERVICES TO BE CONSTRUCTED USING DR14 PLASTIC PIPE UNLESS OTHERWISE NOTED.
6. 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
7. GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. TANK SHALL BE A DRIVE OVER TANK WITH A MANHOLE. SEE PLUMBING PLANS FOR DETAIL.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
9. ALL WATER SERVICE CONNECTION SHALL HAVE PROPER BACKFLOWS AND SHALL BE CERTIFIED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
10. PIPE SPECIFICATIONS [C151(CLASS)/C900 (SDR)]
11. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-555.320(21)(b)(3), F.A.C.
12. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM PIPE COVER OF 36 INCHES FOR PVC AND 30 INCHES FOR DIP.
13. ALL WATERMAIN, GRAVITY SEWER MAIN, AND STORM PIPE CROSSINGS SHALL HAVE AT LEAST 18" (MINIMUM) OF VERTICAL SEPARATION WITH OTHER PIPES, CABLES, AND GAS LINES.
14. PERFORM DISINFECTION OF INSTALLED WATER PIPE PER AWWA C651 – 05 OR LATEST REVISION
15. TEST PRESSURE (REF. TO AWWA C600-10) OR LATEST REVISION FOR DIP PIPE AND (REF. TO AWWA C605-13) OR LATEST REVISION FOR PVC PIPE FOLLOWING LEAKAGE FORMULA:
16. WATER PIPES SHALL BE PRESSURE TESTED ACCORDING TO AWWA C600-10 OR LATEST REVISION. THE FORMULA IS AS FOLLOWS: Q = LD X SQUARE ROOT OF P / 148,000. WHERE Q = QUALITY OF MAKEUP WATER (IN GALLONS PER HOUR), L = LENGTH OF PIPE SECTION BEING TESTED (IN FEET), D = NOMINAL DIAMETER OF THE PIPE (IN INCHES), AND P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (IN POUNDS PER SQUARE INCH GUAGE).

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN, P.E.
FL LICENSE NUMBER 74685

KHA PROJECT	047568012
DATE	10/18/19
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SGB

5000 OKEECHOBEE ROAD

PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

UTILITY PLAN

SHEET NUMBER
C-300

Plotted By: Gibson, Kevin Sheet Set: 5000 OKEECHOBEE ROAD Layout: C-300 UTILITY PLAN November 19, 2019 12:11:02pm K:\VRB_LDEV\Applebee's Ft. Pierce\CAD\PlanSheets\C-300 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 5000 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-602-0001-000-7

Project description Development of an approximately 10,750 SF building (two tenant) with associated parking, drive aisles, landscaping, and stormwater collection.

Prickett Partners, LLLP	Sara Battles/Kimley-Horn and Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
P.O. Box 1599	445 24th Street, Suite 200
Street Address	Street Address
Eustis FL 32727	Vero Beach FL 32960
City State Zip	City State Zip
352-978-2443	772-794-4154
Phone Number	Phone Number
JRPProperties@AOL.com	sara.battles@kimley-horn.com
Email Address	Email Address

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

John R Prickett

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Alabama COUNTY Shelby

The foregoing instrument was acknowledged before me this 7th day of October, 20 19, by John R. Prickett, Jr who is personally known to me or has produced a Florida Driver's License as identification.

Carol Hall Thee

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ 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 5000 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-602-0001-000-7

Project Description Development of an approximately 10,750 SF building (two tenant) with associated parking, drive aisles, landscaping, and stormwater collection.

Prickett Partners, LLLP	Sara Battles/Kimley-Horn and Associates, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
P.O. Box 1599	445 24th Street, Suite 200
Street Address	Street Address
Eustis FL 32727	Vero Beach FL 32960
City State Zip	City State Zip
352-978-2443	772-794-4154
Phone Number	Phone Number
JRPPROPERTIES@AOL.COM	sara.battles@kimley-horn.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.*

John R Prickett Jr

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Alabama -- COUNTY Shelby

The foregoing instrument was acknowledged before me this 7th day of October, 2019, by John R. Prickett, Jr. who is personally known to me or has produced Florida Driver's License as identification.

Carrie Whitlow

Signature of Notary

(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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
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

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] 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

***Not requesting a change in any of the above**

Kimley»Horn

November 13, 2019

City of Ft Pierce Planning Department
100 N US 1
Fort Pierce, FL 34950
772-467-3000

RE: Scope of Work/Justification Letter
Project Name: Redevelopment of Cowboys

To Ft Pierce Planning Department:

The applicant is proposing to redevelop tract A of the Wal-Mart at Ft Pierce parcel. The applicant intends to demolish the existing structure and build a new 10,750 SF building to replace it. The applicant proposes to maintain existing access to the site from the existing access to the Walmart parking lot and intends to generally maintain the existing parking configuration on the property. The site will increase parking on the site by 4 spaces and will far exceed the minimum required 54 spaces.

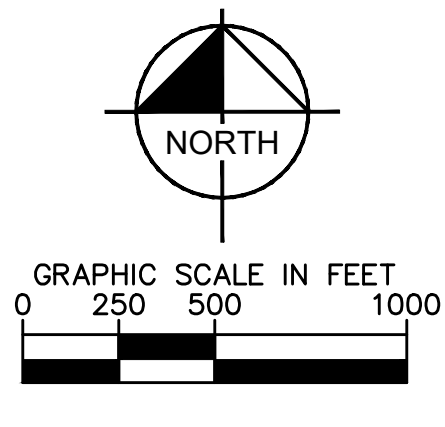
The scope of improvements will consist of constructing the building, modifications to associated parking, lighting, water, sewer, and landscaping to serve the new building.

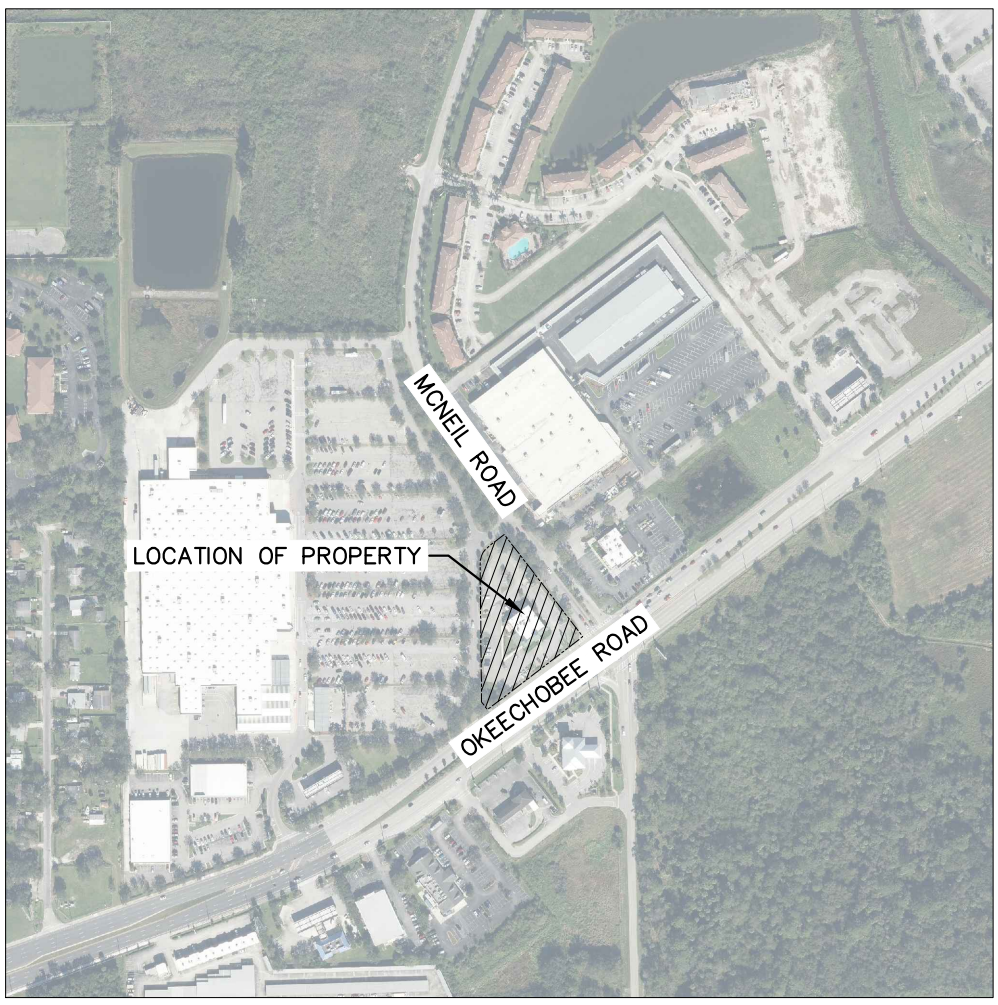
Sincerely,



Sara Battles
Project Manager

Plotted By:Gibson, Kevin Sheet Set:Kha Layout:Layout1 November 19, 2019 08:19:00am K:\VRB_LDEV\Applebees Ft Pierce\PERMITTING\APPLICATIONS\City of Fort Pierce\Site Plan\2019-10-XX First Submittal\General Location Map.dwg
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Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

5000 OKEECHOBEE ROAD
FORT PIERCE

GENERAL LOCATION MAP

SCALE

1" = 500'

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

Property Identification

Site Address: 5000 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Map ID: 24/19N
Zoning: C3

Parcel ID: 2419-602-0001-000-7
Account #: 140081
Use Type: 2100
Jurisdiction: Fort Pierce

Ownership

Prickett Partners LLLP

PO Box 1599
Eustis, FL 32727

Legal Description

WAL-MART AT FORT PIERCE TRACT A (1.58 AC) (OR 1737-1120 THRU 1128)



Current Values

Just/Market Value:	$876,800
Assessed Value:	$868,054
Exemptions:	$0
Taxable Value:	$868,054

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

Total Areas

Finished/Under Air (SF):	4,964
Gross Area (SF):	6,332
Land Size (acres):	1.58
Land Size (SF):	68,824.8

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2003	1737 / 1128	XX04	WD	Prickett Partners, LLLP,	$100
Jun 10, 2003	1737 / 1124	XX04	WD	Prickett Jr,John R (TR)	$100
Jun 10, 2003	1737 / 1120	XX04	WD	Prickett Jr,John R	$100
Aug 8, 2001	1444 / 2691	XX01	SP	Wal-Mart Stores East Inc,	$275,000
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 4,964 SF

Gross Total Area: 6,332 SF

Exterior Data

View:
Building Type: REST
Grade: Y_B
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2002
Effective Year: 2002
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Conc Block
Secondary Wall:

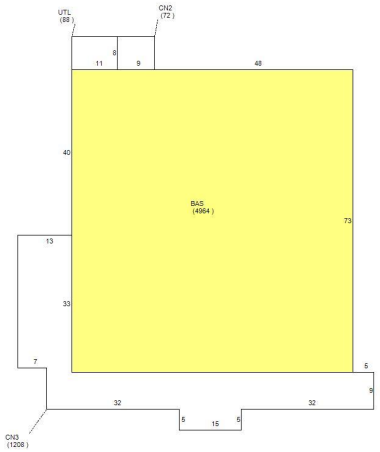
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4964	4964	282
CN2	CANOPY	72	0	34
CN3	CANOPY	1208	0	266
UTL	UTILITY ROOM	88	0	38

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 4'	1	55	2002
ASP2 LOW	1	39937	2002
CONCRETE LOW	1	1514	2002
CEMENT CURB	1	1681	2002
SINGLE LIGHT	1	5	2002
CHAINLINK 6'	1	61	2002
WOOD FEN 8'	1	20	2002
CBSWall8"Blk	1	50	2014

Current Year Values

Current Values Breakdown

Building:	$259,500
Land:	$617,300
Just/Market:	$876,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$8,746
Assessed:	$868,054
Exemption(s):	$0
Taxable:	$868,054

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	22.5	Fort Pierce Stormwater Charge	$1,215.00
2014	0054	1.58	North St. Lucie Water Management District	$25.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$876,800	$868,054	$0	$868,054
2016	$876,800	$789,140	$0	$789,140
2015	$717,400	$717,400	$0	$717,400

Permits

Number	Issue Date	Description	Amount	Fee
F02-240	Mar 26, 2002	Unknown	$2,400	$50
F02-0240	Apr 16, 2002	Unknown	$0	$50
F02-0240	Jun 19, 2002		$750,000	$5,425
FSP2002-4	Aug 27, 2002	Sprinkler System	$0	$75
FE2002-46	Oct 31, 2002	Fence	$1,500	$100
EXH2002-5	Oct 9, 2002	Alterations/Remodeling	$2,000	$75
PV2002-5	Oct 8, 2002	Alterations/Remodeling	$18,370	$309
FE2004222	Jan 6, 2005	Fence	$2,760	$178
RF20051700	Apr 20, 2005	Roof	$2,000	$320
BP09-284	Mar 18, 2009	Alterations/Remodeling	$4,000	$285
BP09-332	Mar 25, 2009	Alterations/Remodeling	$1,500	$85
BP-092455	Jan 7, 2010	Alterations/Remodeling	$1,400	$75
BP09-2426	Dec 31, 2009	Alterations/Remodeling	$1,200	$75
BP09-2292	Dec 14, 2009	Alterations/Remodeling	$2,200	$75
BP09-2454	Jan 7, 2010	Alterations/Remodeling	$1,800	$75
BP11-1214	Jun 28, 2011	Air Conditioning Only	$5,800	$162
BP11-1141	Jun 15, 2011	Plumbing	$2,300	$155
BP11-1151	Jun 16, 2011	Plumbing	$600	$155
BP12-1153	Jun 20, 2012	Air Conditioning Only	$6,000	$154
BP14-1242	Jun 26, 2014	Enclosure	$7,000	$80
BP14-2149	Aug 11, 2014	Air Conditioning Only	$6,250	$155
BP16-1694	Jun 17, 2016	Re Roof Permit	$36,000	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2223122 OR BOOK 1737 PAGE 1120
Recorded:06/19/03 15:44

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

Prepared By/Return to:
Lennon E. Bowen, III, Esq.
Bowen & Campione, P.A.
600 Jennings Avenue
Eustis, Florida 32726
File No.: 03-00565

Parcel ID #: 2419-602-0001-000/7

Warranty Deed

This Warranty Deed made this 10th day of June, 2003, between **John R. Prickett, Jr.** (*"Grantor"), whose address is P.O. Box 1599, Eustis, FL 32727, and **John R. Prickett, Jr., as Trustee of the John R. Prickett, Jr. Family Trust, dated December 19, 2002**, as to an undivided 50% interest, and **Cynthia C. Prickett, as Trustee of the Cynthia C. Prickett Family Trust, dated December 19, 2002**, as to an undivided 50% interest (*"Grantee"), whose address is P.O. Box 1599, Eustis, FL 32727.

For and in consideration of the sum of Ten & 00/100's Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever the following described land located in the County of Saint Lucie, State of Florida, to-wit:

See Attached Exhibit "A"

This deed hereby confers on the Grantee/Trustee the power and authority to either protect, conserve and to sell, or to lease, or to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.071, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Warranty Deed
Page Two
Prickett to Trust
RJ Gators/Ft. Pierce

Subject to taxes for the year 2003 and subsequent years and easements, liens, mortgages, and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

(First Witness)

L-E Bowen III
(Printed/typed name)

(Second Witness)

CARMEN DOSS
(Printed/typed name)

John R. Prickett, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 10th day of June, 2003, by John R. Prickett, Jr., who is personally known to me and who did not take an oath.

Carmen Doss
Commission # DD 016408
Expires May 24, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public
My Commission Expires:

Exhibit "A"

Parcel 1:

Tract A, a plat of Wal-Mart at Fort Pierce, according to the plat thereof recorded in Plat Book 36, Page 12, Public Records of St. Lucie County, Florida.

Parcel 2:

A non-exclusive easement for pedestrian and vehicular ingress and egress over and across the following described property as granted by access Easement dated August 18, 2001 and recorded October 16, 2001, in Official Records Book 1444, Page 2698, of the Public Records of St. Lucie County, Florida.

All that certain piece, parcel or tract of land situate, lying and being in Section 19, Township 35 South, Range 40 East of Tallahassee Base Meridian, St. Lucie County, Florida. All of which is more particularly bounded and described as follows, to wit: Commencing for reference at the Southeast corner of Wal-Mart at Fort Pierce as recorded in Plat Book 36, Page 12, Public Records of St. Lucie County, Florida; thence, bearing North 37°30'05" West, along the East line of said Wal-Mart at Fort Pierce, a distance of 335.18 feet to the point and place of beginning of the herein described parcel: thence, leaving said East line, bearing South 52°29'55" West, a distance of 53.24 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 53.50 feet, radius bears at said point South 37°30'05" East, thence Southerly a distance of 49.61 feet along the arc of said curve through a central angle of 53°07'58", to a point; thence, bearing South 00°38'03" East, a distance of 259.26 feet to a point; thence, bearing South 89°21'57" West, a distance of 6.50 feet to a point; said point being the beginning of a non-tangent curve concave Northwesterly, and having a radius of 207.50 feet, radius bears at said point South 89°21'57" West, thence, Southerly a distance of 325.94 feet along the arc of said curve through a central angle of 90°00'00", to a point; thence, bearing South 89°21'57" West, a distance of 220.94 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 25.00 feet, radius bears at said point South 00°38'03" East, thence, Southerly a distance of 30.51 feet along the arc of said curve through a central angle of 69°55'25", to a point; said point being the beginning of a curve concave Northwesterly, and having a radius of 140.00 feet, radius bears at said point North 70°33'28" West, thence, Southerly a distance of 67.88 feet along the arc of said curve through a central angle of 27°46'51", to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 111.11 feet, radius bears at said point South 42°46'37" East, thence, Southerly a distance of 133.69 feet along the arc of said curve through a central angle of 68°56'28", to a point; thence, bearing South 21°43'05" East, a distance of 42.57 feet to a point on the North right of way line of Okeechobee Road (State Road 70) (120' wide right of way); said point being the beginning of a non-tangent curve concave Southerly, and having a radius of 1821.60 feet, radius bears at said point North 25°12'58" West, thence, Northerly along said North right of way line, a distance of 26.38 feet along the arc of said curve through a central angle of 00°49'47", to a point; thence, leaving said North right of way line, bearing North 24°23'12" West, a distance of 43.93 feet to a point;

Exhibit "A" Continued

said point being the beginning of a non-tangent curve concave Southeasterly, and having a radius of 115.00 feet, radius bears at said point North 65°36'48" East, thence Northerly a distance of 96.81 feet along the arc of said curve through a central angle of 48°13'55", to a point; thence, bearing North 23°50'43" East, a distance of 149.45 feet to a point; thence, bearing North 89°21'57" East, a distance of 275.22 feet to a point; said point being the beginning of a curve concave Northeasterly, and having a radius of 182.50 feet, radius bears at said point North 00°38'03" West, thence, Northerly a distance of 286.67 feet along the arc of said curve through a central angle of 90°00'00", to a point; thence, bearing North 00°38'03" West, a distance of 258.51 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 84.00 feet, radius bears at said point North 89°21'57", thence, Northerly a distance of 77.90 feet along the arc of said curve through a central angle of 53°07'58", to a point; thence, bearing North 52°29'55" East, a distance of 110.13 feet to a point; thence, bearing South 37°29'33" East, a distance of 60.85 feet to a point; thence, bearing South 47°13'54" East, a distance of 119.36 feet to a point; thence, bearing South 37°35'20" East, a distance of 187.19 feet to a point on the aforementioned North right of way line; thence, bearing South 52°29'55" West, along said North right of way line, a distance of 70.36 feet to a point; thence, leaving said North right of way line, bearing North 36°41'24" West, a distance of 155.76 feet to a point; thence, bearing North 29°57'58" West, a distance of 139.92 feet to a point; said point being the beginning of a curve concave Southwesterly, and having a radius of 38.83 feet, radius bears at said point South 58°09'17" West, thence, Northerly a distance of 52.51 feet along the arc of said curve through a central angle of 77°29'13", to the point of beginning.

February 27, 2020

City of Fort Pierce
Planning Department
8100 North U.S. 1
Fort Pierce, FL 34950
(772)- 467-3741

Re: 5000 Okeechobee Road- Cowboys Redevelopment
Site Plan Approval
Attn: Vennis Gilmore

Planner – Vennis Gilmore:

This letter is to address Vennis Gilmore comments issues on the above reference project dated 02/12/2020.

1. A completion certification by a landscape architect and landscape bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

Response 1) Acknowledged.

2. Prior to the issuance of ay site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

Response 2) Acknowledged.

3. Per City 22-59(c)(2)(f), submit a color board (11" x 17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation prior to City Commission.

Response 3) Please see submitted colored board.

4. On the east side of the property, there are two (2) Live Oaks that are in very bad condition. Replace both trees with a shorter species of tree for a continuous landscape screen. This shall be provided prior to Final Certificate of Occupancy.

Response 4) Please see revised sheet C-002 for updated landscape screening.

Please contact me at 772-794-4154 or sara.battles@kimley-horn.com should you have any questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sara R. Battles, P.E.

Project Manager

CODE REVIEW

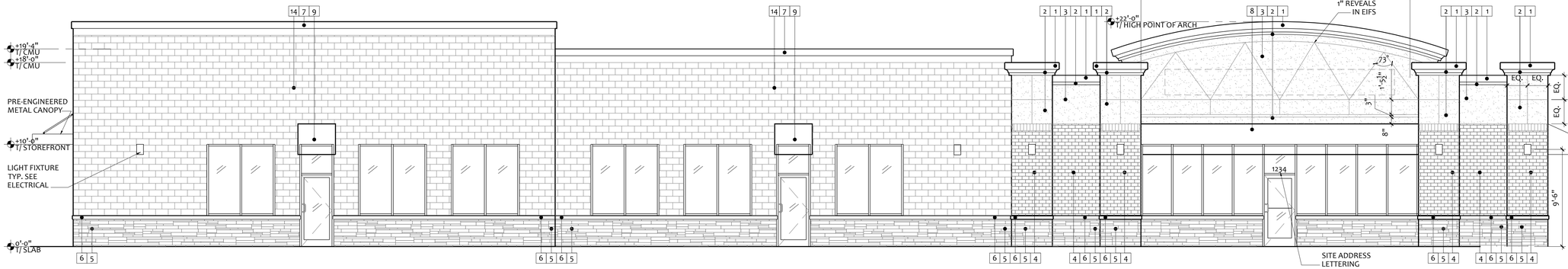
PER MUNICODE FORT PIERCE FL
VERSION: SEP 24, 2019

CHAPTER 22. ZONING. ARTICLE IV. SUPPLEMENTARY REGULATIONS. Sec. 22-59.- DESIGN REVIEW. WINDOWS
Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall no be lower than twenty-four (24) inches in residential or office buildings, or higher forty-eight (48) inches form grade or sidewalk in retail buildings.
Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

CODE REVIEW

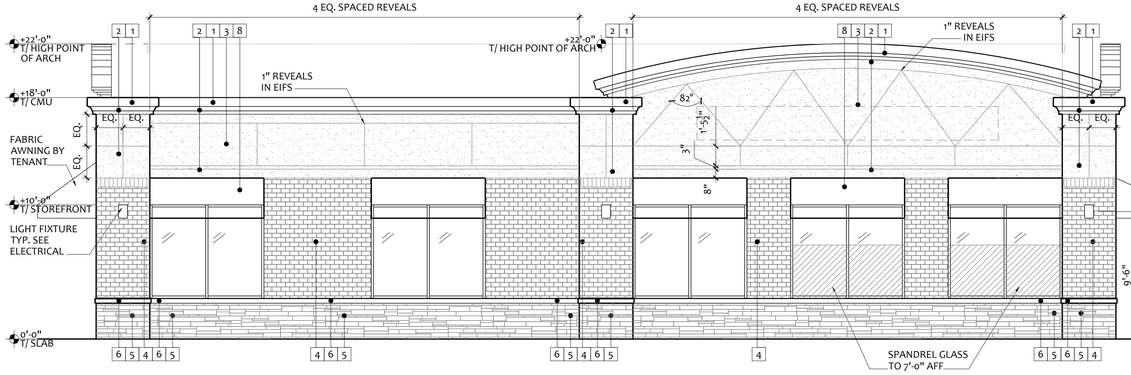
PER MUNICODE FORT PIERCE FL
VERSION: SEP 24, 2019

CHAPTER 22. ZONING. ARTICLE IV. SUPPLEMENTARY REGULATIONS. Sec. 22-59.- DESIGN REVIEW. ELEVATIONS.
Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
Provided: Southeast and Northeast Elevation design is in accordance to this section.



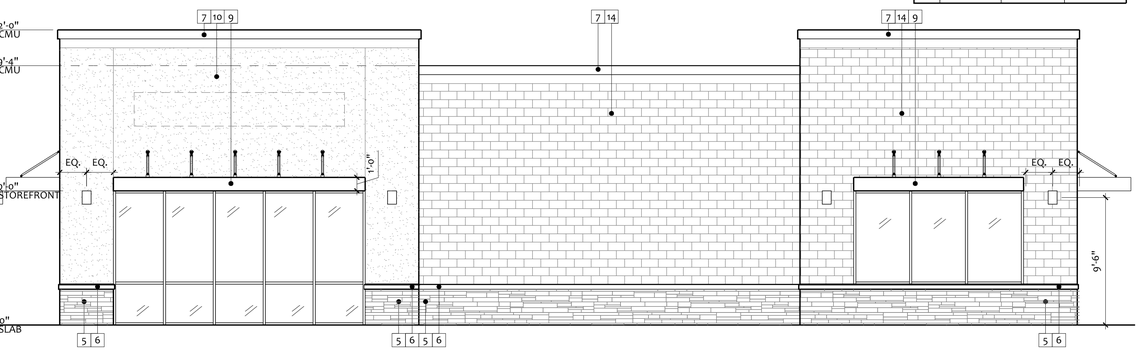
04 SOUTHEAST ELEVATION

3/16" = 1'-0"



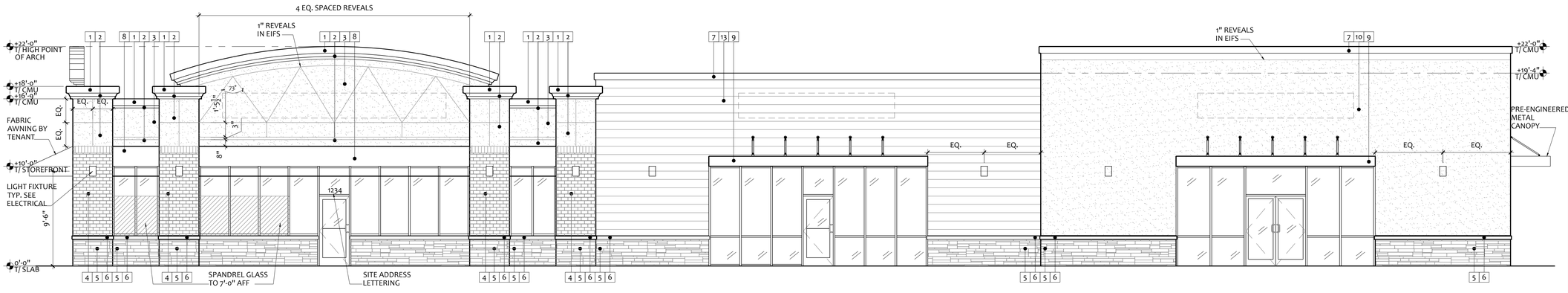
02 NORTHEAST ELEVATION

3/16" = 1'-0"



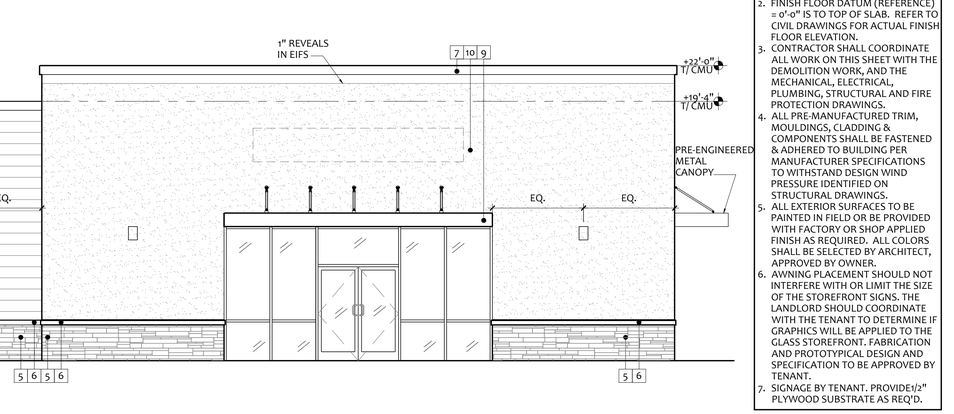
03 SOUTHWEST ELEVATION

3/16" = 1'-0"



01 NORTHWEST ELEVATION

3/16" = 1'-0"



ELEVATION NOTES

1. REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. ALL PRE-MANUFACTURED TRIM, MOULDINGS, CLADDING & COMPONENTS SHALL BE FASTENED & ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
5. ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.
6. AWNING PLACEMENT SHOULD NOT INTERFERE WITH OR LIMIT THE SIZE OF THE STOREFRONT SIGNS. THE LANDLORD SHOULD COORDINATE WITH THE TENANT TO DETERMINE IF GRAPHICS WILL BE APPLIED TO THE GLASS STOREFRONT. FABRICATION AND PROTOTYPICAL DESIGN AND SPECIFICATION TO BE APPROVED BY TENANT.
7. SIGNAGE BY TENANT. PROVIDE1/2" PLYWOOD SUBSTRATE AS REQ'D.

FINISH SCHEDULE

CODE	MATERIAL	MFR	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	PRE FINISHED METAL COPING	FIRESTONE UNA-CLAD	BONE WHITE
8	PRE-ENG'D AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 14112 POLO BLUE
9	PRE-ENG'D METAL CANOPY	MAPES	BRONZE BAKED ENAMEL
10	EIFS #3	DRYVIT	101 SUPER WHITE
11	EIFS #4	DRYVIT	614 SMOKE SIGNAL
12	PAINT	SHERWIN WILLIAMS	TRICORN BLACK SW6258
13	ARCH. PANELS	TBD	TBD
14	SPLIT FACE BLOCK	TBD	TBD

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8 OCT 2019

NOT FOR CONSTRUCTION

Kimberly Day McCann, AIA
FL. REG.#AR0091738

ELEVEN18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE
FL License: AA26001884

Mailing Address:
424 E. Central Blvd. #542
Orlando, FL 32801
www.eleven18architecture.com

Physical Address:
1011 E. Colonial Dr. #307
Orlando, FL 32803
407-745-5300

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PROJECT NAME:

FORT PIERCE RETAIL

Mcneil Road and Okeechobee Road
Fort Pierce, FL

ELEVEN18 PROJECT LEAD:
Kim McCann
407-745-5300
kmccann@eleven18architecture.com

PROJECT TEAM:
Maria Lopez
407-745-5300
mlopez@eleven18architecture.com

REVISIONS

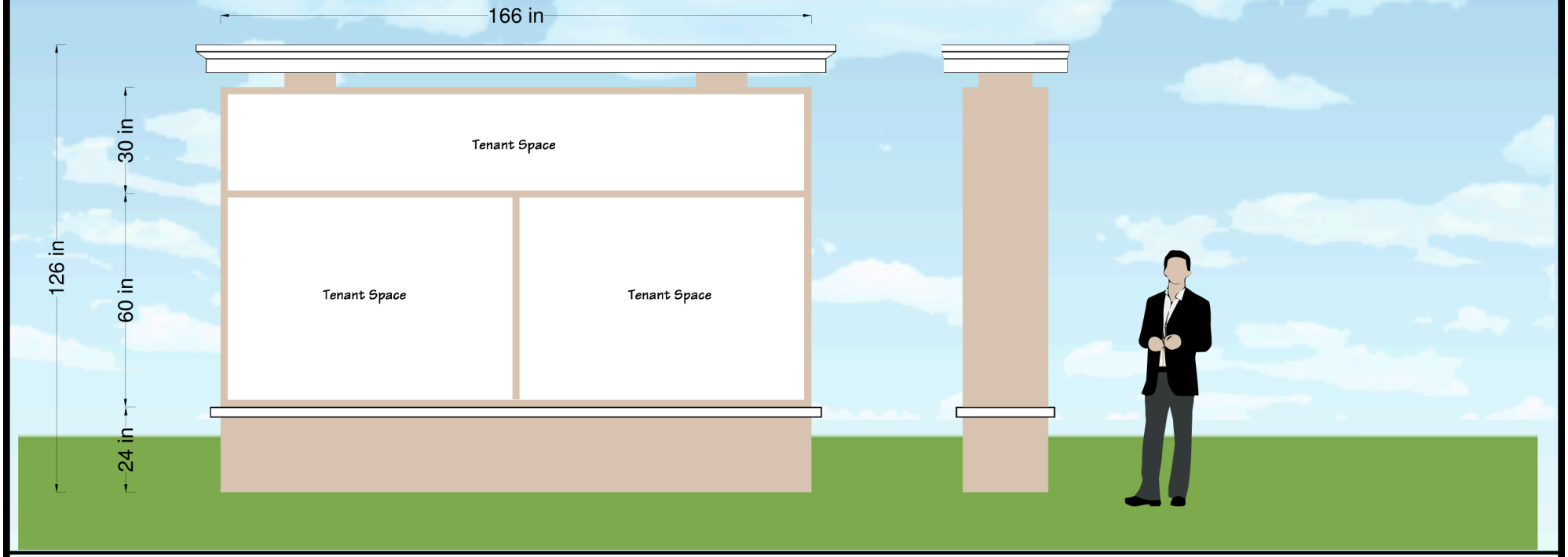
#	DATE	DESC.

A301

EXTERIOR ELEVATIONS

SW 6099
Sand Dollar
Interior / Exterior
Locator Number: 201-C1

Side View



Jay Berry SIGNS Inc.
www.JayBerrySigns.com
(352) 805-4050 • FAX (352) 530-2094
mail@jayberrysigns.com
P.O. Drawer 491620 • Leesburg, FL 34748

DRWG.#	0001
DATE:	10-07-19,
REV. DATE	
LOCATION:	
FILE:	Frontier Building
SALES REP.:	Jay
DRAWN BY:	Jeremy
SCALE:	NTS
PAGE#:	(1) of (1)

If approved, please print, sign, date and fax or scan and email back to 352-530-2094 • mail@jayberrysigns.com

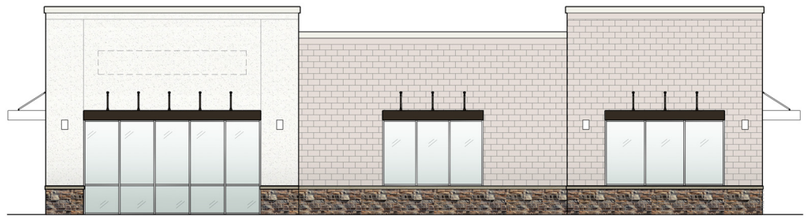
Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:



04 SOUTHEAST ELEVATION
NTS



03 SOUTHWEST ELEVATION
NTS



01 NORTHWEST ELEVATION
NTS



02 NORTHEAST ELEVATION
NTS

RETAIL

FORT PIERCE
COLOR BOARD
FORT PIERCE, FL
2020-02-26

PREFINISHED MTL COPING MNFR: UNA-CLAD COLOR: ELECTRIC BLUE	EIFS MNFR: DRYVIT COLOR: 110 VAN DYKE	EIFS MNFR: DRYVIT COLOR: 382 TAMALE	MODULAR BRICK VENEER THIN SET MNFR: PINE HALL BRICK COLOR: BROWN'S FERRY	STONE VENEER MNFR: DUTCH QUALITY COLOR: SIENNA DRY	PRECAST SILL MNFR: STONE CAST COLOR: LIMESTONE
PREFINISHED MTL COPING MNFR: UNA-CLAD COLOR: BONE WHITE	PRE-ENG'D AWNING MNFR: PER TENANT INSTRUCTIONS COLOR: PANTONE BLUE COLOR 655C OR MP14112 POLO BLUE	PRE-ENG'D METAL CANOPY MNFR: MAPES COLOR: BAKED BRONZE ENAMEL	EIFS MNFR: DRYVIT COLOR: 101 SUPER WHITE	FIBER CEMENT PLANKS MNFR: JAMES HARDIE COLOR: CEDARMILL/ PORTICO WHITE	SPLIT FACE BLOCK MNFR: TBD COLOR: TO MATCH SW6028

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

SITE DEVELOPMENT PLANS

FOR

5000 OKEECHOBEE ROAD

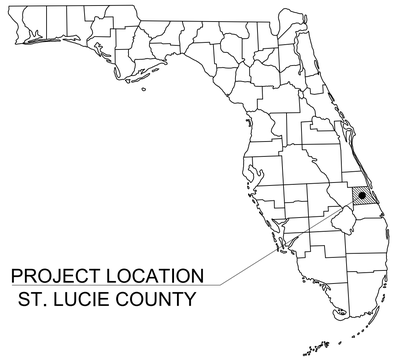
LOCATED AT

PARCEL ID # 494111280026

OKEECHOBEE ROAD

FT. PIERCE, FL 34947

SECTION 19, TOWNSHIP 35S, RANGE 40E



PROJECT TEAM

OWNER/DEVELOPER
FRONTIER DEVELOPMENT LLC
1801 SOUTHWEST 3RD AVE, SUITE 500
MIAMI, FL 33129
(786) 621-5156

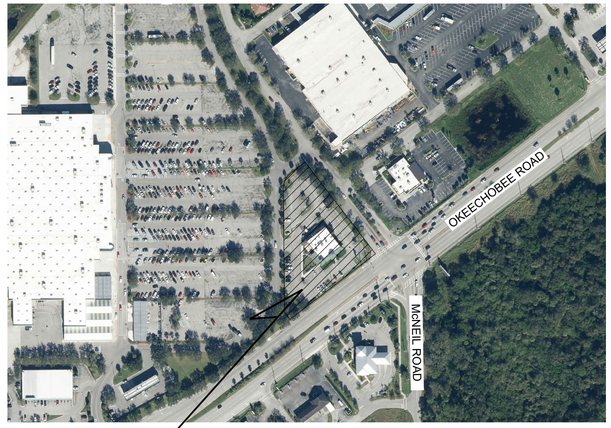
ARCHITECT
ELEVEN18 ARCHITECTURE
1011 EAST COLONIAL DRIVE, #307
ORLANDO, FL 32803
(407) 745-5300

SURVEYOR
CRAIG WATSON
WATSON | KILLANE
2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FL 34957
(772) 334-0868

CIVIL ENGINEER
SARA BATTLES, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT
KEVIN BARRETT, FCLD
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32963
(772) 794-4095

GEOTECHNICAL ENGINEER
REZA JAUIDAN
QUEST ENGINEERING SERVICES & TESTING, INC.
2737 NW 19TH STREET
POMPANO BEACH, FL 33069
(954) 582-9800



VICINITY
N.T.S.

Sheet List Table	
C-000	COVER SHEET
C-001	GENERAL NOTES
S 1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C-002	DEMOLITION AND EROSION CONTROL PLAN
C-003	DEMOLITION AND EROSION CONTROL DETAILS
C-100	SITE PLAN
C-150	SITE DETAILS
C-200	PAVING, GRADING, AND DRAINAGE PLAN
C-250	PAVING GRADING AND DRAINAGE DETAILS
C-300	UTILITY PLAN
C-350	UTILITY DETAILS
C-351	UTILITY DETAILS
L-100	EXISTING LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS
L-103	LANDSCAPE SPECIFICATIONS
WLS	PHOTOMETRIC PLAN

LIST OF CONTACTS

STORMWATER
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH , FL 33406
(561) 686-8800

WATER AND SEWER
FORT PIERCE UTILITIES AUTHORITY
LOCAL GOVERNMENT OFFICE
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600 EXT 4700
CONTACT: ANA JOHNSON

FIRE PREVENTION
ST LUCIE COUNTY FIRE DISTRICT
5160 NORTHWEST MILNER DRIVE
PORT ST LUCIE, FL 34983
(772) 621-3400
FIRE CHIEF: NATE SPERA

PLANNING AND ZONING
CITY OF FORT PIERCE
100 NORTH U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3737
CONTACT: REBECCA GROHALL

ENGINEERING
CITY OF FORT PIERCE
100 NORTH U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3737
CONTACT: JOHN ANDREWS, P.E.

BUILDING DIVISION
CITY OF FORT PIERCE
100 NORTH U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3737
CONTACT: PAUL THOMAS

ELECTRIC PROVIDER
FORT PIERCE UTILITIES AUTHORITY
LOCAL GOVERNMENT OFFICE
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600 EXT 4700
CONTACT: ANA JOHNSON

AT&T
ERIC BROWN
8601 W. SUNRISE BOULEVARD
PLANTATION, FL 33320
(954) 476-2910

NATURAL GAS PROVIDER
FORT PIERCE UTILITIES AUTHORITY
LOCAL GOVERNMENT OFFICE
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600 EXT 4700
CONTACT: ANA JOHNSON

PREPARED BY:
Kimley»Horn

LEGAL DESCRIPTION

PARCEL 1:
TRACT 'A', A PLAT OF WAL-MART AT FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 12 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS GRANTED BY ACCESS EASEMENT DATED AUGUST 18, 2001 AND RECORDED OCTOBER 16 2001, IN OFFICIAL RECORDS BOOK 1444, PAGE 2699, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF WAL-MART AT FORT PIERCE AS RECORDED IN PLAT BOOK 36, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BEARING NORTH 37°39'05" WEST, ALONG THE EAST LINE OF SAID WAL-MART AT FORT PIERCE, A DISTANCE OF 335.18 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, LEAVING SAID EAST LINE, BEARING SOUTH 52°29'55" WEST, A DISTANCE OF 53.24 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 53.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 52°30'05" EAST; THENCE SOUTHERLY A DISTANCE OF 49.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58", TO A POINT; THENCE, BEARING SOUTH 00°38'03" EAST, A DISTANCE OF 6.50 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 207.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 89°21'57" WEST, THENCE, SOUTHERLY A DISTANCE OF 325.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", TO A POINT; THENCE, BEARING SOUTH 89°21'57" WEST, A DISTANCE OF 220.94 FEET TO A POINT; SAID POINT BEINGTHE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00F EET, RADIUS BEARS AT SAID POINT SOUTH 89°38'03" EAST, THENCE, SOUTHERLY A DISTANCE OF 39.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°35'53", TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 140.00 FEET, RADIUS BEARS AT SAID POINT NORTH 70°33'28" WEST, THENCE, SOUTHERLY A DISTANCE OF 67.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'51", TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 111.11 FEET, RADIUS BEAR AT SAID POINT, SOUTH 42°46'37" EAST, THENCE, SOUTHERLY A DISTANCE OF 133.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°56'28", TO A POINT; THENCE, BEARING SOUTH 21°43'05" EAST, A DISTANCE OF 42.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) (120' WIDE RIGHT OF WAY); SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1821.50 FEET, RADIUS BEARS AT SAID POINT NORTH 25°12'58" WEST, THENCE, NORTHERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'47", TO A POINT; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING NORTH 24°23'12" WEST, A DISTANCE OF 49.94 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 115.00 FEET, RADIUS BEARS AT SAID POINT NORTH 65°36'48" EAST, THENCE NORTHERLY A DISTANCE 96.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°13'55", TO A POINT; THENCE, BEARING NORTH 23°50'43" EAST, A DISTANCE OF 149.45 FEET TO A POINT; THENCE, BEARING NORTH 89°21'57" EAST, A DISTANCE OF 215.22 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 163.50 FEET, RADIUS POINT AT SAID POINT NORTH 00°38'03" WEST, THENCE, NORTHERLY A DISTANCE OF 286.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", TO A POINT; THENCE, BEARING NORTH 00°38'03" WEST, A DISTANCE OF 258.51 FEET; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 84.00 FEET, RADIUS BEARS AT SAID POINT NORTH 89°21'57", THENCE, NORTHERLY A DISTANCE OF 77.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°01'58", TO A POINT; THENCE BEARING NORTH 52°29'55" EAST, A DISTANCE OF 110.13 FEET TO A POINT; THENCE BEARING SOUTH 37°29'33" EAST, A DISTANCE OF 60.85 FEET TO A POINT; THENCE BEARING SOUTH 47°13'54" EAST, A DISTANCE OF 119.36 FEET TO A POINT; THENCE, BEARING SOUTH 37°35'29" EAST, A DISTANCE OF 187.19 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE, BEARING SOUTH 52°29'55" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.36 FEET TO A POINT; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING SAID NORTH 36°41'24" WEST, A DISTANCE OF 155.76 FEET TO A POINT; THENCE, BEARING NORTH 29°57'58" WEST, A DISTANCE OF 139.92 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 38.93 FEET, RADIUS BEARS AT SAID POINT SOUTH58°09'17" WEST, THENCE, NORTHERLY A DISTANCE OF 52.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°29'13", TO THE POINT OF BEGINNING.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By:Fasano, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-000 COVER SHEET February 27, 2020 11:52:11am K:\VRB_LDEV\Applebees Ft Pierce\CAD\Plan Sheets\C-000 COVER SHEET.dwg
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LICENSED PROFESSIONAL
SARA BATTLES, P.E.
FL LICENSE NUMBER
75894
DATE:

KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB

COVER SHEET

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
C-000

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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LICENSED PROFESSIONAL

SARA BATTLES, P.E.

FL LICENSE NUMBER 75894

DATE:

KHA PROJECT	047568012
DATE	2/27/2020
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SGB

5000 OKEECHOBEE ROAD

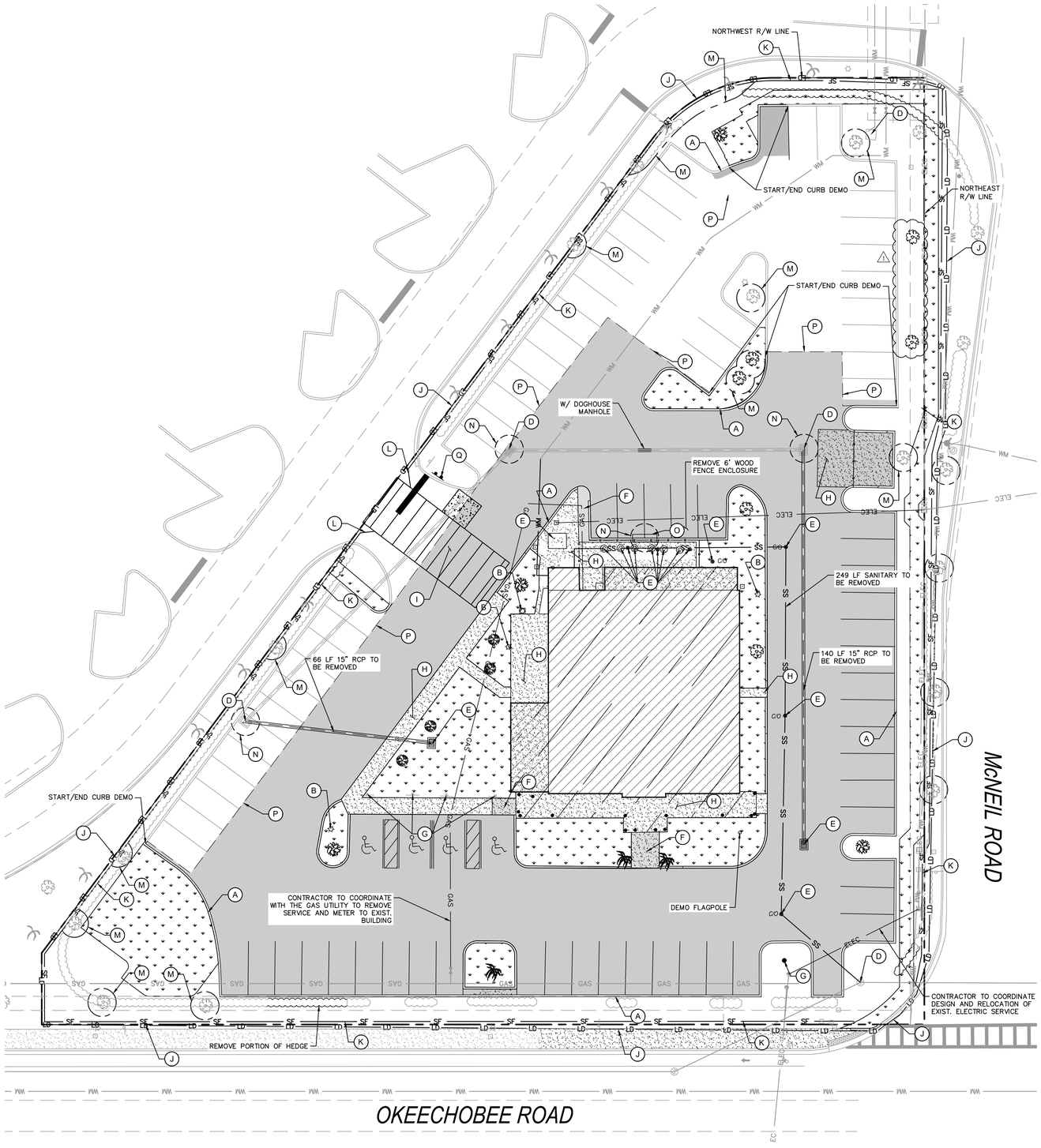
PREPARED FOR FRONTIER DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

GENERAL NOTES

SHEET NUMBER C-001

Plotted By:Fagano, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-001 GENERAL NOTES February 27, 2020 08:38:20am K:\VRB_LDEV\Applebees Ft Pierce\CAD\PlanSheets\C-001 GENERAL NOTES.dwg
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LEGEND

- PROPERTY LINE
- WM — EXISTING WATER LINE TO BE REMOVED
- SS — EXISTING SANITARY LINE TO BE REMOVED
- GAS — EXISTING GAS LINE TO BE REMOVED
- ELEC — EXISTING ELECTRIC LINE TO BE REMOVED
- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- SD — SILT DIKE
- SAW CUT LINE
- TREE PROTECTION
- INLET PROTECTION
- PAVEMENT DEMO
- PERVIOUS AREA DEMO (REFER TO LANDSCAPE PLAN FOR DETAIL IN THIS AREA)
- SIDEWALK DEMO
- BUILDING DEMO
- BUILDING DEMO
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

KEYNOTES

- (A) DEMO EXISTING CURB
- (B) RELOCATE EXISTING LIGHT POLE
- (C) DEMO EXISTING STRIPING
- (D) EXISTING STRUCTURE TO REMAIN
- (E) EXISTING STRUCTURE TO BE REMOVED
- (F) DEMO EXISTING ADA RAMP
- (G) DEMO EXISTING SIGN AND BASE
- (H) DEMO EXISTING CONCRETE SIDEWALK
- (I) PROPOSED CONSTRUCTION ENTRANCE WITH CONCRETE WASH OUT (SEE DETAIL ON SHEET C-003)
- (J) LIMITS OF DISTURBANCE
- (K) SILT FENCE (SEE DETAIL ON SHEET C-003)
- (L) SILT DIKE (SEE DETAIL ON SHEET C-003)
- (M) TREE PROTECTION (SEE DETAIL ON SHEET C-003)
- (N) INLET PROTECTION (SEE DETAIL ON SHEET C-003)
- (O) PROPOSED STORM STRUCTURE
- (P) SAW CUT EXISTING PAVEMENT LINE
- (Q) SWPPP SIGN

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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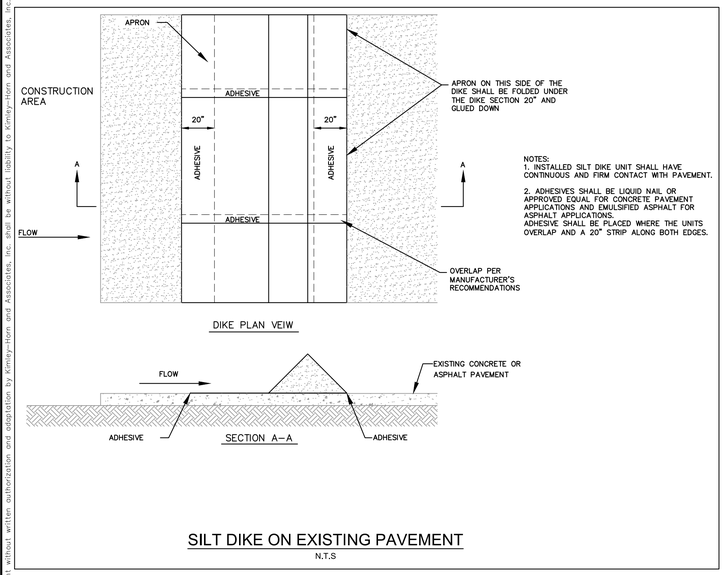
KHA PROJECT	047568012
DATE	2/27/2020
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
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5000 OKEECHOBEE ROAD
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FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

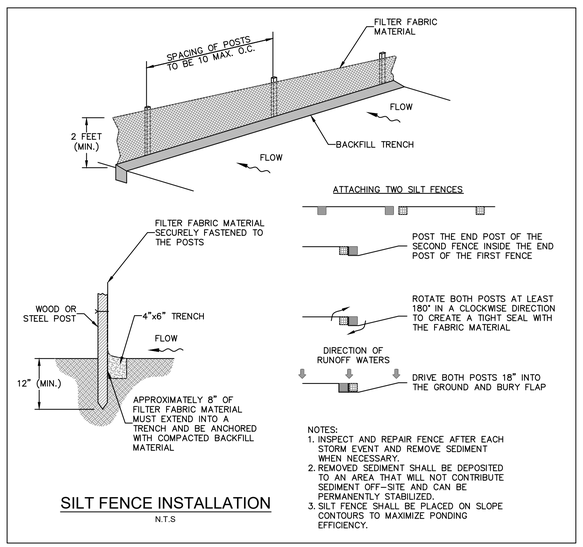
SHEET NUMBER
C-002

Plotted By:Fgsono, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-002 DEMOLITION AND EROSION CONTROL PLAN February 27, 2020 08:38:23am K:\VRB_LDEV\Applebees Ft Pierce\CAD\PlanSheets\C-002 DEMOLITION PLAN.dwg
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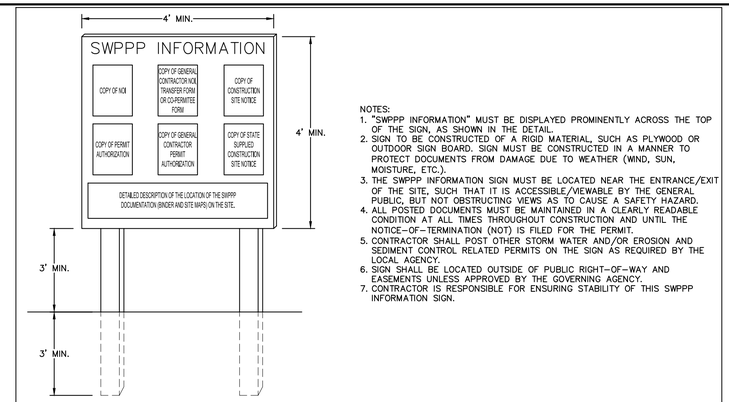
SILT DIKE ON EXISTING PAVEMENT

N.T.S



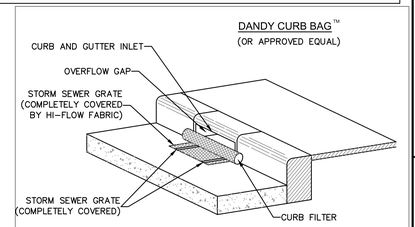
SILT FENCE INSTALLATION

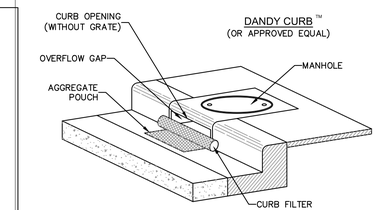
N.T.S



SWPPP INFORMATION SIGN

N.T.S

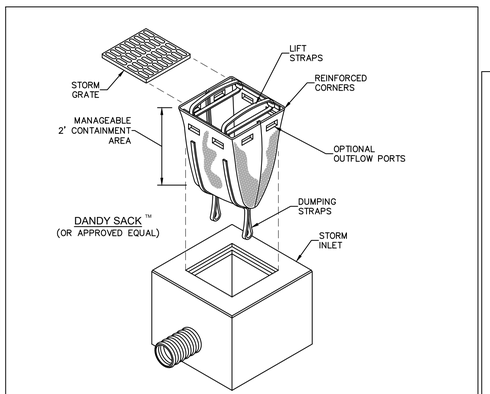




CURB INLET SEDIMENT CONTROL

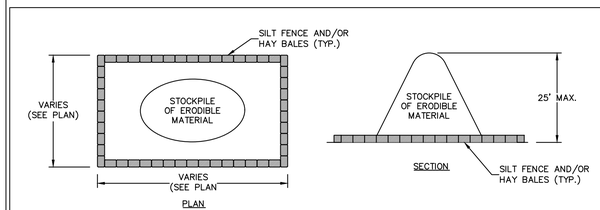
N.T.S

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												



INLET INSERT

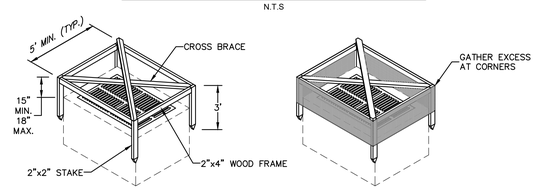
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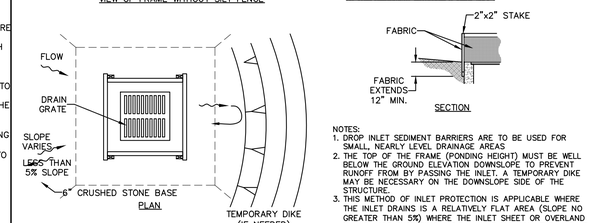


SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL

N.T.S

NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

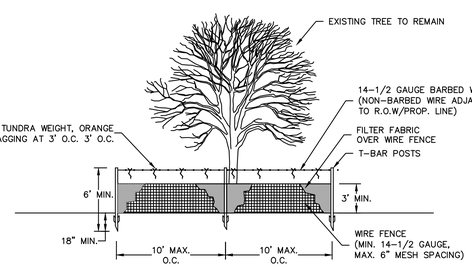


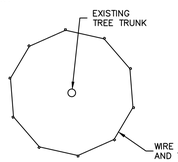


NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

SILT FENCE INLET PROTECTION

N.T.S





NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
4. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
5. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
6. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
7. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

PROTECTIVE FENCING FOR TREES

N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

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LICENSED PROFESSIONAL ENGINEER
SARA BATTLES, P.E.
FL LICENSE NUMBER 75894

KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB
DATE:

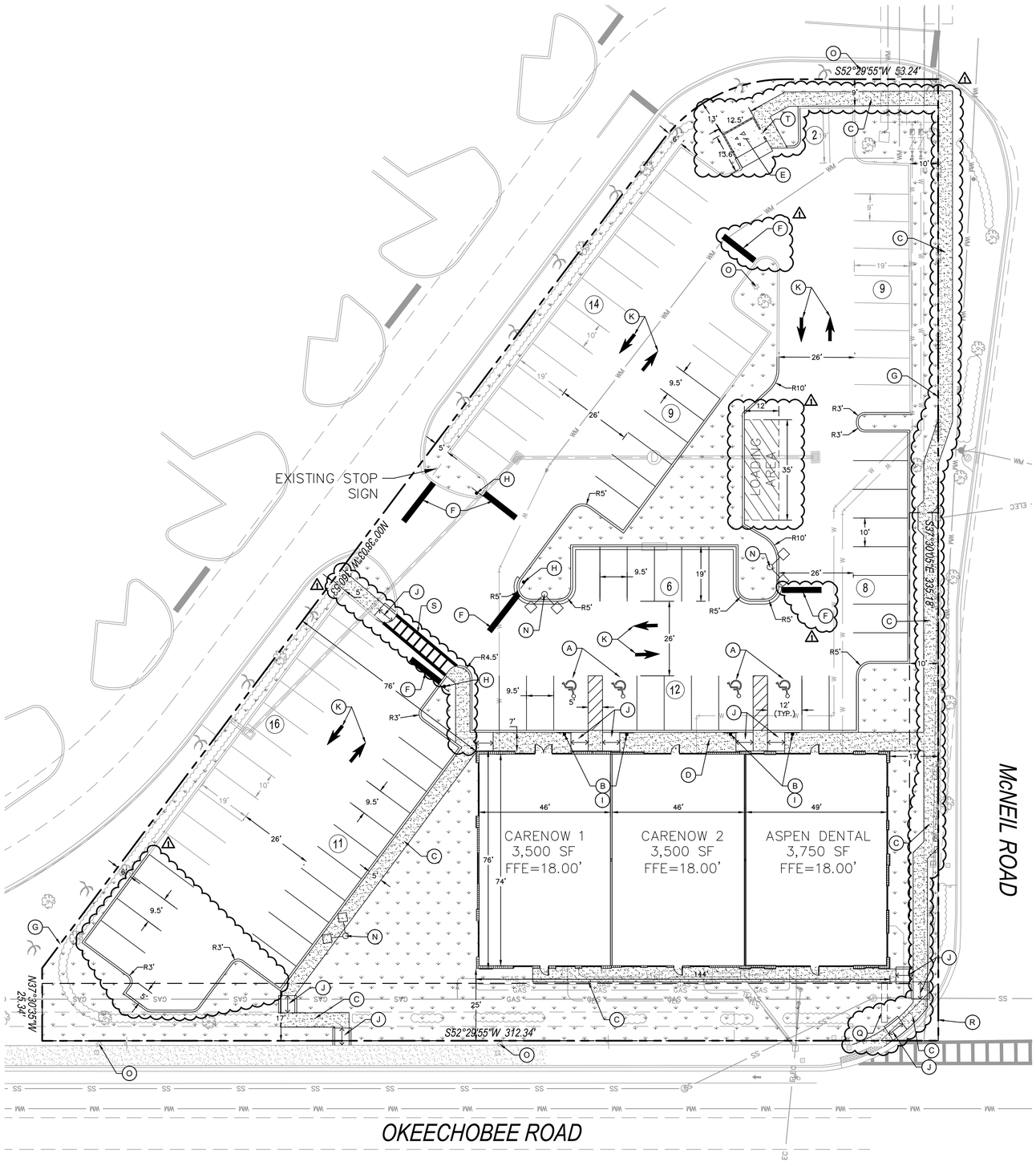
DEMOLITION & EROSION CONTROL DETAILS

5000 OKEECHOBEE ROAD

PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
C-003

Plotted By: Fonseca, AJ Sheet Set: 5000 OKEECHOBEE ROAD Layout: C–003 DEMOLITION & EROSION CONTROL DETAILS February 27, 2020 08:38:26am K:\VRR_LDEV\Applebees Ft. Pierce\CAD\PlanSheets\C–003 DEMOLITION & EROSION CONTROL DETAILS.dwg
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LEGEND

- PROPERTY LINE
- (#) PROPOSED PARKING SPACES
- PROPOSED CURB
- STANDARD DUTY CONCRETE FOR SIDEWALKS
- PERVIOUS AREA (REFER TO LANDSCAPE PLAN FOR DETAIL IN THIS AREA)

SITE DATA

LOCATION:	SECTION 19, TOWNSHIP 35 S, RANGE 40 E	
LEGAL:	TRACT "A" WAL-MART AT FORT PIERCE (PB 36, PG 12)	
ADDRESS:	5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947	
ZONING:	C3, GENERAL COMMERCIAL	
LAND USE:	COMMERCIAL	
SITE AREA:	68,592 SF	1.57 AC
BUILDING HEIGHT:	MAXIMUM 65'	PROVIDED XX'

LOT COVERAGE:	68,592 SF	100.00%
BUILDING AREA: (60% MAX.)	10,750 SF	15.7%
IMPERVIOUS AREA:	40,328 SF	58.8%
LANDSCAPE AREA:	17,514 SF	25.5%

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	25'	25'
SIDE	15'	17'
REAR	15'	76'

PARKING SUMMARY
REQUIRED MEDICAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA
REQUIRED DENTAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA

TOTAL REQUIRED PARKING = (1 SPACE / 200 SF) * 10,750 SF = 54 SPACES

	REQUIRED	EXISTING	PROPOSED
STANDARD	50	81	83
ADA	4	4	4
TOTAL	54	85	87
LOADING SPACES	1 (12' X 35')	N/A	1 (12'X35')

VERTICAL DATUM
ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM, 1988 (NAVD '88). THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AND SOUTHERLY LINE OF TRACT "A, S52°29'55"w, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 83/90 ADJUSTMENT.

1 FINISHED FLOOR ELEVATION
THE PROPOSED FINISHED FLOOR ELEVATION 18.00' NAVD '88 IS ABVOE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE AS DETERMINED BY SFWMD'S WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.

FLOOD ZONE
THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN FLOOD ZONE X AT THIS TIME AS SCALED FROM F.E.M.A. FIRM NO. 12111C0167J, DATED JULY 03, 2019.

KEYNOTES

- (A) ACCESSIBLE PARKING SPACE (TYP.)
- (B) ACCESSIBLE PENALTY SIGN (TYP.)
- (C) 5'-0" WIDE SIDEWALK
- (D) 7'-0" WIDE SIDEWALK
- (E) WET DUMPSTER (REFER TO ARCH. PLANS) (13' 8" X 12' 6")
- (F) STOP BAR MARKING (REFER TO DETAIL SHEET)
- (G) PROPERTY LINE
- (H) R1-1 STOP SIGN (TYP.)
- (I) FTP-21-06 ACCESSIBLE PARKING SIGN (TYP. OF 4)
- (J) ACCESSIBLE RAMP
- (K) ONSITE TRAFFIC FLOW ARROW
- (L) FIRE DEPARTMENT CONNECTION SIGN (FDC)
- (M) FIRE DEPARTMENT STRIPING 'NO PARKING FIRE LANE' PER FIRE CODE
- (N) PROPOSED LIGHT POLE
- (O) EXISTING LIGHT POLE
- (P) FIRE LANE - NO PARKING SIGN (SEE DETAIL SHEET FOR SPACING)
- (Q) MONUMENT SIGN (REFER TO JAY BERRY SIGNS DETAIL SHEET)
- (R) 20' X 20' SIGHT DISTANCE TRIANGLE 1
- (S) ACCESSIBLE CROSSWALK (REFER TO SHEET C-101 FOR DETAIL)
- (T) PEDESTRIAN WALK-IN ACCESS

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. TOTAL LAND AREA IS 1.57 ± ACRES.
8. NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
9. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. TYPICAL 90 °PARKING STALL DEPTH IS 19' AND TYPICAL PARKING STALL WIDTH IS 9.5' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
12. DO NOT DISTURB WAL MART PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS. 1
13. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTION 17 AND 22.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	01/15/20	KAG

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

SARA BATTLES, P.E.

FL LICENSE NUMBER
75894

DATE:

KHA PROJECT 047568012	
DATE	2/27/2020
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SGB

SITE PLAN

5000 OKEECHOBEE ROAD

PREPARED FOR
FRONTIER DEVELOPMENT

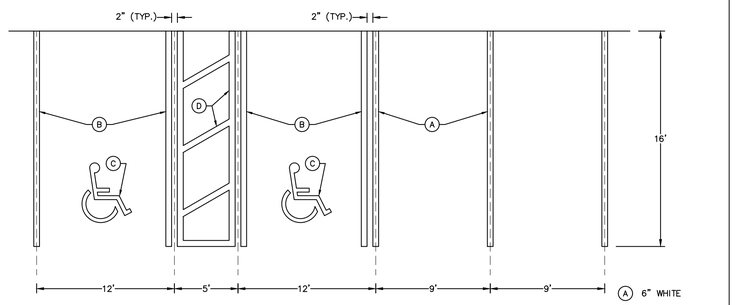
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
C-100

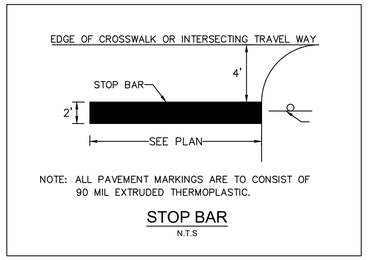
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By:Fasano, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-100 SITE PLAN February 27, 2020 08:38:36am K:\VRB_DFE\Applebees Ft Pierce\CAD\PlanSheets\C-100 SITE PLAN.dwg
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BIKE RACK INSTALLATION DETAIL
N.T.S

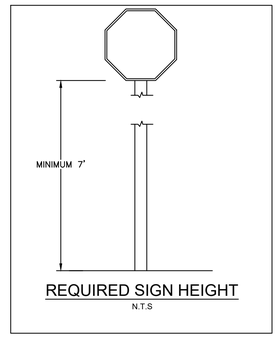


PARKING STALL STRIPING
N.T.S



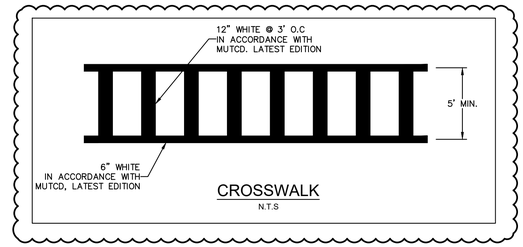
NOTE: ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.

STOP BAR
N.T.S

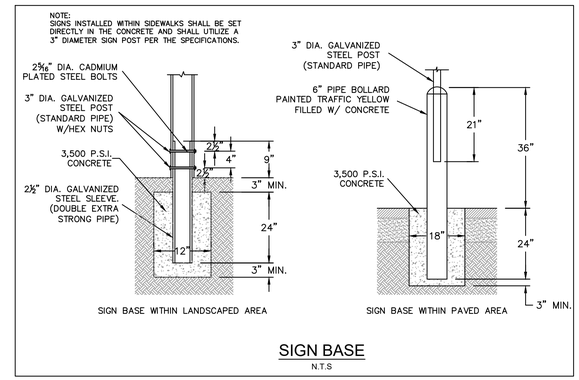


REQUIRED SIGN HEIGHT
N.T.S

⚠

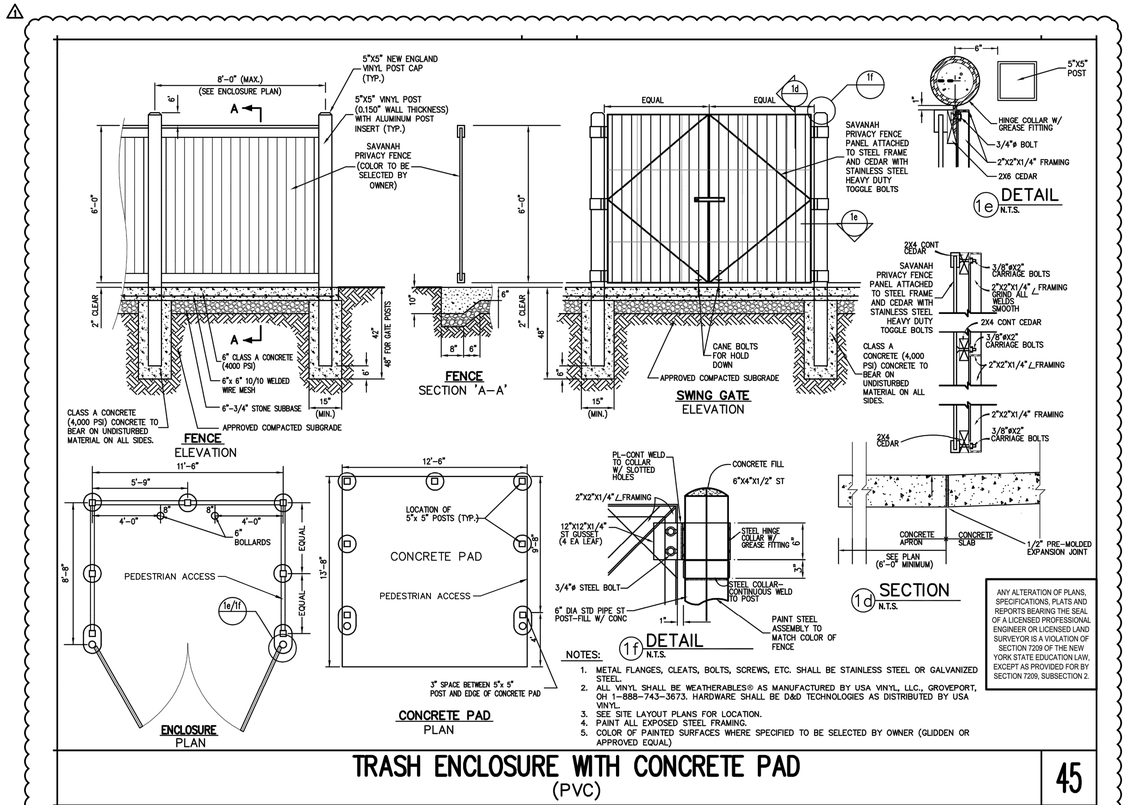


CROSSWALK
N.T.S



SIGN BASE
N.T.S

⚠1

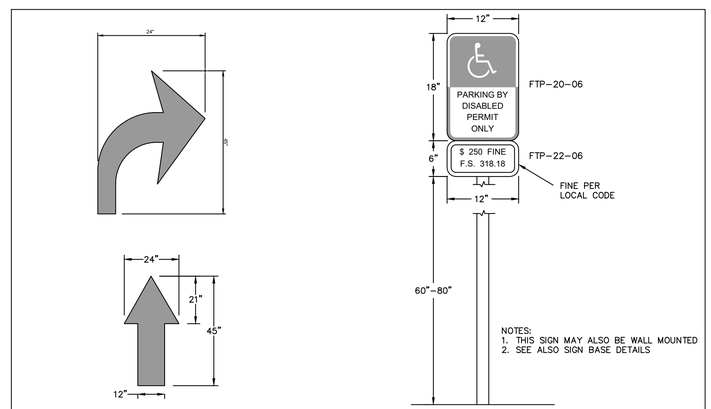


NOTES:
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL VINYL SHALL BE WEATHERABLES® AS MANUFACTURED BY USA VINYL, LLC., GROVEPORT, OH 1-888-743-3673. HARDWARE SHALL BE D&D TECHNOLOGIES AS DISTRIBUTED BY USA VINYL.
3. SEE SITE LAYOUT PLANS FOR LOCATION.
4. PAINT ALL EXPOSED STEEL FRAMING.
5. COLOR OF PAINTED SURFACES WHERE SPECIFIED TO BE SELECTED BY OWNER (GLIDDEN OR APPROVED EQUAL)

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

TRASH ENCLOSURE WITH CONCRETE PAD (PVC)

45



ON-SITE TRAFFIC FLOW ARROW
N.T.S

ACCESSIBLE PARKING SIGN
N.T.S

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KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB

SITE DETAILS

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
C-150

Plotted By:Fresno, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-150 SITE DETAILS February 27, 2020 08:38:43am K:\VBR_LDEV\Applebees Ft Pierce\CAD\PlanSheets\C-102 SITE DETAILS.dwg
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PAVING LEGEND

- PROPERTY LINE
- TYPE "D" CURB
- TYPE "F" CURB
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- ACCESSIBLE STALLS TO BE CONSTRUCTED WITH GRADES TO NOT EXCEED 2%. SEE NOTE 18
- PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE PLANS
- EXIST. SIDEWALK
- SECTION OF ASPHALT TO MILL AND OVERLAY 1" AND RESTRIPE

GRADING LEGEND

- 17.64 — PROPOSED SPOT GRADE
- (15.76) — EXIST. SPOT GRADE
- M.E. — MATCH EXIST. GRADE
- HP — HIGH POINT
- T.O.C. — TOP OF CURB
- 18 — PROPOSED CONTOUR
- EXISTING CONTOUR

DRAINAGE LEGEND

- EXIST. STORM PIPE
- PROPOSED STORM PIPE
- EXIST. STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- (D) PROPOSED MANHOLE
- 1.00% PROPOSED FLOW ARROW
- 1.00% EXIST. FLOW ARROW

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

KEYNOTES

- (A) PROPERTY LINE
- (B) SAW CUT EXISTING PAVEMENT LINE
- (C) EXISTING CURB TO REMAIN
- (D) FDOT TYPE D CURB
- (E) FDOT TYPE F CURB
- (F) TIE INTO EXISTING CURB

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
CI-01	CI	RIM: 16.30	15" RCP INV. 11.95(NW)
EX-01	CB	RIM: 15.33	15" RCP INV. 11.43(N) ~~15" RCP INV. 11.53(NE)~~ 15" RCP INV. 11.43(W)
EX-02	CB	RIM: 15.85	15" RCP INV. 11.75(NE) 15" RCP INV. 11.75(S)
EX-03	CB	RIM: 16.31	15" RCP INV. 12.24(SW) ~~15" RCP INV. 12.29(SE)~~
MH-01	DOC HOUSE MANHOLE	RIM: 16.80	15" RCP INV. 11.95(SW) 15" RCP INV. 11.90(NE) 15" RCP INV. 11.90(SE)

PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
18. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 8' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"X60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
19. ALL EXISTING GRADES ARE REFERENCED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON 4/08/2018.

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR REVIEW PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS TO PROPOSED FINISHED GRADE OF ANY UTILITY STRUCTURE THAT ARE IN AN AREA WHICH THE FINISH GRADE HAS CHANGED.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
10. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
14. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
15. CONTRACTOR TO FLUSH AND VACUUM ENTIRE OUTPARCEL STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
16. ALL GRADES ARE IN NAVD 88.

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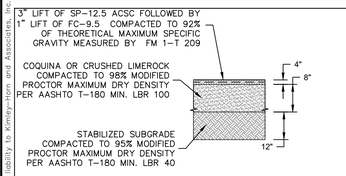
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
047568012	2/27/2020	AS SHOWN	KAG	KAG	SGB

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

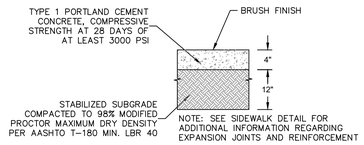
PAVING, GRADING, AND DRAINAGE PLAN

SHEET NUMBER
C-200

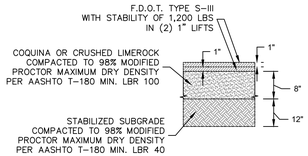
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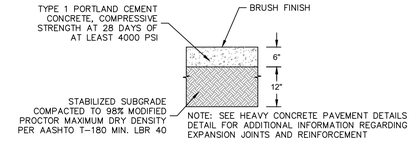
HEAVY DUTY ASPHALT
N.T.S



STANDARD DUTY CONCRETE
N.T.S

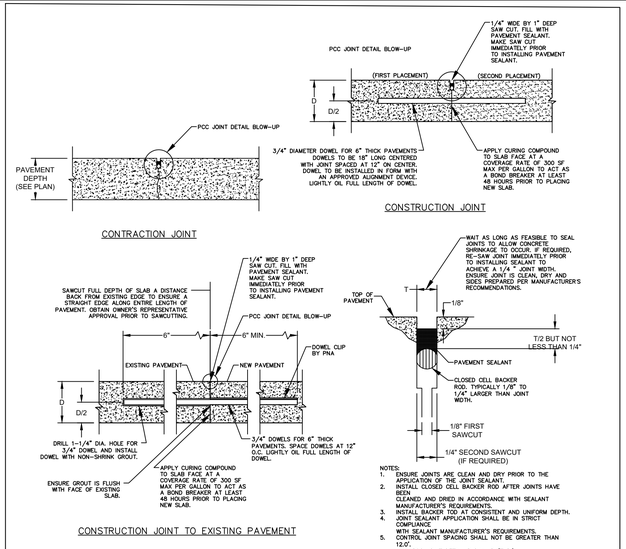


STANDARD DUTY ASPHALT PAVEMENT
N.T.S



HEAVY DUTY CONCRETE
N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.



CONCRETE JOINT DETAILS
N.T.S

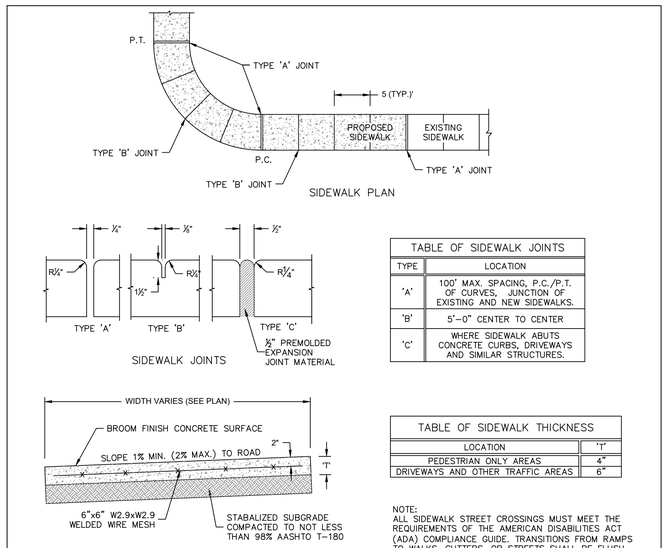
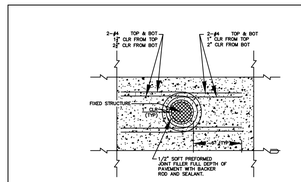


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

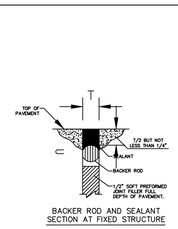
TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

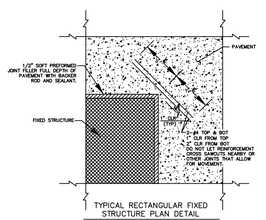
CONCRETE SIDEWALK
N.T.S



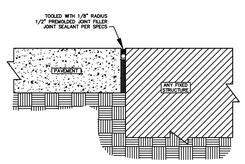
TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS

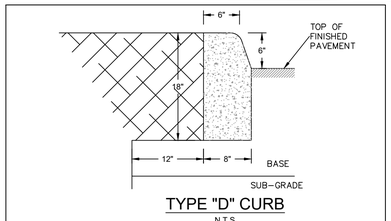


ISOLATION JOINT

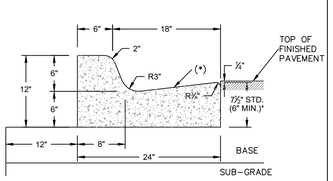
NOTES:
ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
N.T.S

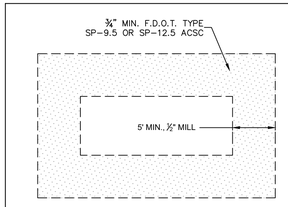


TYPE "D" CURB
N.T.S

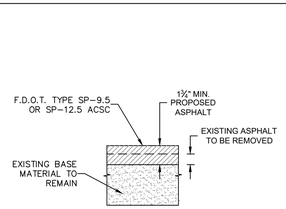


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

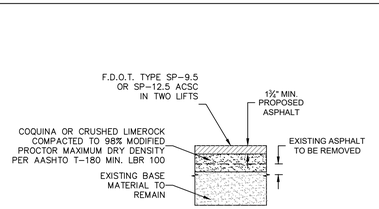
TYPE "F" CURB AND GUTTER
N.T.S



OPTION #1
MILL AND RESURFACE

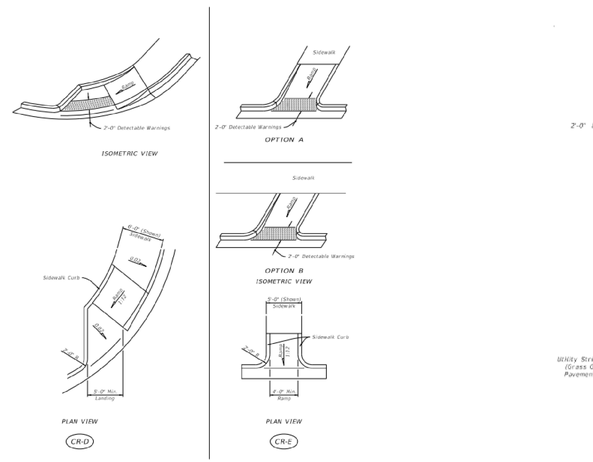


OPTION #2
PAVEMENT REMOVAL AND OVERLAY

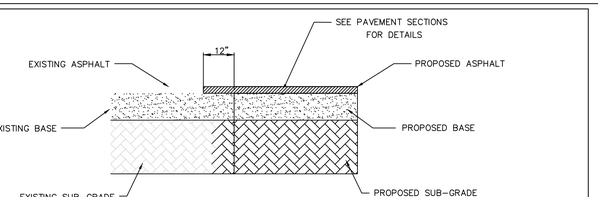


OPTION #3
PAVEMENT REMOVAL AND OVERLAY WITH ADDITIONAL BASE MATERIAL

ASPHALT PAVEMENT RESTORATION
N.T.S



ACCESSIBLE RAMP DETAILS
(REFER TO FDOT 2020-21 STANDARDS, INDEX 522-002)
N.T.S



SAW CUT DETAIL
N.T.S

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No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
SARA BATTLES, P.E.
FL LICENSE NUMBER
75894
DATE:

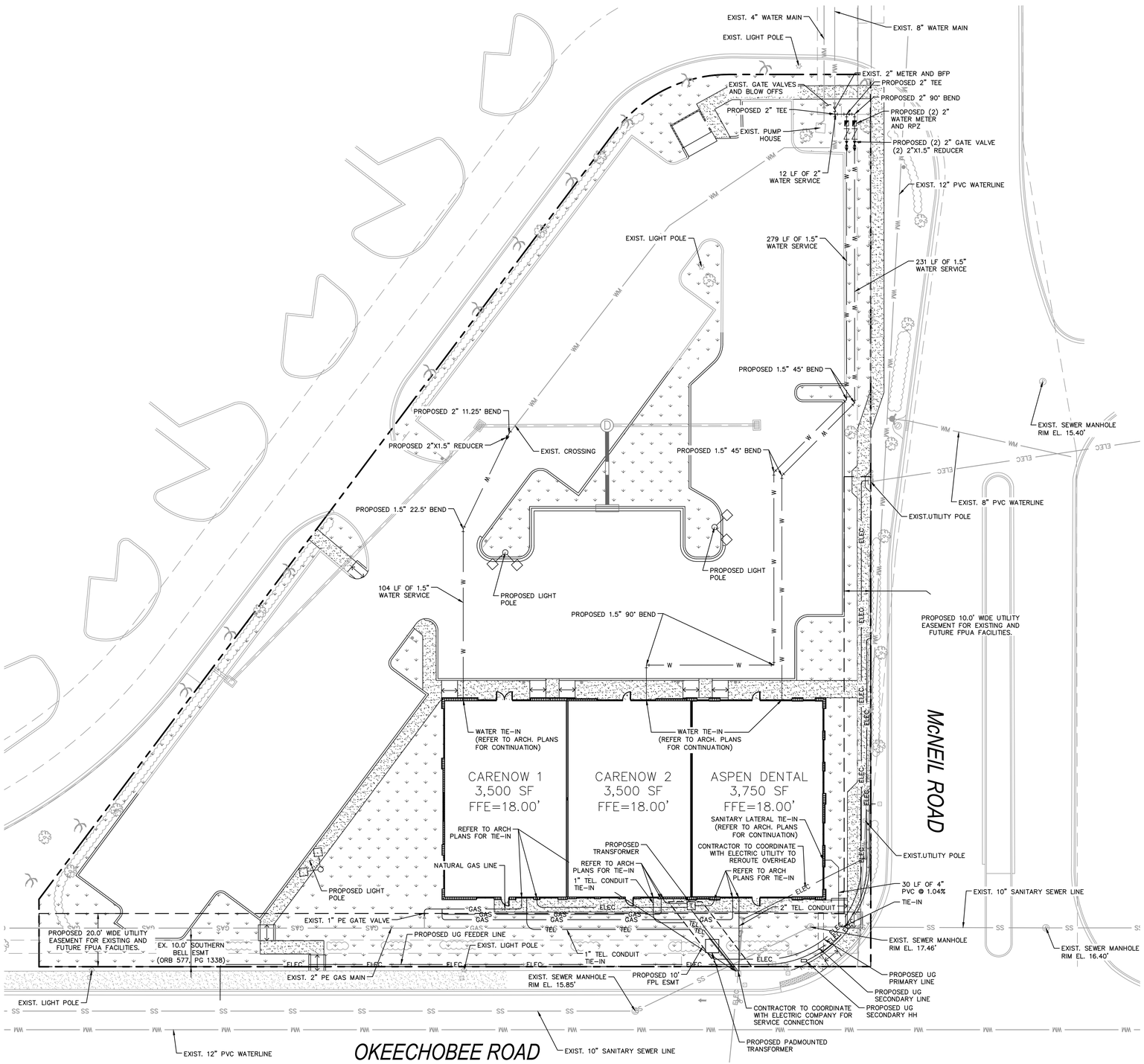
KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB

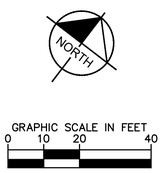
PAVING GRADING AND DRAINAGE DETAILS

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
C-250

Plotted By:Fasano, AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:C-250 PAVING GRADING AND DRAINAGE DETAILS February 27, 2020 08:39:00am K:\VRB_LDEV\Applebees Ft Pierce\CAD\PlanSheets\C-201 PAVING GRADING AND DRAINAGE DETAILS.dwg
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UTILITY NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES.
4. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
5. FIRE SERVICES TO BE CONSTRUCTED USING DR14 PLASTIC PIPE UNLESS OTHERWISE NOTED.
6. 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
7. GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. TANK SHALL BE A DRIVE OVER TANK WITH A MANHOLE. SEE PLUMBING PLANS FOR DETAIL.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
9. ALL WATER SERVICE CONNECTION SHALL HAVE PROPER BACKFLOWS AND SHALL BE CERTIFIED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
10. PIPE SPECIFICATIONS [C151(CLASS)/C900 (SDR)]
11. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-555.320(21)(b)(3), F.A.C.
12. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM PIPE COVER OF 36 INCHES FOR PVC AND 30 INCHES FOR DIP.
13. ALL WATERMAIN, GRAVITY SEWER MAIN, AND STORM PIPE CROSSINGS SHALL HAVE AT LEAST 18" (MINIMUM) OF VERTICAL SEPARATION WITH OTHER PIPES, CABLES, AND GAS LINES.
14. PERFORM DISINFECTION OF INSTALLED WATER PIPE PER AWWA C651 – 05 OR LATEST REVISION
15. TEST PRESSURE (REF. TO AWWA C600-10) OR LATEST REVISION FOR DIP PIPE AND (REF. TO AWWA C605-13) OR LATEST REVISION FOR PVC PIPE FOLLOWING LEAKAGE FORMULA:
16. WATER PIPES SHALL BE PRESSURE TESTED ACCORDING TO AWWA C600-10 OR LATEST REVISION. THE FORMULA IS AS FOLLOWS:Q = LD X SQUARE ROOT OF P / 148,000. WHERE Q = QUALITY OF MAKEUP WATER (IN GALLONS PER HOUR), L = LENGTH OF PIPE SECTION BEING TESTED (IN FEET), D = NOMINAL DIAMETER OF THE PIPE (IN INCHES), AND P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (IN POUNDS PER SQUARE INCH GUAGE).

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KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
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UTILITY PLAN

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

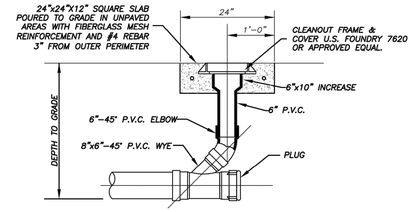
SHEET NUMBER
C-300

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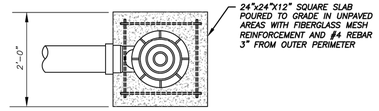
FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



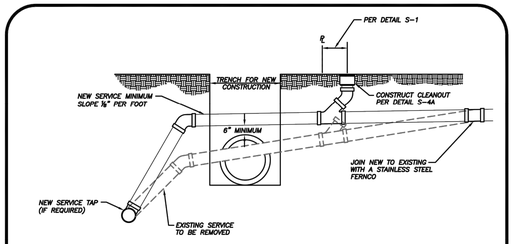
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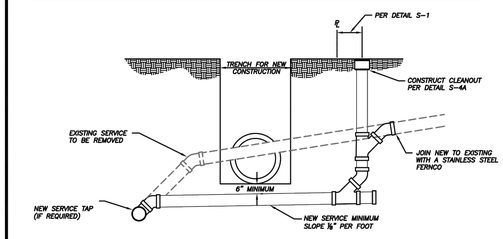
PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
10-08 DATE:	REVISION: RBE BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3



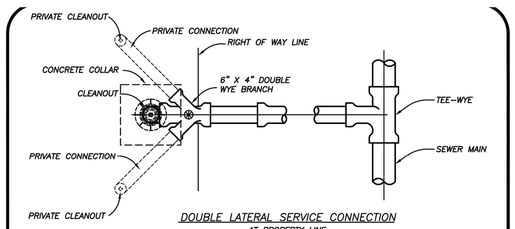
SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION



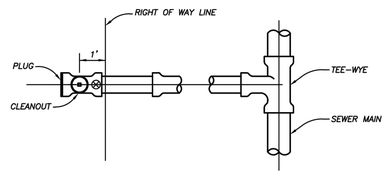
SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

NOTES:
1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

FORT PIERCE UTILITIES AUTHORITY	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
03-09 DATE:	DESIGN REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # COMPUTER#	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S. SCALE	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

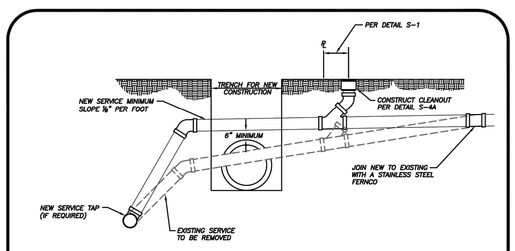


SINGLE SERVICE LATERAL CONNECTION

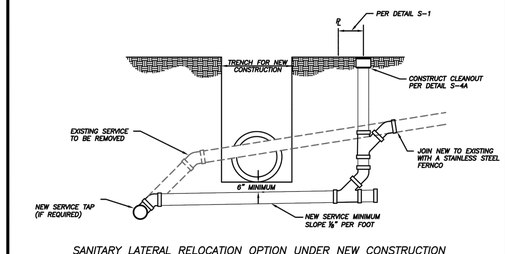
⊗ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PARTNER FT. PIERCE UTILITY AUTHORITY WATER/WASTEWATER ENGINEERING 206 S. 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	SERVICE CONNECTION WASTEWATER	S-3
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION



SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

NOTES:
1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

FORT PIERCE UTILITIES AUTHORITY	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
03-09 DATE:	DESIGN REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # COMPUTER#	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S. SCALE	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 000006696

LICENSED PROFESSIONAL
SARA BATTLES, P.E.
FL LICENSE NUMBER 75894
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KHA PROJECT 047568012	DATE 2/27/2020		
SCALE AS SHOWN	DESIGNED BY KAG	DRAWN BY KAG	CHECKED BY SGB

UTILITY DETAILS

5000 OKEECHOBEE ROAD
PREPARED FOR
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CITY OF FORT PIERCE FLORIDA

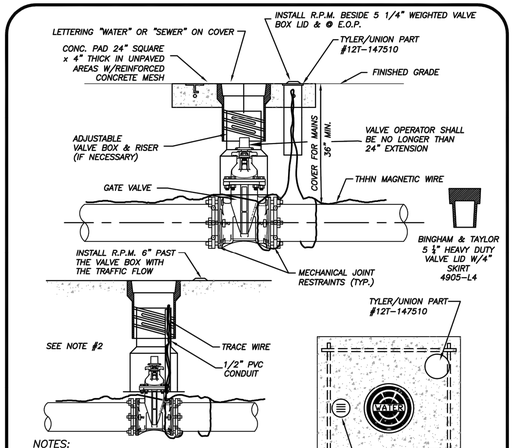
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C-350

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 2
	FT. PIERCE UTILITIES AUTHORITY



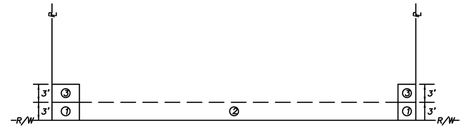
NOTES:
1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2015 RPM PLACEMENT DATE: REVISION: BY: APPD: SLL JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 1
	FT. PIERCE UTILITIES AUTHORITY

GENERAL POLICY

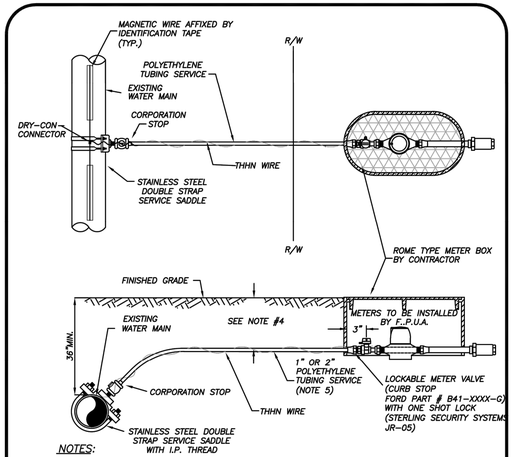
WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:
1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

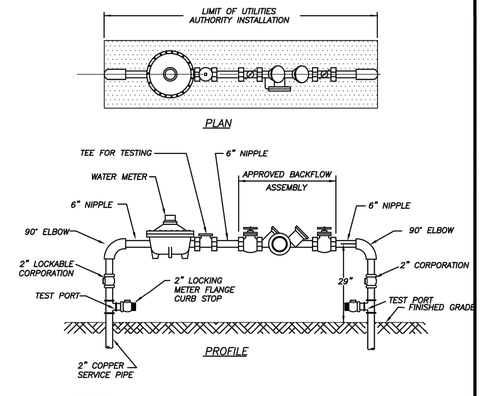
WATER METER PLACEMENT POLICY	W-1
03-09 02-15 DATE: REVISION: BY: APPD: SLL	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2000G2.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 1
	FT. PIERCE UTILITIES AUTHORITY



NOTES:
1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

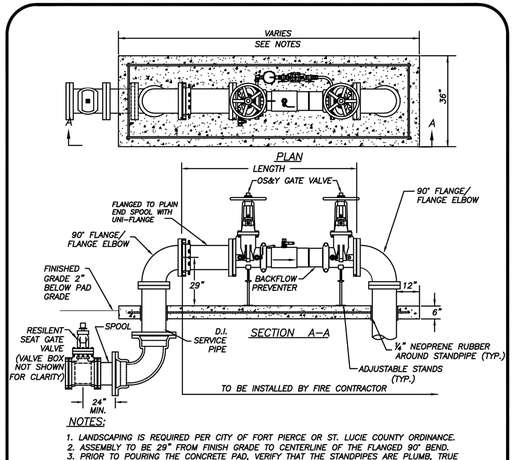
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN DATE: REVISION: BY: APPD: SLL JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2000G2.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 1
	FT. PIERCE UTILITIES AUTHORITY



NOTES:
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (WATER SIZE 2" OR LESS)	W-8
03-09 DESIGN DATE: REVISION: BY: APPD: SLL JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2000G2.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 1
	FT. PIERCE UTILITIES AUTHORITY



NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
03-09 CONCRETE PAD DATE: REVISION: BY: APPD: SLL JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2000G2.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
	SHEET 1 OF 1
	FT. PIERCE UTILITIES AUTHORITY

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
SARA BATTLES, P.E.
FL LICENSE NUMBER 75894
DATE:

KHA PROJECT 047568012	
DATE	2/27/2020
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SGB

UTILITY DETAILS

5000 OKEECHOBEE ROAD
PREPARED FOR FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER C-351

Plotted By: Fonseca, AJ Sheet Set: 5000 OKEECHOBEE ROAD Layout: C-351 UTILITY DETAILS February 27, 2020 08:39:24am K:\WRB_LDEV\Applebees Ft. Pierce\CAD\PlanSheets\C-400 UTILITY DETAILS.dwg
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SITE DATA

LOCATION: SECTION 19, TOWNSHIP 35 S, RANGE 40 E

LEGAL: TRACT "A" WAL-MART AT FORT PIERCE

ADDRESS: 5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

ZONING: C3, GENERAL COMMERCIAL

LAND USE: COMMERCIAL

SITE AREA: 68,592 SF 1.57 AC

GRAPHIC SCALE IN FEET
0 10 20 40

EXISTING TREE DISPOSITION

#	SPECIES	SIZE	ACTION
1	SABAL PALM	12' C.T.	REMAIN
2	OAK	23" DBH	REMAIN
3	OAK	14" DBH	REMAIN
4	OAK	15" DBH	REMOVE *
5	OAK	14" DBH	REMOVE *
6	OAK	16" DBH	REMAIN
7	BUTTONWOOD	6" DBH	REMOVE
8	CHRISTMAS PALM	6' C.T.	REMOVE
9	CHRISTMAS PALM	6' C.T.	REMOVE
10	PYGMY DATE	3' C.T.	REMOVE
11	OAK	16" DBH	REMAIN
12	OAK	16" DBH	REMAIN
13	OAK	10" DBH	REMAIN
14	OAK	9" DBH	REMAIN
15	BUTTONWOOD	6" DBH	REMOVE
16	MAGNOLIA	3" DBH	REMOVE
17	MAGNOLIA	3" DBH	REMOVE
18	OAK	9" DBH	REMAIN
19	SABAL PALM	12' C.T.	REMAIN
20	MAGNOLIA	3" DBH	REMOVE
21	MAGNOLIA	3" DBH	REMOVE
22	BUTTONWOOD	7" DBH	REMOVE
23	BUTTONWOOD	7" DBH	REMOVE
24	BUTTONWOOD	6" DBH	REMOVE
25	BUTTONWOOD	4" DBH	REMOVE
26	BUTTONWOOD	4" DBH	REMOVE
27	BUTTONWOOD	6" DBH	REMAIN
28	OAK	7" DBH	REMAIN
29	OAK	9" DBH	REMAIN
30	SABAL PALM	10' C.T.	REMAIN
31	BUTTONWOOD	4" DBH	REMOVE

* TREES HAVE BEEN DETERMINED TO BE IN POOR HEALTH BY C.O.F.P. URBAN FORESTER AND THEREFORE ARE NOT ELIGIBLE FOR MITIGATION.

** NO TREE TO BE REMOVED IS 14" DBH OR A PALM WITH A MINIMUM CLEAR TRUNK OF 10', THEREFORE NO MITIGATION IS REQUIRED.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	01/15/20	KAG

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
KEVIN BARRETT, PCLD
FL LICENSE NUMBER
F99000081
DATE:

KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB

EXISTING TREE PLAN

5000 OKEECHOBEE ROAD

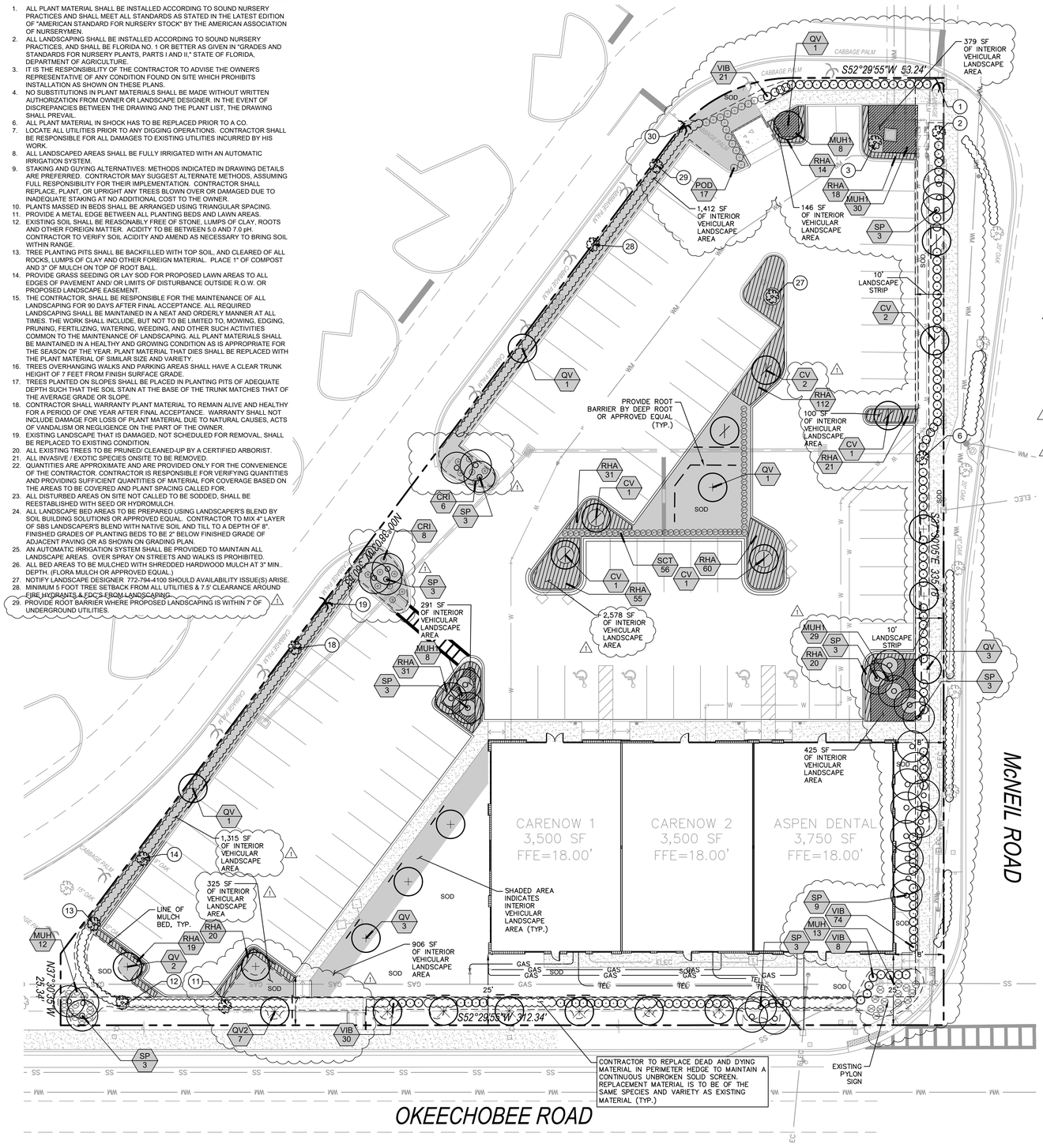
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
L-100

Plotted By:Ensono, AJ - Sheet Set:5000 OKEECHOBEE ROAD, Layout:L-100 EXISTING TREE PLAN, February 27, 2020 - 08:39:30pm K:\VRB_LDEV\Applebees Ft Pierce\CAD\PlanSheets\L-100 EXISTING TREE PLAN.dwg
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GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE DESIGNER. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
6. ALL PLANT MATERIAL IN SHOCK HAS TO BE REPLACED PRIOR TO A CO.
7. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
8. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
10. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
11. PROVIDE A METAL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
12. EXISTING SOIL SHALL BE REASONABLY FREE OF STONE, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. ACIDITY TO BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR TO VERIFY SOIL ACIDITY AND AMEND AS NECESSARY TO BRING SOIL WITHIN RANGE.
13. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. PLACE 1" OF COMPOST AND 3" OF MULCH ON TOP OF ROOT BALL.
14. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
15. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING FOR 90 DAYS AFTER FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
16. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
17. TREES PLANTED ON SLOPES SHALL BE PLACED IN PLANTING PITS OF ADEQUATE DEPTH SUCH THAT THE SOIL STAIN AT THE BASE OF THE TRUNK MATCHES THAT OF THE AVERAGE GRADE OR SLOPE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
20. ALL EXISTING TREES TO BE PRUNED/ CLEANED-UP BY A CERTIFIED ARBORIST.
21. ALL INVASIVE / EXOTIC SPECIES ONSITE TO BE REMOVED.
22. QUANTITIES ARE APPROXIMATE AND ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES AND PROVIDING SUFFICIENT QUANTITIES OF MATERIAL FOR COVERAGE BASED ON THE AREAS TO BE COVERED AND PLANT SPACING CALLED FOR.
23. ALL DISTURBED AREAS ON SITE NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH SEED OR HYDROMULCH.
24. ALL LANDSCAPE BED AREAS TO BE PREPARED USING LANDSCAPER'S BLEND BY SOIL BUILDING SOLUTIONS OR APPROVED EQUAL. CONTRACTOR TO MIX 4" LAYER OF SBS LANDSCAPER'S BLEND WITH NATIVE SOIL AND TILL TO A DEPTH OF 8". FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
25. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
26. ALL BED AREAS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH AT 3" MIN.. DEPTH. (FLORA MULCH OR APPROVED EQUAL.)
27. NOTIFY LANDSCAPE DESIGNER 772-794-4100 SHOULD AVAILABILITY ISSUE(S) ARISE.
28. MINIMUM 5 FOOT TREE SETBACK FROM ALL UTILITIES & 7.5' CLEARANCE AROUND FIRE HYDRANTS & FDC'S FROM LANDSCAPING.
29. PROVIDE ROOT BARRIER WHERE PROPOSED LANDSCAPING IS WITHIN 7' OF UNDERGROUND UTILITIES.



SITE DATA

LOCATION:	SECTION 19, TOWNSHIP 35 S, RANGE 40 E
LEGAL:	TRACT "A" WAL-MART AT FORT PIERCE
ADDRESS:	5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947
ZONING:	C3, GENERAL COMMERCIAL
LAND USE:	COMMERCIAL
SITE AREA:	68,592 SF 1.57 AC

GRAPHIC SCALE IN FEET
0 10 20 40

LANDSCAPE CALCULATIONS

LANDSCAPE STRIPS SEC 22-187(a)&(b)
REQUIRED:
MINIMUM 10' WIDE STRIP WITH 1 TREE PER 300 SF OF REQUIRED AREA AND 36" HIGH CONTINUOUS UNBROKEN SOLID SCREEN

EAST PROPERTY LINE (MACNEIL ROAD) ±335 LF
REQUIRED
3,350 SF AREA REQUIRED, 12 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
3,350 SF AREA
12 TREES PROVIDED [2 EXISTING(#'s 2 & 6) 10 PROPOSED (2 BUTTONWOOD, 3 OAKS AND 15 PALMS AT 3:1)]
CONTINUOUS SCREEN (CONTRACTOR IS TO INFILL EXISTING SHRUB ROW AS REQUIRED TO ACHIEVE SOLID SCREEN, INFILL MATERIAL IS TO MATCH EXISTING SIZE AND SPECIES) ⚠1

SOUTH PROPERTY LINE (OKEECHOBEE ROAD) ±312 LF
⚠1 REQUIRED
3,120 SF AREA REQUIRED, 11 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
3,120 SF AREA
11 TREES PROVIDED [2 EXISTING(#'s 11&12) 9 PROPOSED (7 OAKS AND 6 PALMS AT 3:1)]
CONTINUOUS SCREEN (CONTRACTOR IS TO INFILL EXISTING SHRUB ROW AS REQUIRED TO ACHIEVE SOLID SCREEN, INFILL MATERIAL IS TO MATCH EXISTING SIZE AND SPECIES)

INTERIOR VEHICULAR USE AREA SEC 22-187(7)(a)&(b)
REQUIRED:
1 SF OF AREA PER 15 SF OF INTERIOR VEHICULAR USE AREA, AREAS TO BE A MINIMUM OF 100 SF (10'x10') WITH 1 TREE PER 100 SF
⚠1 35,412 SF OF INTERIOR VEHICULAR USE AREA = 2,361 SF LANDSCAPE AREA REQUIRED
24 TREES REQUIRED

⚠1 PROVIDED
7,877 SF OF INTERIOR VEHICULAR USE LANDSCAPE AREA.
25 TREES PROVIDED [7 EXISTING (#'s 3,13,14,18,27-29) 19 PROPOSED (9 OAKS, 6 BUTTONWOODS AND 12 PALMS AT 3:1)]

HATCH LEGEND

INTERIOR VEHICULAR USE LANDSCAPE AREA

EXISTING TREE DISPOSITION

#Ⓧ	SPECIES	SIZE
1	SABAL PALM	12' C.T.
2	OAK	23" DBH
3	OAK	14" DBH
6	OAK	16" DBH
11	OAK	16" DBH
12	OAK	16" DBH
13	OAK	10" DBH
14	OAK	9" DBH
18	OAK	9" DBH
19	SABAL PALM	12' C.T.
20	MAGNOLIA	3" DBH
27	BUTTONWOOD	6" DBH
28	OAK	7" DBH
29	OAK	9" DBH
30	SABAL PALM	10' C.T.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	CV	8	Conocarpus erectus sericeus / Silver Buttonwood	12` ht x 5` spr, 2.5 cal	FG, Straight, Single leader, Full, Florida #1
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 12`-14` ht	FG, Straight, Single Leader, Full, Florida #1
	QV2	7	Quercus virginiana / Southern Live Oak	4" cal, 14` ht, 5` spr	FG, Specimen with branching characteristic, Florida #1
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	SP	33	Sabal palmetto / Palmetto	10-12` ct	FG, Straight, Slick, Full, Florida #1, Stagger Heights when planted in groups of 3 or more
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	CRI	14	Crinum asiaticum / Spider lily	24" x 24", 24" o.c.	Full
	MUH	25	Muhlenbergia capillaris / Gulf Muhleygrass	12"-18", 12" o.c.	Full
	POD	17	Podocarpus macrophyllus / Podocarpus	4` x 30", 30" o.c.	Full to Ground, Matching
	SCT	56	Schefflera arboricola `Trinette` / Trinette Arbicola	24" x 18", 24" O.C.	Full to ground
	VIB	133	Viburnum odoratissimum / Walter`s Viburnum	24" x 24", 24" o.c.	Full to Ground
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	MUH1	75	Muhlenbergia capillaris / Gulf Muhlygrass	12" x 12"	Full
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	RHA	401	Rhaphiolepis indica `Alba` / Dwarf White Indian Hawthorn	8" ht, 8" spr.	Full
	SOD	TBD	Stenotaphrum Secundatum 'Floritam'/ St. Augustine Grass		Rolled Tight, 100% Weed/ Insect/ Disease Free
	MULCH		'FLORIMULCH' SHREDDED GRADE B		

NOTE: NO SUBSTITUTIONS ON PLANT SIZE OR SPECIES WITHOUT THE APPROVAL OF THE LANDSCAPE DESIGNER/ CITY OFFICIAL.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	01/15/20	KAG

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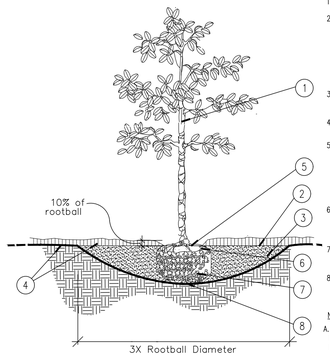
KHA PROJECT 047568012
DATE 2/27/2020
SCALE AS SHOWN
DESIGNED BY KAG
DRAWN BY KAG
CHECKED BY SGB

LANDSCAPE PLAN

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
L-101

Plotted By:Barrett, Kevin Sheet Set:5000 OKEECHOBEE ROAD Layout:L-101 LANDSCAPE PLAN February 27, 2020 11:11:03am K:\VRB_LDEV\Applebees Ft. Pierce\CAD\PlanSheets\L-101 LANDSCAPE PLAN.dwg
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1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

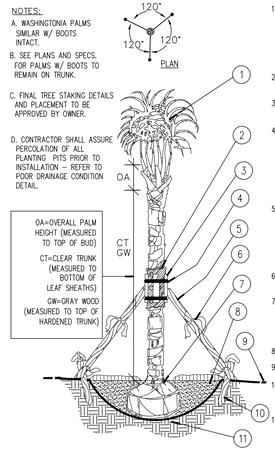
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



NOTES:

A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION – REFER TO POOR DRAINAGE CONDITION DETAIL.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

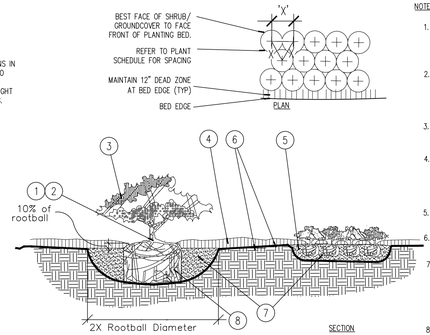
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED

* Refer to details B and D for planting

B Palm Planting and Staking
SECTION — NTS

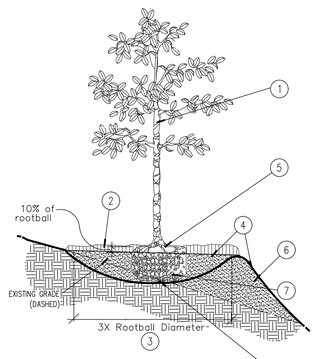


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED – DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE "WATER RINGS" ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER.
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE: TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

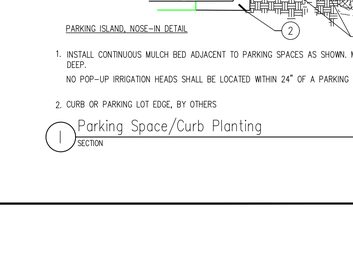
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



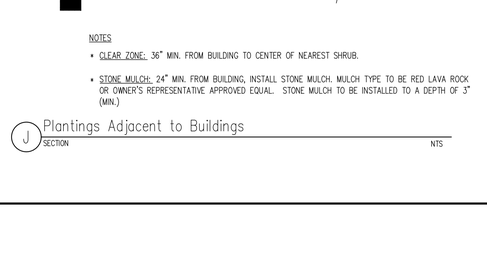
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking – up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

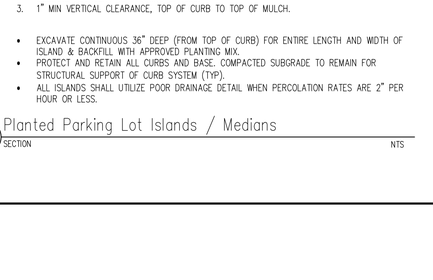
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking – 100 Gal + or B&B 4" +
SECTION — NTS



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" – 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

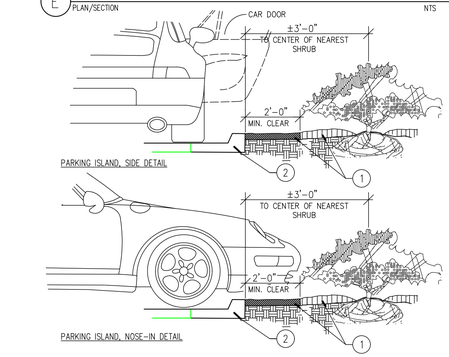
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

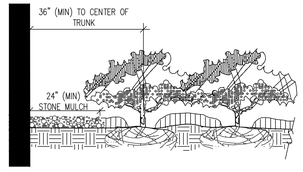
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

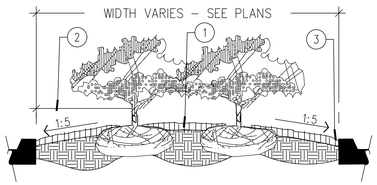
I Parking Space/Curb Planting
SECTION — NTS



NOTES

- CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
- STONE MULCH: 24" MIN. FROM BUILDING, INSTALL STONE MULCH. MULCH TYPE TO BE RED LAVA ROCK OR OWNER'S REPRESENTATIVE APPROVED EQUAL. STONE MULCH TO BE INSTALLED TO A DEPTH OF 3" (MIN.)

J Plantings Adjacent to Buildings
SECTION — NTS



PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — NTS

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

KEVIN BARRETT, FCLD
FL LICENSE NUMBER
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KHA PROJECT 047568012			
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LANDSCAPE DETAILS

5000 OKEECHOBEE ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

SHEET NUMBER
L-102

Plotted By:Ernesto AJ Sheet Set:5000 OKEECHOBEE ROAD Layout:L-102 LANDSCAPE DETAILS February 27, 2020 08:39:34am K:\VRB_LDEV\Applebees Ft Pierce\CAD\PlanSheets\L-101 LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL AND SAND

TOPSOIL FOR USE IN PREPARING SOIL FOR BACKFILLING PLANT PITS SHALL BE THIRTY PERCENT (30%) MUCK AND SEVENTY PERCENT (70%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

SAND SHALL BE COARSE, CLEAN, WELL DRAINING NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ONSITE UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

G. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORA-MULCH," EUCALYPTUS MULCH, PINE STRAW, OR CYPRESS) AND GRADE.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL; COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES.

Q. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

T. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

U. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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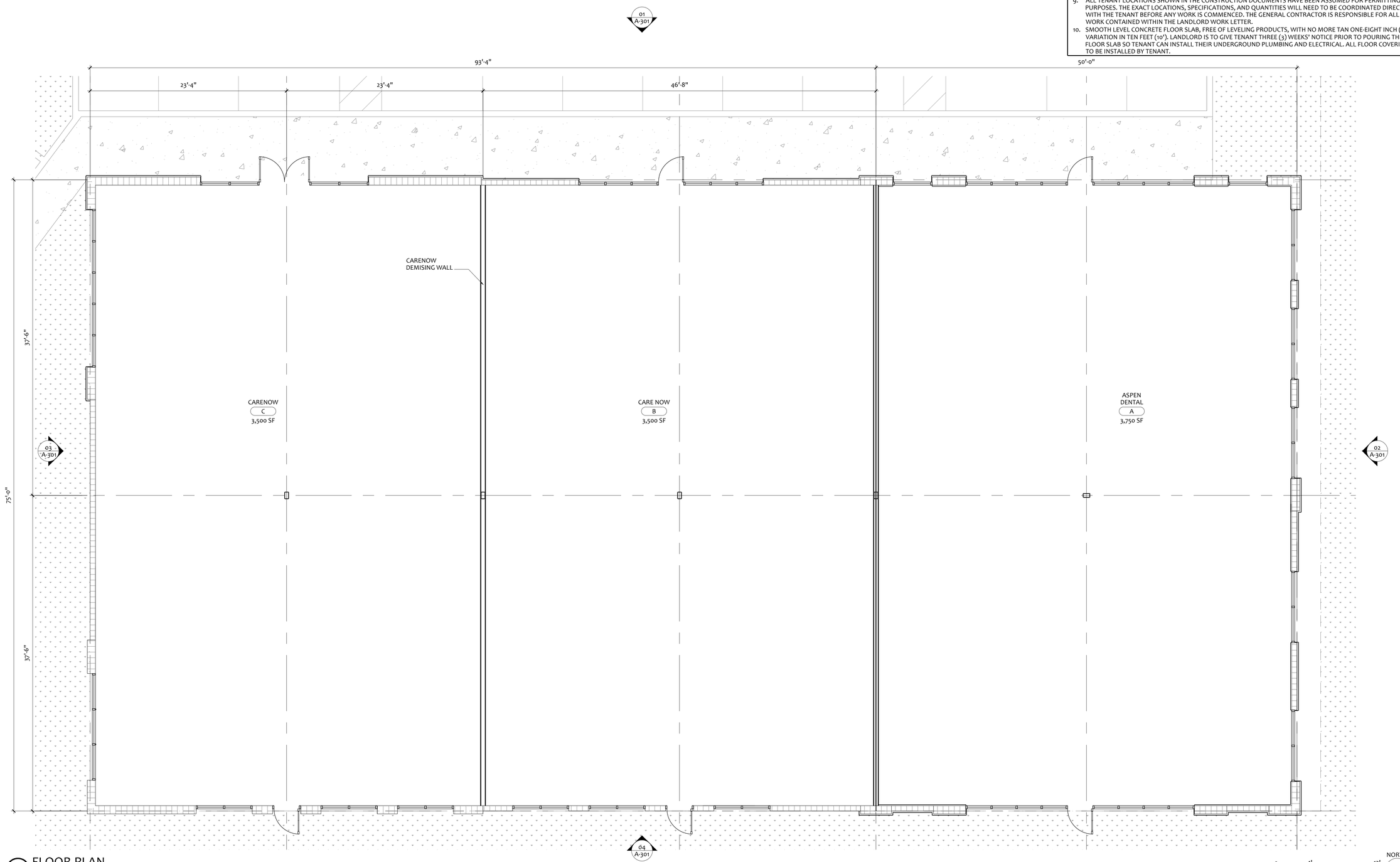
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LICENSED PROFESSIONAL
KEVIN BARRETT, FCLD
FL LICENSE NUMBER
F99000081
DATE:

KHA PROJECT 047568012	SCALE	AS SHOWN	
DATE 2/27/2020	DESIGNED BY	KAG	
	DRAWN BY	KAG	
	CHECKED BY

FLOOR PLAN NOTES

1. REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHT. WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. EXISTING CONDITIONS NOT PART OF THIS PERMIT SHOWN LIGHTER.
5. REFERENCE THE A-700 SERIES SHEETS FOR DOOR, GLAZING AND FINISH SCHEDULES.
6. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT, AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
8. USE MATERIALS IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES INSOFAR AS POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.
9. ALL TENANT LOCATIONS SHOWN IN THE CONSTRUCTION DOCUMENTS HAVE BEEN ASSUMED FOR PERMITTING PURPOSES. THE EXACT LOCATIONS, SPECIFICATIONS, AND QUANTITIES WILL NEED TO BE COORDINATED DIRECTLY WITH THE TENANT BEFORE ANY WORK IS COMMENCED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK CONTAINED WITHIN THE LANDLORD WORK LETTER.
10. SMOOTH LEVEL CONCRETE FLOOR SLAB, FREE OF LEVELING PRODUCTS, WITH NO MORE TAN ONE-EIGHT INCH (1/8") VARIATION IN TEN FEET (10'). LANDLORD IS TO GIVE TENANT THREE (3) WEEKS' NOTICE PRIOR TO POURING THE FLOOR SLAB SO TENANT CAN INSTALL THEIR UNDERGROUND PLUMBING AND ELECTRICAL. ALL FLOOR COVERINGS TO BE INSTALLED BY TENANT.



01 FLOOR PLAN
3/16" = 1'-0"

0 2' 4' 8' 12'

NORTH

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8 OCT 2019

NOT FOR CONSTRUCTION

Kimberly Day McCann, AIA
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REVISIONS

#	DATE	DESC.

A200
FIRST FLOOR PLAN

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Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

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- Orlando (Headquarters)
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- Pensacola
- Rockledge
- Sarasota
- St. Petersburg
- Tampa
- Tifton
- West Palm Beach

July 27, 2018

Frontier Development, LLC
1801 SW 3rd Avenue, Suite 500
Miami, Florida 33129

Attention: Ms. Lourdes Picanes, Project Manager

Reference: **Phase I Environmental Site Assessment**
5000 Okeechobee Road
Fort Pierce, Saint Lucie County, Florida 34947
UES Project No. 0340.1800066.0000
UES Report No. 1589461

Dear Ms. Picanes:

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 for the above-referenced site (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions (RECs) in association with the subject property as defined in ASTM E1527-13. Based on the conclusions of the Phase I ESA, UES finds no RECs to be associated with the subject property and no further assessment is recommended at this time. However, a business environmental risk was identified in connection with the subject property as described in the attached report.

Further details regarding the Phase I ESA conducted by UES are presented in the attached report.

Continuing Obligations

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to

confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

Universal Engineering Sciences, Inc. appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Universal Engineering Sciences, Inc.

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UNIVERSAL
ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Conducted on

5000 Okeechobee Road
Fort Pierce, Saint Lucie County, Florida 34947
UES Project No. 0340.1800066.0000
UES Report No. 1589461

Report Date: July 27, 2018
Report Viability Date: January 23, 2019

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EXECUTIVE SUMMARY

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-13 for the property located at 5000 Okeechobee Road in Fort Pierce, Saint Lucie County, Florida 34947 (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions in association with the subject property as defined in ASTM E1527-13. The subject property evaluated for this Phase I ESA consists of approximately 1.58 acres of land developed with a 6,332 square foot restaurant building. Portions of the subject property were historically developed for agricultural use as a citrus grove. Furthermore, UES understands this Phase I ESA is being performed in association with a potential acquisition of the subject property. Please refer to the Site Location Map presented in **Appendix A-1** and the Site Plan/2018 Aerial Photograph presented in **Appendix A-2** for additional information pertaining to the location of the subject property.

NOTE: Please carefully review this report in its entirety for a full description of our evaluation procedures and findings.

Based on UES' field observations, historical research and public records review conducted in accordance with ASTM format E1527-13, the findings of this Phase I ESA are as follows:

1. Aerial photographs and property records were reviewed by UES to determine the historical use of the subject property. The subject property appeared to be partially developed for agricultural use as a citrus grove from at least the early 1940s until it was cleared circa 1999. In 2002, the subject property was developed with the existing restaurant and associated paved parking and drive areas. No significant changes were observed to the subject property from 2004 to present day (2018). The adjoining properties were historically undeveloped or developed for agricultural or residential use prior to current construction.

   Typically, historical citrus grove operations included the use of pesticides, herbicides and fertilizers which may contain hazardous materials. Arsenic compounds may also have been utilized. Proper storage, handling and application of approved chemicals do not constitute a REC as these applications are appropriate for the agricultural land use. Improper or long-term applications of agricultural chemicals including arsenic have been shown, at times, to leave these compounds in the soil at elevated concentrations. UES did not find any indications through the historical research completed for this Phase I ESA that areas of potentially concentrated occurrences of agricultural agents (such as storage locations, mixing/preparation areas, etc.) existed on the subject property. Further, it is UES' opinion that shallow soils on the subject property have likely been disturbed by removal of the groves and re-development of it in the early 1970s to the extent that these compounds, if present and used properly, would be distributed throughout the surficial soil matrix at concentrations below FDEP commercial and residential maximum direct exposure levels.

2. The following business environmental risk (BER) was identified in connection with the subject property:

    - During the site reconnaissance, dark staining was observed on the concrete pavement surrounding the grease traps and mop sink located on the north side of the onsite building. Staining originated from this area was observed trailing through the parking lot to an onsite stormwater drain. This is a possible violation of the Clean Water Act and could result in a fine if discovered by the appropriate regulatory agencies.

Based on the conclusions of the Phase I ESA, UES finds no recognized environmental conditions to be associated with the subject property.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

1.0 INTRODUCTION

1.1 PURPOSE

Universal Engineering Sciences, Inc. (UES) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 5000 Okeechobee Road in Fort Pierce, Saint Lucie County, Florida 34947 (the "subject property"). The primary purpose of this assessment is to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), *de minimis* conditions, vapor encroachment conditions (VECs), and business environmental risks (BERs) associated with the past or present uses of the subject property and surrounding properties. ASTM E1527-13 defines these conditions as follows:

- REC: the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; (3) under conditions that pose a material threat of a future release to the environment.

- CREC: a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority. The hazardous substances or petroleum products are allowed to remain in place and are subject to the implementation of required controls.

- HREC: a past release of any hazardous substances or petroleum products that has occurred in connection with the 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.

- *De minimis* Condition: a condition that generally does 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 government agencies.

- VEC: the presence or likely presence of "chemical of concern" vapors in the subsurface of the Target Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Target Property as identified by the Tier 1or Tier 2 procedures.

- BER: a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

This environmental assessment was conducted in accordance with the guidelines of the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E1527-13 guidelines.

Methodology followed good commercial and customary practice with a goal to identify RECs that would be subject to an enforcement action if brought to the attention of appropriate government agencies.

1.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E1527-13. The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

The scope of services does not include an evaluation of asbestos containing building materials, lead based paint, lead in drinking water, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, radon, vapor intrusion, site geotechnics (soils, foundations, site retention, etc.), wetlands, endangered species, or construction

materials testing, unless specified in the approved contract between UES and the client. UES can provide these additional services if necessary.

1.3 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment; UES offers or extends no warranty, express or implied. These findings are relevant to the dates of our property evaluation and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this Phase I ESA, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM E1527-13.

1.4 DATA GAPS

ASTM E1527-13 defines a "Data Gap" as a lack of, or inability to, obtain information despite good faith efforts that may affect the findings of the Phase I ESA. The Environmental Professional is to identify "*significant*" Data Gaps found in the Phase I ESA process, while "*insignificant*" Data Gaps do not have to be included in this evaluation. For both the ASTM Standard and the AAI Final Rule, the Environmental Professional must identify what was done to address the Data Gap. The Environmental Professional should provide an opinion regarding appropriate further investigations, if any, necessary to address Data Gaps. A Phase I ESA which includes Data Gaps is still considered as compliant with the Standard and the AAI Final Rule, as long as the Data Gaps are addressed as outlined above.

The following Data Gaps were encountered during completion of this Phase I ESA:

- The historical aerial photograph review was incomplete due to the lack of available photographs in five year intervals. However, other data resources presented data for the time periods not covered by the historic aerial photographs. Based on our review of historic data during this Phase I ESA, this Data Gap does not appear to be significant to the findings of this assessment and do not constitute a data failure.

- The chain-of-title documentation or recorded land title records, environmental liens, and activity and use limitations records were not provided to UES for review during this Phase I ESA. The User should obtain these records to be compliant with the ASTM Standard Practice E 1527-13 and be afforded CERCLA protection for this assessment. If the USER does not obtain these records, this Data Gap could be considered significant to the findings of this assessment and could constitute a data failure.

1.5 SPECIAL TERMS AND CONDITIONS

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. Frontier Development, LLC, hereinafter referred to as the "User" of this Phase I ESA report, agrees that until payment is made in full, the User shall not have a proprietary interest in this report or the information contained herein. UES shall have the absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the UES General Conditions that govern this assessment (**Appendix B**).

1.6 USER RELIANCE

This report is intended for the sole use of Frontier Development, LLC. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the subject property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and Frontier Development, LLC, dated April 26, 2018 (UES Proposal No. 1552559). A copy of the UES General Conditions is presented in **Appendix B**.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property consists of one tax parcel (ID No. 2419-602-0001-00-7), which comprises approximately 1.58 acres of land located at 5000 Okeechobee Road in Fort Pierce, Saint Lucie County, Florida 34947. The subject property is located within Section 19, Township 35 South, and Range 40 East, as referenced in the USGS topographic quadrangle maps titled “Fort Pierce NW, Florida” and “Fort Pierce, Florida” provided in **Appendix A-1**. Please refer to the Site Plan/2018 Aerial Photograph in **Appendix A-2** and the property appraiser records in **Appendix C** for additional details, including the subject property legal description.

2.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of our evaluation, the subject property was developed with a restaurant. The subject property vicinity is characterized primarily by commercial development. Refer to the Site Location Map in **Appendix A-1** and to the 2018 Aerial Photograph/Site Plan in **Appendix A-2** for additional details pertaining to the subject and surrounding properties.

2.3 CURRENT USE OF THE SITE

At the time of the site reconnaissance, the subject property was developed with a Cowboys BBQ and Steak Co. restaurant.

2.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SITE

According to the Saint Lucie County Property Appraiser records, the subject property is developed with one (1) 6,332 square foot single-story restaurant building that was constructed in 2002. The subject property is improved with an asphalt parking lot, concrete curbing, a dumpster enclosure, signs and

landscaping. The City of Fort Pierce provides potable water and sanitary sewer to the subject property. Florida Power & Light provides electrical power services. The subject property also utilizes natural gas and an onsite irrigation system.

2.5 CURRENT USES OF ADJOINING PARCELS

Currently, the parcels adjoining the subject property are used as follows:

TABLE 1
Description of Adjoining Parcels

Direction From Subject Property	Description of Current Use
North	Paved parking and drive areas, McNeil Road and a multi-tenant commercial building occupied by Tractor Supply Co., Dollar General, Storage King USA and eGo, Inc.
East	McNeil Road followed by Applebee's restaurant and undeveloped property
South	Okeechobee Road followed by Center State Bank and Bubbles Auto Wash
West	Wal-Mart Supercenter and associated paved parking and drive areas.

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

The User did not contract UES to acquire a chain-of-title for the subject property, nor was one provided to UES during this assessment. Chain-of-title records typically contain information regarding historical site ownership. Therefore, UES did not review chain-of-title information during this assessment.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide information regarding environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state or local laws.

The User did not contract UES to acquire an environmental lien or activity and use limitations search report. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

3.3 SPECIALIZED KNOWLEDGE

The User did not provide any information regarding specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the subject property.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not indicate whether the purchase price of the subject property reasonably reflects the fair market value.

3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the Saint Lucie County Property Appraiser records, the current owner of the subject property is Prickett Partners, LLLP. The subject property is currently occupied by Cowboys BBQ and Steak Co. (restaurant).

3.6 REASON FOR PERFORMING PHASE I ESA

The User indicated that the subject property is being considered for purchase and redevelopment by Frontier Development, LLC. The User is conducting the Phase I ESA as part of their due diligence in the potential acquisition of the subject property.

3.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the site, or any environmental cleanups that have taken place at the subject property.

3.8 ADDITIONAL INFORMATION

The User provided the Frontier Development Environmental Site Assessment Reporting Criteria. A copy of the completed checklist is provided in **Appendix J**.

4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. Accuracy and completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by UES for this Phase I ESA.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As a part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained a ASTM regulatory database report from Environmental Data Resources, Inc. (EDR), which is provided in **Appendix D**. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed.

Table 2 lists the approximate minimum search distances used during this assessment in review of the regulatory database, as set forth in ASTM E1527-13.

TABLE 2
Minimum Search Distances - ASTM E1527-13

Source	Search Distance
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response	0.5 mile

Source	Search Distance
Compensation and Liability Act of 1980)	
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	subject property & adjoining parcels
Federal Institutional Control/Engineering Control Registries	subject property only
Federal ERNS List (Emergency Response Notification System)	subject property only
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: State- and Tribal-equivalent NPL State- and Tribal-equivalent CERCLIS	 1.0 mile 0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	subject property & adjoining parcels
State and Tribal Institutional Control/Engineering Control Registries	subject property only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

4.1.1 Federal, State and County Records Review

According to information provided by EDR, the subject property is not listed on the Federal, State or county databases. One NPDES site, two RESP PARTY sites, one INST CONTROL facility, six AST/UST sites, six LUST facilities and three RCRA facilities are located within the ASTM minimum search distances of the subject property. A summary of information regarding the facilities located within 1,000 feet of the subject property is provided in **Table 3**. The other facilities are not considered to present recognized environmental conditions in connection with the subject property based on their distance from the subject property, lack of documented contamination, or current regulatory status. Please refer to the regulatory database report in **Appendix D** for additional details.

TABLE 3
Facilities Identified Within Minimum Search Distances

Facility	Approximate Location	Database	Evaluation of Recognized Environmental Conditions
Center State Bank – Fort Pierce Branch 5000 Okeechobee Road Fort Pierce, FL ID No. FLR10NF87	South Adjoining Property	NPDES	The south adjoining property is listed on the National Pollutant Discharge Elimination System database. The facility was issued stormwater general permit for construction in October 2013. The permit is for effluent reclaimed water or wastewater residual discharge into the environment and/or monitoring associated with construction activities. It is not related to a release of petroleum products or hazardous materials. No violations or enforcement actions are recorded. On this basis, the database listing is not considered a recognized environmental condition (REC).
Tractor Supply Company #505 4888 Okeechobee Road Fort Pierce, FL ID No. FLR000210914	East Adjoining Property	RCRA-CESQG	This facility is registered as a small quantity generator of hazardous waste. No documentation of violations or releases was available for review from the FDEP, Central District, Hazardous Waste Section. Based on the lack reported violations or releases, the potential for this facility to have adversely impacted the subject property

Facility	Approximate Location	Database	Evaluation of Recognized Environmental Conditions
			appears low. Therefore this database listing is not considered a REC.
Wal-Mart Supercenter #973 5100 Okeechobee Road Fort Pierce, FL ID No. FLR000074229 ID No. 9805778 ID No. COM_134840	West Adjoining Property	RCRA-SQG AST RESP PARTY INST CONTROL	This facility is registered as a small quantity generator of hazardous waste. According to the latest available inspection report, dated December 6, 2016, no violations were observed and the facility was found to be in compliance. This facility is also listed on the aboveground storage tank (AST) database. This Wal-Mart formerly maintained an 800-gallon AST containing waste oil. The tank was removed and replaced in March 2018 with a new 700-gallon AST for storing waste oil. This property is also listed on the Institutional Controls database. The institutional control registry includes a 1.2 acre portion of the Wal-Mart parking lot, located approximately 230 feet north of the subject property. The property was previously developed with citrus and a barn for storing fertilizer. Arsenic-impacted soils were identified in 1996 and the soils exceeding arsenic concentration of 3.6 mg/kg were excavated from the site. The remainder of the soil remained in place with an institutional control restricting digging and land use to commercial or industrial. The potential for this facility to have adversely impacted the subject property is considered low. On this basis, this facility is not considered a REC.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL ID No. 9802113	360 feet Southwest	LUST CLEANUP SITES	A petroleum product discharge was reported at this facility in August 2010. Approximately 140 cubic feet of petroleum hydrocarbon impacted pea gravel was excavated from the site. According to the December 16, 2016, Ninth Quarter Natural Attenuation Monitoring (NAM) Report, no tested petroleum constituents were identified in the groundwater in excess of the State of Florida cleanup criteria. On June 15, 2017, the FDEP issued a Site Rehabilitation Completion Order (SRCO) for the completed cleanup of the release. Based on the completed cleanup status, this facility is not considered a REC.
Shell-Okeechobee #748 4696 Okeechobee Road Fort Pierce, FL ID No. 9100149 ID No. 22190	845 feet Northeast	LUST SPILLS CLEANUP SITES	A petroleum product release was reported at this facility in September 1997. Based on the May 2016 Limited Scope Remedial Action Plan (LSRAP), the petroleum impacted groundwater is localized beneath the east end of the property. Groundwater is reported to flow in a northeasterly direction. Based on the delineated extent of contamination, the direction of groundwater flow and the distance from the subject property, this facility is not considered a REC.

In addition to reviewing the regulatory database report, UES performed reconnaissance of the subject property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. No additional petroleum storage facilities or facilities suspected to use or generate hazardous materials were observed in the near vicinity of the subject property during field reconnaissance performed by UES.

UES notes that additional facilities not discussed in Table 3 are listed in the EDR report. UES confirmed that these facilities are not located within the ASTM search distances; and therefore, regulatory records were not reviewed.

4.2 ADDITIONAL ENVIRONMENTAL RECORDS

The FDEP Ethylene Dibromide (EDB) Application Zone Delineation Map indicates EDB-impacted groundwater has not been identified in the geographical section in which the subject property is located. EDB was formerly used in citrus grove applications as a fumigant against nematodes and is a known carcinogen.

Please refer to **Appendix E** for copies of environmental reports and documents that have been summarized in Sections 4.1.1 and 4.2 of this report.

4.3 PHYSICAL SETTING SOURCES

The "Fort Pierce NW, Florida" and "Fort Pierce, Florida" USGS topographic quadrangle maps, Saint Lucie County Soil Survey, and regulatory files available regarding properties of environmental concern in the subject property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, location of the subject property, and the present environmental related conditions of adjacent and nearby properties, the potential for migration of petroleum product or hazardous waste contamination from off-site sources appears low.

4.3.1 TOPOGRAPHY

The USGS topographic quadrangle maps titled “Fort Pierce NW, Florida” and "Fort Pierce, Florida" were referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation ranging from approximately +15 to +20 feet above sea level. A copy of the USGS Quadrangle Maps is provided as **Appendix A-1** (Site Location Map).

4.3.2 SOILS/GEOLOGY

The general geology of Saint Lucie County is characterized by thick deposits of sand, silt and clay of recent marine origin overlying the Miocene age Hawthorn Group. The Hawthorn Group is comprised of interbedded layers of clay, clayey sand, sandy clay and phosphatic carbonates. The Tertiary age carbonate beds which underlie the Hawthorn dip east beneath a sequence of younger sediments.

According to the United States Department of Agriculture, Soil Conservation Service, Saint Lucie County Soil Survey, the majority of surficial soils in the vicinity of the subject property are classified as Wabasso sand (0 to 2 percent slopes). These soils are poorly drained.

4.3.3 HYDROGEOLOGY

The general hydrogeology of Saint Lucie County includes an unconfined surficial aquifer separated from the Floridan aquifer by the Hawthorn Group. The surficial aquifer is recharged by rainfall and can yield small to moderate amounts of water to small diameter wells. The Floridan aquifer may reach 2,000 feet in thickness and is the primary source of the public water supply. Based upon findings from nearby subsurface assessments in the vicinity of the subject property, the direction of shallow groundwater flow is likely to the northeast in the vicinity of the subject property.

4.3.4 VAPOR MIGRATION

Vapor migration refers to the movement of *hazardous substances* or *petroleum products* vapor in the subsurface. A vapor encroachment condition is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater or both either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-15. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in **Table 4**.

TABLE 4
Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-15)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal CERCLIS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent CERCLIS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

Based on our regulatory records review detailed in Section 4.1.1, no facilities with documented contamination are located within the Area of Concern; and therefore, no potential vapor encroachment conditions were identified.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND SURROUNDING AREA

UES reviewed aerial photographs and property records to determine the historical use of the subject property. The subject property appeared to be partially developed for agricultural use as a citrus grove from at least the early 1940s until it was cleared circa 1999. In 2002, the subject property was developed with the existing restaurant and associated paved parking and drive areas. No significant changes were observed to the subject property from 2004 to present day (2018). The adjoining properties were historically undeveloped or developed for agricultural or residential use prior to current construction.

Typically, historical citrus grove operations included the use of pesticides, herbicides and fertilizers which may contain hazardous materials. Arsenic compounds may also have been utilized. Proper storage, handling and application of approved chemicals do not constitute a REC as these applications are appropriate for the agricultural land use. Improper or long-term applications of agricultural chemicals including arsenic have been shown, at times, to leave these compounds in the soil at elevated concentrations. UES did not find any indications through the historical research completed for this Phase I ESA that areas of potentially concentrated occurrences of agricultural agents (such as storage locations, mixing/preparation areas, etc.) existed on the subject property. Further, it is UES' opinion that shallow soils on the subject property have likely been disturbed by removal of the groves and re-development of it in the early 1970s to the extent that these compounds, if present and used properly, would be distributed throughout the surficial soil matrix at concentrations below FDEP commercial and residential maximum direct exposure levels.

4.4.1 AERIAL PHOTOGRAPH REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, a series of aerial photographs was reviewed. The aerial photographs provide a progressive overview of the subject property and adjoining properties between 1944 and 2018. UES reviewed aerial photographs available from EDR and Google Earth Pro. The Site Plan/2018 Aerial Photograph is available for review in **Appendix A-2**. Descriptions of UES observations are outlined in **Table 5**. Copies of the aerial photographs provided by EDR are presented in **Appendix F**.

TABLE 5
Summary of Aerial Photographs Observations

Photograph Date	Photograph Quality	Remarks
1944	Fair	The western half of the subject property and the adjoining properties to the west and south appear to be developed for agricultural use as citrus groves. A dirt road traverses the subject property and north adjoining property. The remaining portions of the subject property appear as vacant, undeveloped land. Residential development is visible on the south adjoining property and agricultural structures are visible to the north. Okeechobee Road adjoins the subject property to the south.

Photograph Date	Photograph Quality	Remarks
1950	Poor	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.
1958	Fair	A pond appears on the south adjoining property.
1969	Good	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.
1970	Fair	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.
1980	Good	The pond previously observed on the south adjoining property is no longer visible.
1992	Good	The north adjoining property is developed with the existing multi-tenant commercial structure. The east adjoining property has been cleared for future development. The residence previously observed on the south adjoining property is no longer visible. McNeil Road adjoins the subject property to the east.
1994	Fair	The east adjoining property is developed with the existing restaurant structure.
1999	Fair	The subject property appears to be cleared for future development. The west adjoining property is developed with the existing Wal-Mart and associated paved parking and drive areas. Soil disturbance is visible on the south adjoining properties.
2004	Fair	The subject property is developed with the existing restaurant building. The south adjoining property is developed with the existing car wash structure. The existing nearby gas station is visible to the southeast.
2007	Good	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.
2010	Good	Soil disturbance in visible on the south adjoining property.
2012, 2013	Good	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.
2017	Good	The south adjoining property is developed with the existing bank building.
2018	Good	No significant changes were observed to the subject property and adjoining properties since the previous aerial photograph.

4.4.2 Property Ownership Records

According to the Saint Lucie County Property Appraiser reports, the current owner of the subject property is Prickett Partners LLLP. It appears that Prickett Partners LLLP has owned the subject property since 2003.

The User did not contract UES to acquire a chain-of-title report for the subject property, which typically contains information regarding historical site ownership.

4.4.3 Fire Insurance Map Review

Fire insurance maps generated by the Sanborn® Map Company were not available for this property. A copy of the no coverage letter is included in **Appendix G**.

4.4.4 City Directory Review

Historical street directories were not reviewed by UES. The site history was ascertained through the review of aerial photographs and property appraiser records.

4.4.5 LAND USE RECORDS

According to the Saint Lucie County Property Appraiser records, Use Code for the subject property is 2100 – Restaurants, Cafeterias.

4.4.6 OTHER HISTORICAL SOURCES

No other historical sources were reviewed in preparation of this Phase I ESA.

5.0 INFORMATION FROM SITE RECONNAISSANCE

On July 25, 2018, a site reconnaissance of the subject property was completed by Ms. Megan deArrigoitia, E.I. of UES. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

5.1 METHODOLOGY

The reconnaissance included walking the accessible portions of the subject property and the site perimeter. This visual observation of the subject property focused primarily on its surface features. Property use and significant features are indicated on the 2018 Aerial Photograph/Site Plan contained in **Appendix A-2**. Representative site photographs are included in **Appendix I**.

5.2 GENERAL SITE SETTING

The general site setting is characterized by primarily by mixed commercial development. The subject property is currently occupied by a Cowboys BBQ & Steak Co. restaurant.

5.3 SITE OBSERVATIONS

Site features observed, encountered, or suspected during our site visit are summarized in **Table 6** and discussed in the following sections.

TABLE 6
Site Reconnaissance Summary

Report Section	Section Information/Detail	Observed or Encountered		
		Yes	No	Suspect
5.3.1	Limiting Conditions		✓	
5.3.2	Floor Drains	✓		
5.3.3	Buildings	✓		
5.3.4	Heating And Cooling Sources	✓		
5.3.5	Drinking Water Source	✓		
5.3.6	Wastewater Discharge Source	✓		
5.3.7	Current Tenant Operations	✓		

Report Section	Section Information/Detail	Observed or Encountered		
		Yes	No	Suspect
5.3.8	Past Tenant Operations		✓	
5.3.9	Polychlorinated Biphenyls			✓
5.3.10	Hazardous Substances and Petroleum Products	✓		
5.3.11	Storage Tanks		✓	
5.3.12	Odors		✓	
5.3.13	Pools Of Liquids		✓	
5.3.14	Drums And Containers	✓		
5.3.15	Unidentified Substance Containers	✓		
5.3.16	Stains Or Corrosion On Floors, Walls Or Ceilings	✓		
5.3.17	Sumps		✓	
5.3.18	Pits, Ponds Or Lagoons		✓	
5.3.19	Stained Soil Or Pavement	✓		
5.3.20	Stressed Vegetation		✓	
5.3.21	Wells		✓	
5.3.22	Adjacent and Nearby Properties of Concern	✓		
5.3.23	Solid Waste, Construction Debris and/or Imported Soil Stockpile		✓	
5.2.24	Additional Notable Site Features	✓		

5.3.1 Limiting Conditions

Limiting conditions were not encountered during the site reconnaissance.

5.3.2 Floor Drains

Floor drains were observed in the kitchen, bar and bathrooms of the onsite building.

5.3.3 Buildings

The subject property is developed with one (1) single-story restaurant building consisting of approximately 6,332 gross square feet. The onsite building was constructed in 2002.

5.3.4 Heating and Cooling Sources

The interior of the building is heated and cooled with a central heating, ventilation and air conditioning (HVAC) system. The HVAC system is fueled by electricity.

5.3.5 Drinking Water Source

Potable water services are provided by the City of Fort Pierce.

5.3.6 Wastewater Discharge Source

Sanitary sewer services are provided by the City of Fort Pierce.

5.3.7 Current Tenant Operations

The subject property operates as a restaurant and bar.

5.3.8 Past Tenant Operations

UES did not observe evidence of past tenant operations at the subject property during the site reconnaissance.

5.3.9 Polychlorinated Biphenyls

Two (2) pole-mounted electrical transformers that may contain PCBs were observed near the southeast corner of the subject property. No physical indications of a release were observed in connection with the transformers.

A pad-mounted electrical transformer was observed near the northwest corner of the onsite building. The pad-mounted transformer was labeled 'NO PCB'.

5.3.10 Hazardous Substances and Petroleum Products

Small quantities of paints, paint thinner and wood stain were observed in the kitchen area of the onsite building. No evidence of releases or discharges to the interior floors was identified in connection with the observed chemicals.

5.3.11 Storage Tanks

No storage tanks were observed by UES during the site reconnaissance.

5.3.12 Odors

No unusual odors were noted by UES during the site reconnaissance.

5.3.13 Pools Of Liquids

No pools of liquid were observed by UES during the site reconnaissance.

5.3.14 Drums and Containers

Two (2) 55-gallon drums and three (3) metal trash cans with lids were observed along the north wall of the onsite building near the grease traps. The containers were not labeled but were suspected to contain spent cooking oil. Dark staining was observed on and around the drums and cans.

5.3.15 Unidentified Substance Containers

Two (2) 55-gallon drums and three (3) metal trash cans with lids were observed along the north wall of the onsite building near the grease traps. The containers were not labeled but were suspected to contain spent cooking oil. Dark staining was observed on and around the drums and cans.

5.3.16 Stains Or Corrosion on Floors, Walls or Ceilings

Stains were observed on some of the walls, floors and ceiling tiles located in the kitchen area of the onsite building. Stains were also noted on the floors and walls in the bar area. UES also noted corrosion on the walls near the entry to the kitchen. The stains/corrosion appeared surficial.

5.3.17 Sumps

UES did not observe the presence of any sumps at the subject property during the site reconnaissance.

5.3.18 Pits, Ponds or Lagoons

UES did not observe pits, ponds or lagoons at the subject property.

5.3.19 Stained Soil or Pavement

Dark staining was observed on the concrete pavement surrounding the grease traps and mop sink located on the north side of the onsite building. Staining originated from this area was observed trailing through the parking lot to an onsite stormwater drain.

5.3.20 Stressed Vegetation

UES did not observe stressed vegetation at the subject property during the site reconnaissance.

5.3.21 Wells

UES did not observe the presence of wells at the subject property during the site reconnaissance.

5.3.22 Adjacent and Nearby Properties of Concern

Gas stations are located in the near vicinity of the subject property. Based on the regulatory review, detailed in Section 4.0, the potential for these facilities to have adversely impacted the subject property is considered low.

5.3.23 Solid Waste, Construction Debris and/or Imported Soil Stockpiles

UES did not observe evidence of significant solid waste, construction debris or imported soil stockpiles at the subject property during the site reconnaissance.

5.3.24 Additional Notable Site Features

Grease traps and a mop sink were observed on the north side of the onsite building. No additional notable site features were identified during this assessment.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

UES interviewed Mr. John R. Prickett Jr. of Prickett Partners, LLLP. Mr. Prickett indicated that Prickett Partners, LLLP purchased the property in December 2001. He is not aware of any USTs, ASTs or any other storage or use of petroleum products or hazardous materials at the subject property. He is not aware of any environmental cleanups that have taken place at the subject property. He is not aware of any environmental liens or activity and use limitations on the subject property that are filed or recorded under Federal, Tribal, State or local laws. Mr. Prickett indicated that the City of Fort Pierce provided potable water and sanitary sewer services to the subject property. Interview documentation is included in **Appendix J**.

6.2 INTERVIEW WITH SITE MANAGER

A key site manager was not identified by the owner in connection with the subject property.

6.3 INTERVIEWS WITH OCCUPANTS

UES did not interview a Cowboys BBQ & Steak Co. representative.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

UES attempted to contact the Saint Lucie County Fire Department for information pertaining to the subject property. No response was received by the time of report completion.

6.5 INTERVIEW WITH USER

A completed User Interview Questionnaire was not provided to UES. A blank copy of the User Interview Questionnaire is included in **Appendix J**.

6.6 INTERVIEW WITH OTHERS

No other interviews were conducted in preparation of this Phase I ESA.

7.0 FINDINGS AND OPINIONS

Based on UES' field observations, historical research, interview and public records review conducted in accordance with ASTM format E1527-13, the findings and opinions of this Phase I ESA are as follows:

1. Aerial photographs and property records were reviewed by UES to determine the historical use of the subject property. The subject property appeared to be partially developed for agricultural use as a citrus grove from at least the early 1940s until it was cleared circa 1999. In 2002, the subject property was developed with the existing restaurant and associated paved parking and drive areas. No significant changes were observed to the subject property from 2004 to present day (2018). The adjoining properties were historically undeveloped or developed for agricultural or residential use prior to current construction.

Typically, historical citrus grove operations included the use of pesticides, herbicides and fertilizers which may contain hazardous materials. Arsenic compounds may also have been utilized. Proper storage, handling and application of approved chemicals do not constitute a REC as these applications are appropriate for the agricultural land use. Improper or long-term applications of agricultural chemicals including arsenic have been shown, at times, to leave these compounds in the soil at elevated concentrations. UES did not find any indications through the historical research completed for this Phase I ESA that areas of potentially concentrated occurrences of agricultural agents (such as storage locations, mixing/preparation areas, etc.) existed on the subject property. Further, it is UES' opinion that shallow soils on the subject property have likely been disturbed by removal of the groves and re-development of it in the early 1970s to the extent that these compounds, if present and used properly, would be distributed throughout the surficial soil matrix at concentrations below FDEP commercial and residential maximum direct exposure levels.

2. The following business environmental risk (BER) was identified in connection with the subject property:

    - During the site reconnaissance, dark staining was observed on the concrete pavement surrounding the grease traps and mop sink located on the north side of the onsite building. Staining originated from this area was observed trailing through the parking lot to an onsite stormwater drain. This is a possible violation of the Clean Water Act and could result in a fine if discovered by the appropriate regulatory agencies.

8.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at 5000 Okeechobee Road in Fort Pierce, Saint Lucie County, Florida 34947. Any exceptions to or deletions from this practice are described in Sections 1.2, 1.3, and 1.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. However, a business environmental risk was identified in connection with the subject property as described in the report.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the site.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

9.0 DEVIATIONS

UES prepared this Phase I ESA in compliance with ASTM E1527-13.

10.0 ADDITIONAL SERVICES

10.1 ASBESTOS-CONTAINING MATERIALS

Three forms of asbestos containing materials (ACMs) are typically found in buildings: (1) sprayed on or troweled on surfacing materials; (2) thermal system insulation on pipes, boilers, and duct work; and (3) miscellaneous materials such as drywall & joint compound, ceiling tile, vinyl floor tiles & related mastic, vinyl baseboards & mastic, carpet & adhesive and floor tile. Federal regulations banned the use of friable (material that can be crumbled by hand pressure when dry) ACM in the early 1980's. However, Category I non friable ACM (including but not limited to resilient floor covering, mastics, gaskets and asphalt roofing products) and Category II non-friable ACM (including but not limited to cement board, drywall and joint compounds) were not banned and are still used.

The OSHA construction standard (CFR 1926.1101) contains specific training, work practices, procedures, engineering controls, notifications, permissible exposure limits, personal protection, record keeping and a multitude of other requirements for the demolition, renovation, construction, alterations, repair, maintenance of structures, substrates or portions thereof that contain asbestos. There are federal and state statutes and regulations which govern the abatement and disposal of ACMs. The renovation or demolition of buildings and roofs containing ACMs is regulated under the NESHAP statute. Renovation or demolition activities in buildings and on roofs that contain ACM or presumed asbestos containing material are regulated under the OSHA Asbestos Construction Standard (CFR 1926.1101). The Controlling Agency should be contacted regarding the proper disposition of ACMs prior to renovation or demolition activities.

The suspect ACMs (ceiling tile, drywall system, joint compounds and mastics) appeared in good condition the day of the site reconnaissance.

10.2 LEAD-BASED PAINT

Lead-based paint (LBP) was banned for residential use in the United States in 1978 by the United States Consumer Product Safety Commission. LBP, as defined by the United States Department of Housing and Urban Development, is dried paint film with a lead concentration equal to or greater than 1.0 mg/cm^2 (milligrams of lead per square centimeter) when measured by a portable X-Ray Fluorescence (XRF) Lead Paint Analyzer, or a lead concentration of 5,000 parts per million (ppm) when analyzed by an American Industrial Hygiene Association (AIHA) Environmental Lead Laboratory (ELLAP), or 0.5 percent by weight when analyzed by an AIHA/ELLAP laboratory.

LBP activities are governed by various regulations and guidelines. The regulations and guidelines are focused on the protection of building occupants, protection of the environment, disposal procedures, and worker protection. The disturbance of LBP coatings is regulated by the OSHA, which regulates the disturbance of the materials with any lead content. The demolition of buildings is regulated under the

National Emissions Standards for Hazardous Air pollutants (NESHAP) statute for general dust control. The disposal of waste materials containing lead from renovation, abatement, and/or demolition is regulated by the Resources Conservation and Recovery Act (RCRA). Components that appear painted, glazed, shellacked, varnished, and/or stained are potential indicators of the possible presence of LBP. In 1978 federal regulations banned the residential and commercial use of lead based paints. However, the industrial use of LBP was allowed to continue.

Based on the age of the buildings (constructed after 1978), the potential that lead based paint was used on the building appears to be low.

10.3 WETLANDS

UES reviewed the United States Fish and Wildlife Service National Wetland Inventory map to determine if the subject property maintains a wetland on-site. According to the map, no wetlands are present on the subject property. This map is provided in **Appendix E**.

10.4 MOLD

A limited visual survey for mold was conducted during the site visit. The temperature and relative humidity of the building interior was perceived to be normal however this condition could change if any water intrusion were to occur. No evidence of mold was observed in the readily observable areas during the site visit.

10.5 POTENTIAL FOR CULTURAL & HISTORICAL RESOURCES/ECOLOGICAL RESOURCE ISSUE(S)

Based on our database review, site visit and aerial photograph review, there does not appear to be a potential for cultural, historical or ecological issues in connection with the subject property.

11.0 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix K**.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Ms. Megan deArrigoitia, E.I., Project Manager, and reviewed by Mr. Richard E. Hoaglin, P.E., Regional Manager, both employees of Universal Engineering Sciences, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix L**.

APPENDIX A

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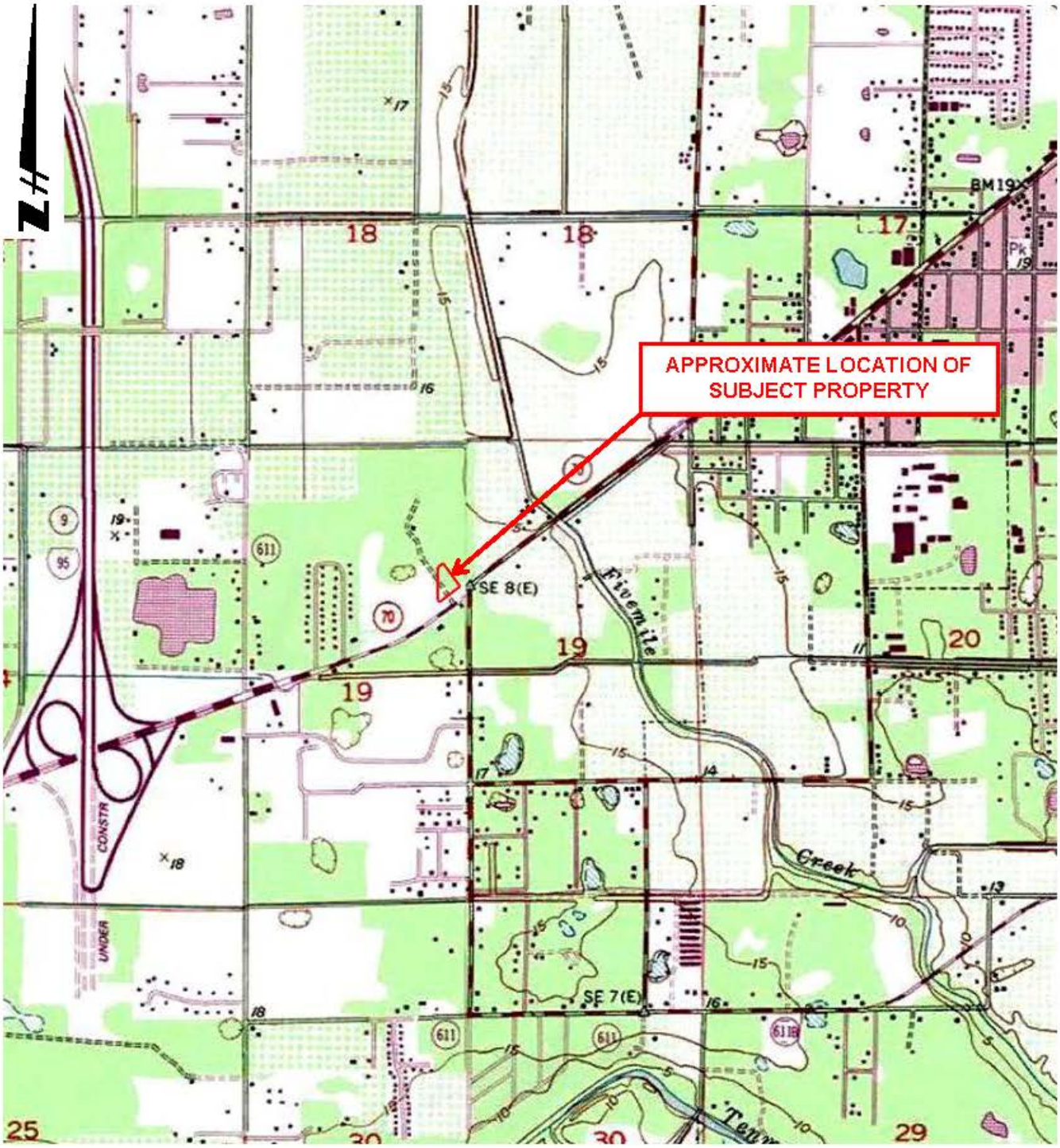


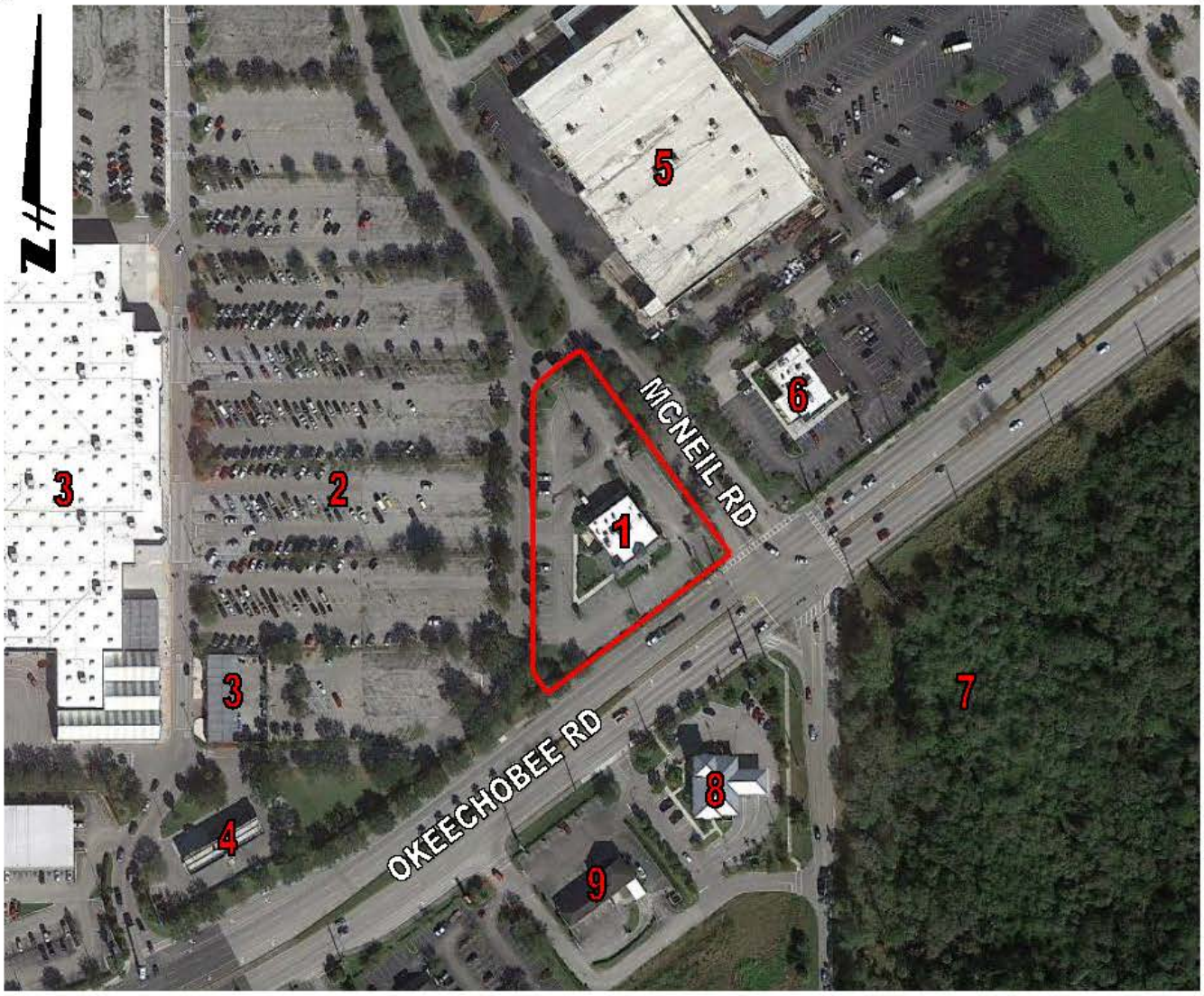
IMAGE SOURCE: USGS QUADRANGLE MAPS OF "FORT PIERCE NW, FLORIDA" AND "FORT PIERCE, FL".

UNIVERSAL ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
5000 OKEECHOBEE ROAD
FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

SITE LOCATION MAP

DRAWN BY: MD	DATE: JULY 2018	CHECKED BY: RH	DATE: JULY 2018
SCALE: Not Available	PROJECT NO: 0340.1800066.0000	REPORT NO: 1589461	PAGE NO: A-1



LEGEND

- ☐ - Subject Property
- 1 - Cowboys BBQ & Steak Co.
- 2 - Wal-Mart Parking Lot
- 3 - Wal-Mart Supercenter
- 4 - Murphy's USA (gas station)
- 5 - Multi-tenant Commercial (retail/storage)
- 6 - Applebee's Restaurant
- 7 - Undeveloped/Vacant Property
- 8 - Center State Bank
- 9 - Bubbles Auto Wash

AERIAL PHOTO SOURCE: GOOGLE EARTH PRO

UNIVERSAL ENGINEERING SCIENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
5000 OKEECHOBEE ROAD
FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

SITE PLAN/2018 AERIAL PHOTOGRAPH

DRAWN BY: MD	DATE: JULY 2018	CHECKED BY: RH	DATE: JULY 2018
SCALE: Not Available	PROJECT NO: 0340.1800066.0000	REPORT NO: 1589461	PAGE NO: **A-2**

APPENDIX B

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Universal Engineering Sciences, Inc.
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES

1.1 *Universal Engineering Sciences, Inc.*, ("UES"), has the responsibility for providing the services described under the Scope of Services section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner. The term "UES" as used herein includes all of *Universal Engineering Sciences, Inc's* agents, employees, professional staff, and subcontractors.

1.2 The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

1.3 The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties.

1.4 **PURSUANT TO FLORIDA STATUTES §558.0035, ANY INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

SECTION 2: STANDARD OF CARE

2.1 Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made.

2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

2.3 Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the services are to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

2.4 Should UES be retained to provide threshold inspection services under Florida Statutes §553.79, Client acknowledges that UES's services thereunder do not constitute a guarantee that the construction in question has been properly designed or constructed, and UES's services do not replace any of the obligations or liabilities associated with any architect, contractor, or structural engineer. Therefore it is explicitly agreed that the Client will not hold UES responsible for the proper performance of service by any architect, contractor, structural engineer or any other entity associated with the project.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Soil or water samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 UES will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

SECTION 5: BILLING AND PAYMENT

5.1 UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP AND USE OF DOCUMENTS

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

6.4 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other party or used or relied upon by any such party without the express written consent of UES.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. UES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. UES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 UES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold UES harmless for any and all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Client agrees that UES's liability for any damage on account of any breach of contract, error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $400.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SECTION 9: INSURANCE

9.1 UES represents and warrants that it and its agents, staff and consultants employed by it, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save UES harmless for loss, damage or liability arising from acts by Client, Client's agent, staff, and other UESs employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to alternative dispute resolution (ADR) such as mediation or arbitration, before and as a condition precedent to other remedies provided by law, including the commencement of litigation.

10.2 If a dispute arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:

(a) the claim will be brought and tried in judicial jurisdiction of the court of the county where UES's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and

(b) The prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses.

11.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor UES may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other party.

SECTION 13. GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these Terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

SECTION 14. INTEGRATION CLAUSE

14.1 This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.

14.2 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

APPENDIX C

UNIVERSAL
ENGINEERING SCIENCES

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

Property Identification

Site Address: 5000 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Map ID: 24/19N
Zoning: C3

Parcel ID: 2419-602-0001-000-7
Account #: 140081
Use Type: 2100
Jurisdiction: Fort Pierce

Ownership

Prickett Partners LLLP

PO Box 1599
Eustis, FL 32727

Legal Description

WAL-MART AT FORT PIERCE TRACT A (1.58 AC) (OR 1737-1120 THRU 1128)



Current Values

Just/Market Value:	$876,800
Assessed Value:	$868,054
Exemptions:	$0
Taxable Value:	$868,054

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

Total Areas

Finished/Under Air (SF):	4,964
Gross Area (SF):	6,332
Land Size (acres):	1.58
Land Size (SF):	68,824.8

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2003	1737 / 1128	XX04	WD	Prickett Partners, LLLP,	$100
Jun 10, 2003	1737 / 1124	XX04	WD	Prickett Jr,John R (TR)	$100
Jun 10, 2003	1737 / 1120	XX04	WD	Prickett Jr,John R	$100
Aug 8, 2001	1444 / 2691	XX01	SP	Wal-Mart Stores East Inc,	$275,000
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 4,964 SF

Gross Total Area: 6,332 SF

Exterior Data

View:
Building Type: REST
Grade: Y_B
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2002
Effective Year: 2002
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Conc Block
Secondary Wall:

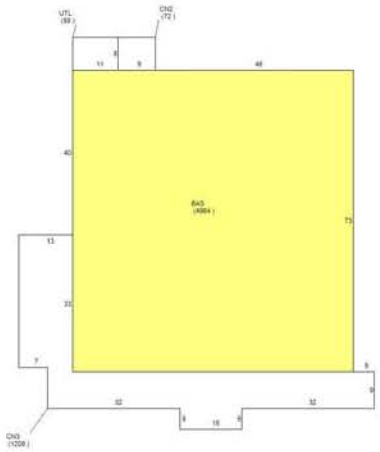
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4964	4964	282
CN2	CANOPY	72	0	34
CN3	CANOPY	1208	0	266
UTL	UTILITY ROOM	88	0	38

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 4'	1	55	2002
CEMENT CURB	1	1681	2002
CHAINLINK 6'	1	61	2002
SINGLE LIGHT	1	5	2002
CONCRETE LOW	1	1514	2002
WOOD FEN 8'	1	20	2002
ASP2 LOW	1	39937	2002
CBSWall8"Blk	1	50	2014

Current Year Values

Current Values Breakdown

Building:	$259,500
Land:	$617,300
Just/Market:	$876,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$8,746
Assessed:	$868,054
Exemption(s):	$0
Taxable:	$868,054

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	22.5	Fort Pierce Stormwater Charge	$1,215.00
2014	0054	1.58	North St. Lucie Water Management District	$26.07

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	$876,800	$868,054	$0	$868,054
2016	$876,800	$789,140	$0	$789,140
2015	$717,400	$717,400	$0	$717,400

Permits

Number	Issue Date	Description	Amount	Fee
F02-240	Mar 26, 2002	Unknown	$2,400	$50
F02-0240	Apr 16, 2002	Unknown	$0	$50
F02-0240	Jun 19, 2002		$750,000	$5,425
FSP2002-4	Aug 27, 2002	Sprinkler System	$0	$75
FE2002-46	Oct 31, 2002	Fence	$1,500	$100
EXH2002-5	Oct 9, 2002	Alterations/Remodeling	$2,000	$75
PV2002-5	Oct 8, 2002	Alterations/Remodeling	$18,370	$309
FE2004222	Jan 6, 2005	Fence	$2,760	$178
RF20051700	Apr 20, 2005	Roof	$2,000	$320
BP09-284	Mar 18, 2009	Alterations/Remodeling	$4,000	$285
BP09-332	Mar 25, 2009	Alterations/Remodeling	$1,500	$85
BP-092455	Jan 7, 2010	Alterations/Remodeling	$1,400	$75
BP09-2426	Dec 31, 2009	Alterations/Remodeling	$1,200	$75
BP09-2292	Dec 14, 2009	Alterations/Remodeling	$2,200	$75
BP09-2454	Jan 7, 2010	Alterations/Remodeling	$1,800	$75
BP11-1214	Jun 28, 2011	Air Conditioning Only	$5,800	$162
BP11-1141	Jun 15, 2011	Plumbing	$2,300	$155
BP11-1151	Jun 16, 2011	Plumbing	$600	$155
BP12-1153	Jun 20, 2012	Air Conditioning Only	$6,000	$154
BP14-1242	Jun 26, 2014	Enclosure	$7,000	$80
BP14-2149	Aug 11, 2014	Air Conditioning Only	$6,250	$155
BP16-1694	Jun 17, 2016	Re Roof Permit	$36,000	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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ENVIRONMENTAL LIEN SEARCH REPORT UNAVAILABLE

APPENDIX D

UNIVERSAL
ENGINEERING SCIENCES

Existing Restaurant Building
5000 Okeechobee Road
Fort Pierce, FL 34947

Inquiry Number: 5358388.2s
July 11, 2018

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). 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), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5000 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

COORDINATES

Latitude (North):	27.4211880 - 27° 25' 16.27"
Longitude (West):	80.3755070 - 80° 22' 31.82"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	561728.6
UTM Y (Meters):	3033073.0
Elevation:	14 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656799 FORT PIERCE NW, FL
Version Date:	2012
East Map:	5656797 FORT PIERCE, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5000 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CENTER STATE BANK -	5000 OKEECHOBEE RD	NPDES		TP
A2	CENTER STATE BANK -	5000 OKEECHOBEE RD	FINDS, ECHO		TP
3	TRACTOR SUPPLY COMPA	4888 OKEECHOBEE RD	RCRA-CESQG	Higher	326, 0.062, ENE
B4	MURPHY OIL USA INC	5110 OKEECHOBEE RD 5	EDR Hist Auto	Higher	450, 0.085, SW
B5	MURPHY USA #5709	5110 OKEECHOBEE RD	LUST, UST, CLEANUP SITES, DWM CONTAM, Financial...	Higher	450, 0.085, SW
B6	HESS CORPORATION #09	4696 OKEECHOBEE RD	RCRA-CESQG, FINDS, ECHO	Higher	464, 0.088, SW
B7	SHELL-OKEECHOBEE #74	4696 OKEECHOBEE RD	LUST, UST, SPILLS, CLEANUP SITES, DWM CONTAM,...	Higher	464, 0.088, SW
C8	WAL-MART SUPERCENTER	5100 OKEECHOBEE RD	INST CONTROL, Financial Assurance	Higher	626, 0.119, West
C9	WAL-MART SUPERCENTER	5100 OKEECHOBEE RD	AST	Higher	626, 0.119, West
C10	WAL-MART SUPERCENTER	5100 OKEECHOBEE RD	RCRA-SQG, FINDS, ECHO	Higher	626, 0.119, West
C11	WALMART #973 MCCLINT	OKEECHOBEE RD. & MCN	RESP PARTY	Higher	658, 0.125, West
12	SUNOCO STATION	5151 OKEECHOBEE RD	UST, Financial Assurance	Higher	722, 0.137, SSW
13	BECKER INDIAN RIVER	4710 OKEECHOBEE RD	UST	Lower	789, 0.149, ENE
14	FINA-CURT'S	5403 OKEECHOBEE RD	LUST, UST	Higher	1289, 0.244, SW
15	FIRESTONE #1857-0043	4160 OKEECHOBEE RD	LUST, UST, AST	Lower	1873, 0.355, NE
16	SEARS ROEBUCK & CO #	4204 OKEECHOBEE RD	LUST, UST	Lower	2047, 0.388, NE
D17	CLARK WILLIAMS TRANS	JENKINS ROAD & OKEEC	RESP PARTY	Higher	2270, 0.430, SW
D18	WAWA FOOD MARKET #52	5575 OKEECHOBEE RD	LUST, UST, NPDES	Higher	2271, 0.430, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CENTER STATE BANK - 5000 OKEECHOBEE RD FORT PIERCE, FL	NPDES Status: A Facility ID: FLR10NF87	N/A
CENTER STATE BANK - 5000 OKEECHOBEE RD FORT PIERCE, FL 34947	FINDS Registry ID:: 110056346654 ECHO Registry ID: 110056346654	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the 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

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

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

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
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

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
FI 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	Oil and Hazardous Materials Incidents
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
Financial Assurance ---------- Financial Assurance Information Listing
FL Cattle Dip. Vats ---------- Cattle Dipping Vats
SITE INV SITES ---------- Site Investigation Section Sites Listing
TIER 2 ---------- Tier 2 Facility Listing
UIC ---------- Underground Injection Wells Database Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
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.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: 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.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WAL-MART SUPERCENTER	***5100 OKEECHOBEE RD***	***W 0 - 1/8 (0.119 mi.)***	***C10***	***38***

RCRA-CESQG: 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.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TRACTOR SUPPLY COMPA	4888 OKEECHOBEE RD	ENE 0 - 1/8 (0.062 mi.)	3	9
HESS CORPORATION #09	***4696 OKEECHOBEE RD***	***SW 0 - 1/8 (0.088 mi.)***	***B6***	***20***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 04/09/2018 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURPHY USA #5709	***5110 OKEECHOBEE RD***	***SW 0 - 1/8 (0.085 mi.)***	***B5***	***11***
Discharge Cleanup Status: VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED				
Facility Status: OPEN				
Facility-Site Id: 9802113				
SHELL-OKEECHOBEE #74	***4696 OKEECHOBEE RD***	***SW 0 - 1/8 (0.088 mi.)***	***B7***	***23***
Discharge Cleanup Status: RA - RA ONGOING				
Facility Status: OPEN				
Facility-Site Id: 9100149				
FINA-CURT'S	***5403 OKEECHOBEE RD***	***SW 1/8 - 1/4 (0.244 mi.)***	***14***	***53***
Discharge Cleanup Status: SRCR - SRCR COMPLETE				
Facility Status: CLOSED				
Facility-Site Id: 8516105				
WAWA FOOD MARKET #52	***5575 OKEECHOBEE RD***	***SW 1/4 - 1/2 (0.430 mi.)***	***D18***	***63***
Discharge Cleanup Status: NFA - NFA COMPLETE				
Facility Status: OPEN				

Facility-Site Id: 9802263

Lower Elevation	Address	Direction / Distance	Map ID	Page
FIRESTONE #1857-0043	***4160 OKEECHOBEE RD***	***NE 1/4 - 1/2 (0.355 mi.)***	***15***	***56***
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Facility Status: OPEN Facility-Site Id: 8631007				
SEARS ROEBUCK & CO #	***4204 OKEECHOBEE RD***	***NE 1/4 - 1/2 (0.388 mi.)***	***16***	***59***
Discharge Cleanup Status: SRCR - SRCR COMPLETE Facility Status: CLOSED Facility-Site Id: 8519251				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURPHY USA #5709	***5110 OKEECHOBEE RD***	***SW 0 - 1/8 (0.085 mi.)***	***B5***	***11***
Database: UST, Date of Government Version: 04/09/2018 Tank Status: U Facility-Site Id: 9802113 Facility Status: OPEN				
SHELL-OKEECHOBEE #74	***4696 OKEECHOBEE RD***	***SW 0 - 1/8 (0.088 mi.)***	***B7***	***23***
Database: UST, Date of Government Version: 04/09/2018 Tank Status: U Facility-Site Id: 9100149 Facility Status: OPEN				
SUNOCO STATION	***5151 OKEECHOBEE RD***	***SSW 1/8 - 1/4 (0.137 mi.)***	***12***	***46***
Database: UST, Date of Government Version: 04/09/2018 Tank Status: U Facility-Site Id: 9804396 Facility Status: OPEN				
FINA-CURT'S	***5403 OKEECHOBEE RD***	***SW 1/8 - 1/4 (0.244 mi.)***	***14***	***53***
Database: UST, Date of Government Version: 04/09/2018 Tank Status: B Facility-Site Id: 8516105 Facility Status: CLOSED				

Lower Elevation	Address	Direction / Distance	Map ID	Page
BECKER INDIAN RIVER	4710 OKEECHOBEE RD	ENE 1/8 - 1/4 (0.149 mi.)	13	52
Database: UST, Date of Government Version: 04/09/2018 Tank Status: B Facility-Site Id: 8732751				

Facility Status: CLOSED

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WAL-MART SUPERCENTER	5100 OKEECHOBEE RD	W 0 - 1/8 (0.119 mi.)	C9	36
Database: AST, Date of Government Version: 04/09/2018				
Facility-Site Id: 9805778				
Facility Status: OPEN				
Facility Status: OPEN				

State and tribal institutional control / engineering control registries

INST CONTROL: The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

A review of the INST CONTROL list, as provided by EDR, and dated 04/02/2018 has revealed that there is 1 INST CONTROL site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WAL-MART SUPERCENTER	***5100 OKEECHOBEE RD***	***W 0 - 1/8 (0.119 mi.)***	***C8***	***34***
Facility-Site Id: COM_134840				

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

DWM CONTAM: 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).

A review of the DWM CONTAM list, as provided by EDR, and dated 09/30/2017 has revealed that there are 2 DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURPHY USA #5709	***5110 OKEECHOBEE RD***	***SW 0 - 1/8 (0.085 mi.)***	***B5***	***11***
Program Site Id: 9802113				
SHELL-OKEECHOBEE #74	***4696 OKEECHOBEE RD***	***SW 0 - 1/8 (0.088 mi.)***	***B7***	***23***
Program Site Id: 9100149				

RESP PARTY: Open, inactive and closed responsible party sites

A review of the RESP PARTY list, as provided by EDR, and dated 04/02/2018 has revealed that there are 2 RESP PARTY sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART #973 MCCLINT Site Status: CLOSED	OKEECHOBEE RD. & MCN	W 0 - 1/8 (0.125 mi.)	C11	45
CLARK WILLIAMS TRANS Site Status: CLOSED	JENKINS ROAD & OKEEC	SW 1/4 - 1/2 (0.430 mi.)	D17	62

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: 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.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MURPHY OIL USA INC	5110 OKEECHOBEE RD 5	SW 0 - 1/8 (0.085 mi.)	B4	11

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5358388.2S



- 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
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 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: Existing Restaurant Building	CLIENT: Universal Engineering Sciences
ADDRESS: 5000 Okeechobee Road Fort Pierce FL 34947	CONTACT: Ronald Ausburn
LAT/LONG: 27.421188 / 80.375507	INQUIRY #: 5358388.2s DATE: July 11, 2018 3:49 pm

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DETAIL MAP - 5358388.2S



- 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
- 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: Existing Restaurant Building	CLIENT: Universal Engineering Sciences
ADDRESS: 5000 Okeechobee Road Fort Pierce FL 34947	CONTACT: Ronald Ausburn
LAT/LONG: 27.421188 / 80.375507	INQUIRY #: 5358388.2s DATE: July 11, 2018 3:50 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	TP		NR	NR	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		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		2	0	NR	NR	NR	2
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	TP		NR	NR	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								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		2	1	3	NR	NR	6
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		2	3	NR	NR	NR	5
AST	0.250		1	0	NR	NR	NR	1
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		1	0	0	NR	NR	1
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	TP		NR	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
FI Sites	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	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	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	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	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP	1	NR	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
CLEANUP SITES	TP		NR	NR	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		2	0	0	NR	NR	2
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		1	0	1	NR	NR	2
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP	1	NR	NR	NR	NR	NR	1
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	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		3	13	4	4	0	0	24

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **CENTER STATE BANK - FORT PIERCE BRANCH** **NPDES** **S114019772**
Target **5000 OKEECHOBEE RD** **N/A**
Property **FORT PIERCE, FL**

Site 1 of 2 in cluster A

Actual: **14 ft.**

WASTEWATER:

Facility ID:	FLR10NF87
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Michael Jacquin, PMTE
Company Name:	Paul Jacquin & Sons, Inc.
RP Address:	P.O. Box 4343
RP Address 2:	Not reported
RP City,Stat,Zip:	Fort Pierce FL 34948-4343
Telephone:	7724652475
Email:	Michael.Jacquin@PJSI.com
Issue Date:	10/06/2013
Effective Date:	10/06/2013
Expiration Date:	10/05/2018
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	25
Latitude Seconds:	12
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	30
Treatment:	Not reported
Decode For Fstatus:	Active

A2 **CENTER STATE BANK - FORT PIERCE BRANCH** **FINDS** **1016698036**
Target **5000 OKEECHOBEE RD** **ECHO** **N/A**
Property **FORT PIERCE, FL 34947**

Site 2 of 2 in cluster A

Actual: **14 ft.**

FINDS:

Registry ID: 110056346654

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.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

CENTER STATE BANK - FORT PIERCE BRANCH (Continued) **1016698036**

ECHO:
Envid: 1016698036
Registry ID: 110056346654
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110056346654

3
ENE
< 1/8
0.062 mi.
326 ft.

TRACTOR SUPPLY COMPANY #505 **RCRA-CESQG** **1016955841**
4888 OKEECHOBEE RD **FLR000210914**
FORT PIERCE, FL 34947

Relative:
Higher

Actual:
14 ft.

RCRA-CESQG:
Date form received by agency: 04/21/2014
Facility name: TRACTOR SUPPLY COMPANY #505
Facility address: 4888 OKEECHOBEE RD
FORT PIERCE, FL 34947-5418
EPA ID: FLR000210914
Mailing address: OKEECHOBEE RD
FORT PIERCE, FL 34947-5418
Contact: TREY BROWN
Contact address: POWELL PL
BRENTWOOD, TN 37027-7514
Contact country: US
Contact telephone: 615-440-4660
Contact email: TSCRISKMGMT@TRACTORSUPPLY.COM
EPA Region: 04
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: TRACTOR SUPPLY COMPANY #505
Owner/operator address: 4888 OKEECHOBEE RD
FORT PIERCE, FL 34947
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/14/2000
Owner/Op end date: Not reported

Owner/operator name: WTC LLC

TRACTOR SUPPLY COMPANY #505 (Continued) **1016955841**

Owner/operator address: PO BOX 14049
FORT PIERCE, FL 34979
Owner/operator country: US
Owner/operator telephone: 772-461-8868
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 02/13/2014
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

B4 **MURPHY OIL USA INC** **EDR Hist Auto** **1020153333**
SW **5110 OKEECHOBEE RD 5709** **N/A**
< 1/8 **FORT PIERCE, FL 34947**
0.085 mi.
450 ft. **Site 1 of 4 in cluster B**

Relative: EDR Hist Auto
Higher

Actual:
14 ft.

Year:	Name:	Type:
2000	MURPHY OIL USA INC	Gasoline Service Stations
2001	MURPHY OIL USA INC	Gasoline Service Stations
2002	MURPHY OIL USA INC	Gasoline Service Stations
2003	MURPHY OIL USA INC	Gasoline Service Stations
2004	MURPHY OIL USA INC	Gasoline Service Stations
2005	MURPHY OIL USA INC	Gasoline Service Stations
2006	MURPHY OIL USA INC	Gasoline Service Stations
2006	ADDITECH	Gasoline Service Stations
2007	MURPHY OIL USA INC	Gasoline Service Stations
2007	ADDITECH	Gasoline Service Stations
2008	MURPHY OIL USA INC	Gasoline Service Stations
2008	ADDITECH	Gasoline Service Stations
2009	MURPHY OIL USA INC	Gasoline Service Stations
2010	MURPHY OIL USA INC	Gasoline Service Stations
2011	MURPHY OIL USA INC	Gasoline Service Stations
2012	MURPHY OIL USA INC	Gasoline Service Stations
2013	MURPHY OIL USA INC	Gasoline Service Stations
2014	MURPHY OIL USA INC	Gasoline Service Stations

B5 **MURPHY USA #5709** **LUST** **U003699249**
SW **5110 OKEECHOBEE RD** **UST** **N/A**
< 1/8 **FORT PIERCE, FL 34950** **CLEANUP SITES**
0.085 mi. **DWM CONTAM**
450 ft. **Site 2 of 4 in cluster B** **Financial Assurance**

Relative: LUST:
Higher

Actual:
14 ft.

Region:	STATE
Facility Id:	9802113
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(772)468-3744
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 12.1884 / 80 22 37.7345
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	DGPS
Datum:	Not reported
Score:	40
Score Effective Date:	06/24/2011
Score When Ranked:	Not reported
Operator:	STORE MGR
Name Update:	07/11/2000
Address Update:	Not reported

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	VCCR - VERIFIED CONTAMINATION - CLEANUP REQUIRED
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Contact Company:	MURPHY OIL USA INC

MURPHY USA #5709 (Continued) **U003699249**

Contact Address:	200 PEACH ST
Contact City/State/Zip:	EL DORADO, AR 71730
Phone:	(870)875-7610
Bad Address Ind:	N
State:	FL
Zip:	34950
Score:	40
Score Effective Date:	24-JUN-11
Related Party ID:	15075
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	10/13/1999
RP Zip:	Not reported
RP Extension:	Not reported

Discharge Cleanup Summary:

Discharge Date:	08/11/2010
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED
Disch Cleanup Status Date:	07/17/2014
Cleanup Work Status:	INACTIVE
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	WILLIAMS_CEW
Site Mgr End Date:	Not reported
Tank Office:	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Contaminated Media:

Discharge Date:	08/11/2010
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED
Disch Cleanup Status Date:	07/17/2014
Cleanup Work Status:	INACTIVE
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Elig Indicator:	I - INELIGIBLE
Site Manager:	WILLIAMS_CEW
Site Mgr End Date:	Not reported
Tank Office:	PCSED - SED CLEANUP & COMPLIAN
Contaminated Drinking Wells:	Not reported
Contaminated Monitoring Well:	No
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	No
Pollutant:	B - Unleaded Gas
Pollutant Other Description:	Unknown Quantity
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	9802113
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I

MURPHY USA #5709 (Continued) **U003699249**

Source Effective Date:	Not reported
Discharge Date:	08-11-2010
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	VCCR - VERIFIED CONTAMINATION, CLEANUP REQUIRED
Disch Cleanup Status Date:	07-17-2014
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	INACTIVE
Site Mgr:	WILLIAMS_CEW
Site Mgr End Date:	Not reported
Tank Office:	PCSED - Southeast District
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	87954
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	Not reported
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	9802113
Facility Status:	OPEN
Type Description:	Retail Station

MURPHY USA #5709 (Continued) **U003699249**

Facility Phone: (772) 468-3744
Region: STATE
Positioning Method: DGPS
Lat/Long (dms): 27 25 11.66 / 80 22 38.3299999

Owner:
Owner Id: 15075
Owner Name: MURPHY OIL USA INC
Owner Address: 200 PEACH ST
Owner Address 2: ATTN: BRAD WEINISCHKE
Owner City,St,Zip: EL DORADO, AR 71730
Owner Contact: BRAD WEINISCHKE | KRYSTAL TERRELL
Owner Phone: (870) 875-7610

Tank Info:
Tank Id: 1
Status: In service
Status Date: 01-JUL-1999
Install Date: 01-JUL-1999
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 12000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 1
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall - tank jacket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Monitoring:
Tank ID: 1

MURPHY USA #5709 (Continued) **U003699249**

Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: Mechanical line leak detector

Tank ID: 1
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Monitoring Description: Site Suitability Plan

Tank ID: 1
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 1
Monitoring Description: Electronic monitor dispenser liners

Piping:
Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 1
Piping Category: Secondary Containment
Piping Description: Double wall - pipe jacket

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 1
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank Id: 2
Status: In service
Status Date: 01-JUL-1999
Install Date: 01-JUL-1999
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 12000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass clad steel

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 2
Construction Category: Secondary Containment

MURPHY USA #5709 (Continued) **U003699249**

Construction Description: Double wall - tank jacket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Tight fill

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Monitoring:
Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Tank ID: 2
Monitoring Description: Mechanical line leak detector

Tank ID: 2
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 2
Monitoring Description: Site Suitability Plan

Tank ID: 2
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 2
Monitoring Description: Electronic monitor dispenser liners

Piping:
Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 2
Piping Category: Primary Construction
Piping Description: DEP approved piping

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

MURPHY USA #5709 (Continued) **U003699249**

Click here for Florida Oculus:

CLEANUP SITES:

DEP Cleanup Site Key:	53331624
Source Database Name:	Storage Tank Contamination Monitoring
Source Database Id:	9802113
CPAC Program Area Id:	TK
CLLC Cleanup Category Key:	PETRO
RSC2 Remediation Status Key:	ACTIVE
Data Load Date:	04/03/2018
OC3 Office Id:	SED
Physical Address Line 2:	Not reported
OIC Object Of Interest Id:	FACIL
PC2 Proximity Id:	EXACT
Calc Coordinates Accuracy Level Id:	3
CMC2 Coordinate Method Id:	Differentially Corrected GPS
DC4 Datum Id:	Geodetic Survey of 1984
VSC1 Verification Status:	REVIEWED
Collect Username:	HYDE_J
Collect Date:	11/17/2003
Collect Affiliation:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Map Source:	1999 doqs
Map Source Scale:	3190
Interpolation Scale:	Not reported
Verifier Username:	HYDE_J
Verifier Affiliation:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verification Date:	11/17/2003
Verified Coordinate Method Id:	Digital Aerial Photography With Ground Control
Source Database Name Code:	STCM
CMC2 Coordinate Method ID Code:	DGPS
DC4 Datum ID Code:	WGS84
Verified Coordinate Method ID Code:	DPHO
Comments:	Not reported
Latitude/Longitude (deg/min/sec):	27 25 12.1884 / 37.7345 80 22

DWM CONTAM:

Program Site Id:	9802113
Lat DD:	27
Lat MM:	25
Lat SS:	12.1884
Long DD:	80
Long MM:	22
Long SS:	37.7345
Office/ District:	PCSED
Program Area:	Petroleum
Offsite Contamination:	U
Project Manager:	WILLIAMS_CEW
Priority Score:	40
Remediation Status:	ACTIVE
Date Known Offsite:	Not reported
Datum:	WGS84
Method:	DGPS
Program Eligible:	Not reported
Ineligible:	Yes

MURPHY USA #5709 (Continued) **U003699249**

FL Financial Assurance 3:

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	08-MAY-2017
Expire Date:	08-MAY-2018
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2011
Expire Date:	30-APR-2012
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2008
Expire Date:	30-APR-2009
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

MURPHY USA #5709 (Continued) **U003699249**

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2010
Expire Date:	30-APR-2011
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2016
Expire Date:	30-APR-2017
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2015
Expire Date:	30-APR-2016
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

MURPHY USA #5709 (Continued) **U003699249**

Region:	3
Facility ID:	9802113
Facility Phone:	(772) 468-3744
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	01-MAY-2009
Expire Date:	30-APR-2010
Owner ID:	15075
Onwer Name:	MURPHY OIL USA INC
Owner Address:	200 PEACH ST
Owner Address2:	ATTN: BRAD WEINISCHKE
Owner City,St,Zip:	EL DORADO, AR 71730
Contact:	BRAD WEINISCHKE | KRYSTAL TERRELL
Resp Party Phone:	(870) 875-7610

B6 **HESS CORPORATION #09386** **RCRA-CESQG** **1004684404**
SW **4696 OKEECHOBEE RD** **FINDS** **FLD984261610**
< 1/8 **FORT PIERCE, FL 34947** **ECHO**
0.088 mi.
464 ft. **Site 3 of 4 in cluster B**

Relative:
Higher

Actual:
14 ft.

RCRA-CESQG:

Date form received by agency:	01/29/1998
Facility name:	HESS CORPORATION #09386
Facility address:	4696 OKEECHOBEE RD FORT PIERCE, FL 34947-5416
EPA ID:	FLD984261610
Mailing address:	HESS PLZ WOODBRIDGE, NJ 07095-1229
Contact:	JOHN GEITNER
Contact address:	HESS PLZ WOODBRIDGE, NJ 07095
Contact country:	US
Contact telephone:	732-750-7105
Contact email:	Not reported
EPA Region:	04
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

HESS CORPORATION #09386 (Continued) **1004684404**

Owner/operator name:	THOMAS WHITAKER
Owner/operator address:	1 HESS PLZ # WB-6
	WOODBRIDGE, NJ 07095
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/29/1998
Owner/Op end date:	04/10/2007

Owner/operator name:	HESS CORPORATION
Owner/operator address:	1 HESS PLZ
	WOODBRIDGE, NJ 07095
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	04/10/2007
Owner/Op end date:	Not reported

Owner/operator name:	WHITAKER THOMAS
Owner/operator address:	1 HESS PLZ # WB-6
	WOODBRIDGE, NJ 07095
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/29/1998
Owner/Op end date:	04/10/2007

Owner/operator name:	HESS CORPORATION
Owner/operator address:	1 HESS PLZ
	WOODBRIDGE, NJ 07095
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	04/10/2007
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No

HESS CORPORATION #09386 (Continued) **1004684404**

Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110005626322

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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:	1004684404
Registry ID:	110005626322
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110005626322

B7 **SHELL-OKEECHOBEE #748** **LUST** **1000843296**
SW **4696 OKEECHOBEE RD** **UST** **N/A**
< 1/8 **FORT PIERCE, FL 34947** **SPILLS**
0.088 mi. **CLEANUP SITES**
464 ft. **Site 4 of 4 in cluster B** **DWM CONTAM**
Financial Assurance

Relative:
Higher

Actual:
14 ft.

LUST:

Region:	STATE
Facility Id:	9100149
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(813)681-4279
Facility Cleanup Rank:	6627
District:	Southeast District
Lat/Long (dms):	27 25 22.83 / 80 22 22.7
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	DGPS
Datum:	0
Score:	26
Score Effective Date:	07/10/2001
Score When Ranked:	26
Operator:	RICK HERWEH
Name Update:	07/07/2014
Address Update:	07/07/2014

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	ONGO - ONGOING
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Contact Company:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Contact Address:	PO BOX 1110
Contact City/State/Zip:	BRANDON, FL 33509
Phone:	(813)681-4279
Bad Address Ind:	N
State:	FL
Zip:	34947, 5416
Score:	26
Score Effective Date:	10-JUL-01
Related Party ID:	922
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	07/07/2014
RP Zip:	1110
RP Extension:	211

Discharge Cleanup Summary:

Discharge Date:	09/25/1997
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	RA - RA ONGOING
Disch Cleanup Status Date:	Not reported
Cleanup Work Status:	INACTIVE
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	COCHRAN_L
Site Mgr End Date:	Not reported

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Tank Office:	PCTM1 - PETROLEUM CLEANUP TEAM 1

Petroleum Cleanup Program Eligibility:

Facility ID:	9100149
Discharge Date:	25-SEP-97
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	RA - RA ONGOING
Disch Cleanup Status Date:	Not reported
Cleanup Work Status:	INACTIVE
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Application Received Date:	21-MAY-01
Cleanup Program:	P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status:	21-MAY-01
Elig Status Date:	21-MAY-01
Letter Of Intent Date:	Not reported
Redetermined:	No
Inspection Date:	10/02/1997
Site Manager:	COCHRAN_L
Site Mgr End Date:	Not reported
Tank Office:	PCTM1 - PETROLEUM CLEANUP TEAM 1
Deductible Amount:	10000
Deductible Paid To Date:	10000
Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	0
Cap Amount:	300000

Contaminated Media:

Discharge Date:	09/25/1997
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	RA - RA ONGOING
Disch Cleanup Status Date:	Not reported
Cleanup Work Status:	INACTIVE
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Elig Indicator:	E - ELIGIBLE
Site Manager:	COCHRAN_L
Site Mgr End Date:	Not reported
Tank Office:	PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells:	Not reported
Contaminated Monitoring Well:	Not reported
Contaminated Soil:	Not reported
Contaminated Surface Water:	Not reported
Contaminated Ground Water:	Not reported
Pollutant:	B - Unleaded Gas
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	9100149
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	E
Source Effective Date:	Not reported

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Discharge Date:	09-25-1997
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	RA - RA ONGOING
Disch Cleanup Status Date:	Not reported
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	INACTIVE
Site Mgr:	COCHRAN_L
Site Mgr End Date:	Not reported
Tank Office:	PCTM1 - Team 1
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	91058
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	92776
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	9100149
Facility Status:	OPEN
Type Description:	Retail Station
Facility Phone:	(813) 681-4279

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Region: STATE
Positioning Method: DGPS
Lat/Long (dms): 27 25 22.8299999 / 80 22 22.6999999

Owner:
Owner Id: 922
Owner Name: AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address: PO BOX 1110
Owner Address 2: ATTN: RICK HERWEH
Owner City,St,Zip: BRANDON, FL 33509
Owner Contact: RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Owner Phone: (813) 681-4279

Tank Info:
Tank Id: 1
Status: In service
Status Date: 07-JUL-2014
Install Date: 01-NOV-1990
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 1
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 1
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Monitoring:
Tank ID: 1
Monitoring Description: Monitor dbl wall tank space

Tank ID: 1
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 1
Monitoring Description: Electronic line leak detector

Tank ID: 1
Monitoring Description: Continuous electronic sensing

Tank ID: 1
Monitoring Description: Visual inspect pipe sumps

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Tank ID: 1
Monitoring Description: Visual inspect dispenser liners

Tank ID: 1
Monitoring Description: Monitor dbl wall pipe space

Piping:
Tank ID: 1
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 1
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank Id: 2
Status: In service
Status Date: 07-JUL-2014
Install Date: 01-NOV-1990
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Monitoring:
Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Tank ID: 2

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Monitoring Description: Monitor dbl wall pipe space

Piping:

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank Id: 3
Status: In service
Status Date: 07-JUL-2014
Install Date: 01-NOV-1990
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Monitoring:

Tank ID: 3
Monitoring Description: Visual inspect dispenser liners

Tank ID: 3
Monitoring Description: Visual inspect pipe sumps

Tank ID: 3
Monitoring Description: Continuous electronic sensing

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Tank ID: 3
Monitoring Description: Electronic line leak detector

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Piping:
Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 3
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank Id: 4
Status: In service
Status Date: 07-JUL-2014
Install Date: 01-NOV-1990
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 4
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Monitoring:
Tank ID: 4
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 4
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 4
Monitoring Description: Electronic line leak detector

Tank ID: 4
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Monitoring Description: Visual inspect pipe sumps

Tank ID: 4
Monitoring Description: Visual inspect dispenser liners

Piping:
Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: Primary Construction
Piping Description: Fiberglass

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 4
Piping Category: Secondary Containment
Piping Description: Double wall

Click here for Florida Oculus:

SPILLS:
OHMIT Incident Number: 22190
Incident Legacy: 02-2I-3177
On-Scene Response: Yes
Criminal Indicator: No
Hurricane Indicator: No
Incident Date: 12/10/2002
Incident Status: Closed
Incident Report Date: Not reported

CLEANUP SITES:
DEP Cleanup Site Key: 53330320

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Source Database Name:	Storage Tank Contamination Monitoring
Source Database Id:	9100149
CPAC Program Area Id:	TK
CLLC Cleanup Category Key:	PETRO
RSC2 Remediation Status Key:	ACTIVE
Data Load Date:	04/03/2018
OC3 Office Id:	SED
Physical Address Line 2:	Not reported
OIC Object Of Interest Id:	FACIL
PC2 Proximity Id:	EXACT
Calc Coordinates Accuracy Level Id:	4
CMC2 Coordinate Method Id:	Digital Aerial Photography With Ground Control
DC4 Datum Id:	North American Datum of 1983
VSC1 Verification Status:	REVIEWED
Collect Username:	bayevsky_a
Collect Date:	06/29/2015
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Map Source:	imagery_11_13
Map Source Scale:	500
Interpolation Scale:	Not reported
Verifier Username:	bayevsky_a
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verification Date:	06/29/2015
Verified Coordinate Method Id:	Digital Aerial Photography With Ground Control
Source Database Name Code:	STCM
CMC2 Coordinate Method ID Code:	DPHO
DC4 Datum ID Code:	NAD83
Verified Coordinate Method ID Code:	DPHO
Comments:	Not reported
Latitude/Longitude (deg/min/sec):	27 25 22.83 / 22.7 80 22

DWM CONTAM:

Program Site Id:	9100149
Lat DD:	27
Lat MM:	25
Lat SS:	22.83
Long DD:	80
Long MM:	22
Long SS:	22.7
Office/ District:	PCTM1
Program Area:	Petroleum
Offsite Contamination:	U
Project Manager:	PENNINGTON_M
Priority Score:	26
Remediation Status:	ACTIVE
Date Known Offsite:	Not reported
Datum:	NAD83
Method:	DPHO
Program Eligible:	Yes
Ineligible:	Not reported

FL Financial Assurance 3:

Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	30-APR-2012
Expire Date:	30-APR-2013
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279
Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	30-APR-2013
Expire Date:	30-APR-2014
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279
Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	29-APR-2010
Expire Date:	30-APR-2011
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279
Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORP
Effective Date:	31-DEC-2015
Expire Date:	31-DEC-2016
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279

Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	30-APR-2008
Expire Date:	29-APR-2009
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279

Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	LIBERTY SURPLUS INSURANCE CORP
Effective Date:	Not reported
Expire Date:	Not reported
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279

Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN

SHELL-OKEECHOBEE #748 (Continued) **1000843296**

Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	30-APR-2014
Expire Date:	30-APR-2015
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279

Region:	3
Facility ID:	9100149
Facility Phone:	(813) 681-4279
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company:	Not reported
Effective Date:	30-APR-2009
Expire Date:	30-APR-2010
Owner ID:	922
Onwer Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner Address2:	ATTN: RICK HERWEH
Owner City,St,Zip:	BRANDON, FL 33509
Contact:	RICK HERWEH | PHY ADDRESS: 1201 OAKFIELD DR #109
Resp Party Phone:	(813) 681-4279

C8 **WAL-MART SUPERCENTER #973** **INST CONTROL** **S107938607**
West **5100 OKEECHOBEE RD** **Financial Assurance** **N/A**
< 1/8 **FORT PIERCE, FL 34947**
0.119 mi.
626 ft. **Site 1 of 4 in cluster C**

Relative: Inst Control:
Higher

Actual: Facility Id:	COM_134840
14 ft. Inst Control Type:	RESTRICTIVE COVENANT
Eng Control Type:	NONE
Contaminated Media:	SOIL
Contamination:	METAL - OTHER
Lat/Long (dms):	27 25 17.1493 / 80 22 40.1619000
Date Amended:	Not reported
Mechanism - Date IC Removed:	/1/97/03/2
Mechanism - Program Area:	OTHER
Mechanism - Date Order Issued:	04/11/1997
Date Removed:	Not reported
Inspection Date:	Not reported
Legal Description:	Not reported
Comments:	Not reported
Township:	35S
Range:	40E
Parcel ID:	2419-602-0002-000-4

WAL-MART SUPERCENTER #973 (Continued) **S107938607**

Section: 19
Book Number: 1067
Page Number: 2856
Acquisition: DPHO-DIGITAL ARIAL PHOTOGRAPHY WITH GROUND CONTROL

Click here for Florida Oculus:

FL Financial Assurance 3:
Region: 3
Facility ID: 9805778
Facility Phone: (479) 204-6148
Facility Status: OPEN
Facility Type: J
Type Description: Collection Station
DEP CO: P
Finaincial Responsibility: SELF-INSURANCE - LETTER FROM CHIEF FINANCIAL OFFIC
Insurance Company: Not reported
Effective Date: 31-MAY-2009
Expire Date: 31-MAY-2010
Owner ID: 54619
Onwer Name: WAL-MART STORES EAST LP C/O APTIM
Owner Address: 8725 ROSEHILL RD #450
Owner Address2: ATTN: LICENSING SUPPORT
Owner City,St,Zip: LENEXA, KS 66215
Contact: PERNILLA HALEY
Resp Party Phone: (877) 829-5505

Region: 3
Facility ID: 9805778
Facility Phone: (479) 204-6148
Facility Status: OPEN
Facility Type: J
Type Description: Collection Station
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: INDIAN HARBOR INSURANCE COMPANY
Effective Date: 01-MAY-2017
Expire Date: 01-MAY-2018
Owner ID: 54619
Onwer Name: WAL-MART STORES EAST LP C/O APTIM
Owner Address: 8725 ROSEHILL RD #450
Owner Address2: ATTN: LICENSING SUPPORT
Owner City,St,Zip: LENEXA, KS 66215
Contact: PERNILLA HALEY
Resp Party Phone: (877) 829-5505

Region: 3
Facility ID: 9805778
Facility Phone: (479) 204-6148
Facility Status: OPEN
Facility Type: J
Type Description: Collection Station
DEP CO: P
Finaincial Responsibility: EXEMPT-NOT REQUIRED
Insurance Company: Not reported
Effective Date: Not reported
Expire Date: Not reported

WAL-MART SUPERCENTER #973 (Continued) **S107938607**

Owner ID:	54619
Onwer Name:	WAL-MART STORES EAST LP C/O APTIM
Owner Address:	8725 ROSEHILL RD #450
Owner Address2:	ATTN: LICENSING SUPPORT
Owner City,St,Zip:	LENEXA, KS 66215
Contact:	PERNILLA HALEY
Resp Party Phone:	(877) 829-5505
Region:	3
Facility ID:	9805778
Facility Phone:	(479) 204-6148
Facility Status:	OPEN
Facility Type:	J
Type Description:	Collection Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	INDIAN HARBOR
Effective Date:	30-MAY-2015
Expire Date:	30-MAY-2016
Owner ID:	54619
Onwer Name:	WAL-MART STORES EAST LP C/O APTIM
Owner Address:	8725 ROSEHILL RD #450
Owner Address2:	ATTN: LICENSING SUPPORT
Owner City,St,Zip:	LENEXA, KS 66215
Contact:	PERNILLA HALEY
Resp Party Phone:	(877) 829-5505
Region:	3
Facility ID:	9805778
Facility Phone:	(479) 204-6148
Facility Status:	OPEN
Facility Type:	J
Type Description:	Collection Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	INDIAN HARBOR
Effective Date:	30-MAY-2014
Expire Date:	30-MAY-2015
Owner ID:	54619
Onwer Name:	WAL-MART STORES EAST LP C/O APTIM
Owner Address:	8725 ROSEHILL RD #450
Owner Address2:	ATTN: LICENSING SUPPORT
Owner City,St,Zip:	LENEXA, KS 66215
Contact:	PERNILLA HALEY
Resp Party Phone:	(877) 829-5505

C9
West
< 1/8
0.119 mi.
626 ft.

WAL-MART SUPERCENTER #973 **AST** **A100229389**
5100 OKEECHOBEE RD **N/A**
FORT PIERCE, FL 34947

Site 2 of 4 in cluster C

Relative:
Higher

Actual:
14 ft.

AST:

Facility ID:	9805778
Facility Status:	OPEN
Type Description:	Collection Station
Facility Phone:	(479) 204-6148
DEP Contractor Own:	P

WAL-MART SUPERCENTER #973 (Continued) **A100229389**

Region: STATE
Positioning Method: Not reported
Lat/Long (dms): Not reported

Owner:
Owner Id: 54619
Owner Name: WAL-MART STORES EAST LP C/O APTIM
Owner Address: 8725 ROSEHILL RD #450
Owner Address 2: ATTN: LICENSING SUPPORT
Owner City,St,Zip: LENEXA, KS 66215
Owner Contact: PERNILLA HALEY
Owner Phone: (877) 829-5505

Tank Id: 1
Status: Removed
Status Date: 01-MAR-2018
Install Date: 01-MAY-1998
Substance: Waste oil
Content Description: Waste Oil
Gallons: 800
Tank Location: ABOVEGROUND

Tank Id: 2
Status: In service
Status Date: 01-MAR-2018
Install Date: 01-MAR-2018
Substance: Waste oil
Content Description: Waste Oil
Gallons: 700
Tank Location: ABOVEGROUND

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Steel

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Monitoring:
Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Tank ID: 2
Monitoring Description: Visual inspection of ASTs

Piping:
Tank ID: 2
Piping Category: Primary Construction
Piping Description: Steel/galvanized metal

WAL-MART SUPERCENTER #973 (Continued) **A100229389**

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Abv, no soil contact

Click here for Florida Oculus:

C10
West
< 1/8
0.119 mi.
626 ft.

WAL-MART SUPERCENTER #973 **RCRA-SQG** **1005442025**
5100 OKEECHOBEE RD **FINDS** **FLR000074229**
FORT PIERCE, FL 34947 **ECHO**

Site 3 of 4 in cluster C

Relative:
Higher

Actual:
14 ft.

RCRA-SQG:
Date form received by agency: 12/06/2016
Facility name: WAL-MART SUPERCENTER #973
Facility address: 5100 OKEECHOBEE RD
FORT PIERCE, FL 34947-5428
EPA ID: FLR000074229
Contact: REBECCA HAYNIE
Contact address: PO BOX 8041
BENTONVILLE, AR 72712-0000
Contact country: US
Contact telephone: Not reported
Contact email: REBECCA.HAYNIE@WALMART.COM
EPA Region: 04
Land type: Private
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: WAL-MART STORES EAST LP
Owner/operator address: PO BOX 8041
BENTONVILLE, AR 72712
Owner/operator country: US
Owner/operator telephone: 479-204-0402
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/20/1998
Owner/Op end date: Not reported

Owner/operator name: WAL-MART STORES EAST LP
Owner/operator address: PO BOX 8041
BENTONVILLE, AR 72712
Owner/operator country: US
Owner/operator telephone: 479-204-0402
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

Owner/Operator Type: Operator
Owner/Op start date: 05/20/1998
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D003
. Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P046
. Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-

. Waste code: P075
. Waste name: NICOTINE, & SALTS

. Waste code: U002
. Waste name: ACETONE (I)

. Waste code: U024
. Waste name: DICHLOROMETHOXY ETHANE

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO-

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]-

. Waste code: U058
. Waste name: CYCLOPHOSPHAMIDE

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO-

. Waste code: U080
. Waste name: METHANE, DICHLORO-

. Waste code: U089
. Waste name: DIETHYLSTILBESTEROL

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA,2ALPHA,3BETA,4ALPHA,5ALPHA,6BETA)-

. Waste code: U132
. Waste name: HEXACHLOROPHENE

. Waste code: U150
. Waste name: MELPHALAN

. Waste code: U154
. Waste name: METHANOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U182
. Waste name: PARALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE

. Waste code: U205
. Waste name: SELENIUM SULFIDE

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

Historical Generators:
Date form received by agency: 02/22/2010
Site name: WAL-MART SUPERCENTER #973
Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: D003
. Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P046
. Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-

. Waste code: P075
. Waste name: NICOTINE, & SALTS

. Waste code: U002
. Waste name: ACETONE (I)

. Waste code: U024
. Waste name: DICHLOROMETHOXY ETHANE

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO-

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]-

. Waste code: U058
. Waste name: CYCLOPHOSPHAMIDE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO-

. Waste code: U080
. Waste name: METHANE, DICHLORO-

. Waste code: U089
. Waste name: DIETHYLSTILBESTEROL

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-,

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

(1ALPHA,2ALPHA,3BETA,4ALPHA,5ALPHA,6BETA)-

. Waste code: U132
. Waste name: HEXACHLOROPHENE

. Waste code: U150
. Waste name: MELPHALAN

. Waste code: U154
. Waste name: METHANOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U182
. Waste name: PARALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE

. Waste code: U205
. Waste name: SELENIUM SULFIDE

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 12/06/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110012585158

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource

WAL-MART SUPERCENTER #973 (Continued) **1005442025**

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

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:	1005442025
Registry ID:	110012585158
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012585158

C11 **WALMART #973 MCCLINTON PROPERTY** **RESP PARTY** **S117361413**
West **OKEECHOBEE RD. & MCNEIL RD** **N/A**
< 1/8 **FT. PIERCE, FL 34947**
0.125 mi.
658 ft. **Site 4 of 4 in cluster C**

Relative: **Higher**
Actual: **14 ft.**

RESP PARTY:

District:	Southeast District
Site Id:	134840
Project Id:	192105
Site Status:	CLOSED
Project Manager:	HARMON_J
OGC Case Number:	Not reported
Initial Date Received:	07/30/1996
Contaminants:	Not reported
Offsite Cont Impact:	Not reported
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	CENTR
Collect Username:	CALTA_H
Collect Affiliation:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	12/07/2004
Map Series Used:	1999 doqs
Map Source Scale:	4637
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	CALTA_H
Verifier Affiliation:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	12/07/2004
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified

WALMART #973 MCCLINTON PROPERTY (Continued) **S117361413**

Decode for Off Site COC: Not reported
Decode for V_Method: Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec): 27 25 17.1493 / 80 22 40.1619000

12
SSW
1/8-1/4
0.137 mi.
722 ft.

SUNOCO STATION **UST** **U003853679**
5151 OKEECHOBEE RD **Financial Assurance** **N/A**
FORT PIERCE, FL 34945

Relative:
Higher

Actual:
14 ft.

UST:
Facility Id: 9804396
Facility Status: OPEN
Type Description: Retail Station
Facility Phone: (305) 688-9613
Region: STATE
Positioning Method: DGPS
Lat/Long (dms): 27 25 8.68999999 / 80 22 33.4399999

Owner:
Owner Id: 22501
Owner Name: TWIN OIL CO
Owner Address: 15300 NW 7TH AVE
Owner Address 2: ATTN: STORAGE TANK REGIS
Owner City,St,Zip: MIAMI, FL 33169
Owner Contact: GABE VOLANTE
Owner Phone: (305) 688-9613

Tank Info:
Tank Id: 1
Status: In service
Status Date: 01-OCT-2001
Install Date: 01-OCT-2001
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 1
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

Tank Id: 1
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 1

SUNOCO STATION (Continued) **U003853679**

Construction Category: Secondary Containment
Construction Description: Double wall

Monitoring:
Tank ID: 1
Monitoring Description: Mechanical line leak detector

Tank ID: 1
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 1
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 1
Monitoring Description: Visual inspect dispenser liners

Tank ID: 1
Monitoring Description: Electronic monitor pipe sumps

Piping:
Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 1
Piping Category: Secondary Containment
Piping Description: Double wall - pipe jacket

Tank ID: 1
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 1
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank Id: 2
Status: In service
Status Date: 01-OCT-2001
Install Date: 01-OCT-2001
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Ball check valve

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Flow shut-Off

SUNOCO STATION (Continued) **U003853679**

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Monitoring:
Tank ID: 2
Monitoring Description: Mechanical line leak detector

Tank ID: 2
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Visual inspect dispenser liners

Tank ID: 2
Monitoring Description: Electronic monitor pipe sumps

Piping:
Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall - pipe jacket

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank Id: 3
Status: In service
Status Date: 01-OCT-2001
Install Date: 01-OCT-2001
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 10000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

SUNOCO STATION (Continued) **U003853679**

Construction:

Tank Id:	3
Construction Category:	Overfill/Spill
Construction Description:	Ball check valve
Tank Id:	3
Construction Category:	Overfill/Spill
Construction Description:	Flow shut-Off
Tank Id:	3
Construction Category:	Overfill/Spill
Construction Description:	Spill containment bucket
Tank Id:	3
Construction Category:	Primary Construction
Construction Description:	Fiberglass
Tank Id:	3
Construction Category:	Secondary Containment
Construction Description:	Double wall

Monitoring:

Tank ID:	3
Monitoring Description:	Mechanical line leak detector
Tank ID:	3
Monitoring Description:	Monitor dbl wall pipe space
Tank ID:	3
Monitoring Description:	Automatic tank gauging - USTs
Tank ID:	3
Monitoring Description:	Visual inspect dispenser liners
Tank ID:	3
Monitoring Description:	Electronic monitor pipe sumps

Piping:

Tank ID:	3
Piping Category:	Miscellaneous Attributes
Piping Description:	Pressurized piping system
Tank ID:	3
Piping Category:	Primary Construction
Piping Description:	Approved synthetic material
Tank ID:	3
Piping Category:	Miscellaneous Attributes
Piping Description:	Dispenser liners
Tank ID:	3
Piping Category:	Secondary Containment
Piping Description:	Double wall - pipe jacket

SUNOCO STATION (Continued) **U003853679**

Click here for Florida Oculus:

FL Financial Assurance 3:

Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2008
Expire Date:	15-DEC-2009
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	MIAMI, FL 33169
Contact:	GABE VOLANTE
Resp Party Phone:	(305) 688-9613

Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2010
Expire Date:	15-DEC-2011
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	MIAMI, FL 33169
Contact:	GABE VOLANTE
Resp Party Phone:	(305) 688-9613

Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2009
Expire Date:	15-DEC-2010
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS

SUNOCO STATION (Continued) **U003853679**

Owner City,St,Zip:	MIAMI, FL 33169
Contact:	GABE VOLANTE
Resp Party Phone:	(305) 688-9613
Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2014
Expire Date:	15-DEC-2015
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	MIAMI, FL 33169
Contact:	GABE VOLANTE
Resp Party Phone:	(305) 688-9613
Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2016
Expire Date:	15-DEC-2017
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City,St,Zip:	MIAMI, FL 33169
Contact:	GABE VOLANTE
Resp Party Phone:	(305) 688-9613
Region:	3
Facility ID:	9804396
Facility Phone:	(305) 688-9613
Facility Status:	OPEN
Facility Type:	A
Type Description:	Retail Station
DEP CO:	P
Finaincial Responsibility:	INSURANCE
Insurance Company:	COMMERCE & INDUSTRY
Effective Date:	15-DEC-2011
Expire Date:	15-DEC-2012
Owner ID:	22501
Onwer Name:	TWIN OIL CO
Owner Address:	15300 NW 7TH AVE
Owner Address2:	ATTN: STORAGE TANK REGIS

SUNOCO STATION (Continued) **U003853679**

Owner City,St,Zip: MIAMI, FL 33169
Contact: GABE VOLANTE
Resp Party Phone: (305) 688-9613

13
ENE
1/8-1/4
0.149 mi.
789 ft.

BECKER INDIAN RIVER FRUIT CO INC **UST** **U001373065**
4710 OKEECHOBEE RD **N/A**
FORT PIERCE, FL 34947

Relative:
Lower

Actual:
13 ft.

UST:
Facility Id: 8732751
Facility Status: CLOSED
Type Description: Agricultural
Facility Phone: (407) 461-1180
Region: STATE
Positioning Method: Not reported
Lat/Long (dms): Not reported

Owner:
Owner Id: 1756
Owner Name: BECKER HOLDING CORP
Owner Address: PO BOX 13029
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34979
Owner Contact: C T COOPER
Owner Phone: (561) 461-1180

Tank Info:
Tank Id: 1
Status: Removed
Status Date: 30-JUN-1987
Install Date: Not reported
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 2500
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Tank Id: 2
Status: Removed
Status Date: 30-JUN-1987
Install Date: Not reported
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 2500
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Click here for Florida Oculus:

14
SW
1/8-1/4
0.244 mi.
1289 ft.

FINA-CURT'S
5403 OKEECHOBEE RD
FORT PIERCE, FL 34947

LUST **U001372818**
UST **N/A**

Relative:
Higher

Actual:
14 ft.

LUST:

Region:	STATE
Facility Id:	8516105
Facility Status:	CLOSED
Facility Type:	A - Retail Station
Facility Phone:	(305)636-9393
Facility Cleanup Rank:	3221
District:	Southeast District
Lat/Long (dms):	27 25 5.8138 / 80 22 48.2379
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	UNVR
Datum:	0
Score:	60
Score Effective Date:	12/14/2005
Score When Ranked:	50
Operator:	FINA-CURTS
Name Update:	Not reported
Address Update:	Not reported

Discharge Cleanup Summary:

Discharge Date:	05/26/1987
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	01/16/2009
Cleanup Work Status:	COMPLETED
Information Source:	E - EDI
Other Source Description:	Not reported
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	NUCCI_MC
Site Mgr End Date:	02/18/2009
Tank Office:	PCTM6 - PETROLEUM CLEANUP TEAM 6

Petroleum Cleanup Program Eligibility:

Facility ID:	8516105
Discharge Date:	26-MAY-87
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	01/16/2009
Cleanup Work Status:	COMPLETED
Information Source:	E - EDI
Other Source Description:	Not reported
Application Received Date:	19-JUN-87
Cleanup Program:	E - EARLY DETECTION INCENTIVE
Eligibility Status:	15-OCT-87
Elig Status Date:	15-OCT-87
Letter Of Intent Date:	Not reported
Redetermined:	No
Inspection Date:	07/20/1987
Site Manager:	NUCCI_MC

FINA-CURT'S (Continued) **U001372818**

Site Mgr End Date:	02/18/2009
Tank Office:	PCTM6 - PETROLEUM CLEANUP TEAM 6
Deductible Amount:	Not reported
Deductible Paid To Date:	0
Co-Pay Amount:	Not reported
Co-Pay Paid To Date:	0
Cap Amount:	Not reported

Contaminated Media:

Discharge Date:	05/26/1987
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	01/16/2009
Cleanup Work Status:	COMPLETED
Information Source:	E - EDI
Other Source Description:	Not reported
Elig Indicator:	E - ELIGIBLE
Site Manager:	NUCCI_MC
Site Mgr End Date:	02/18/2009
Tank Office:	PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells:	0
Contaminated Monitoring Well:	Yes
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	Yes
Pollutant:	D - Vehicular Diesel
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	8516105
Facility Status:	CLOSED
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	E
Source Effective Date:	01-16-2009
Discharge Date:	05-26-1987
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	01-16-2009
SRC Action Type:	SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date:	01-06-2009
SRC Review Date:	01-13-2009
SRC Completion Status:	A - APPROVED
SRC Issue Date:	01-16-2009
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	NUCCI_MC
Site Mgr End Date:	02-18-2009
Tank Office:	PCTM6 - Team 6
SR Task ID:	40909
SR Cleanup Responsible:	ST - STATE
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	05-08-2002

FINA-CURT'S (Continued) **U001372818**

SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Y
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	623
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40910
SA Cleanup Responsible:	ST - STATE
SA Funding Eligibility Type:	-
SA Actual Cost:	$45,864.32
SA Completion Date:	04-27-1990
SA Payment Date:	Not reported
RAP Task ID:	40911
RAP Cleanup Responsible ID:	ST - STATE
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	40912
RA Cleanup Responsible:	ST - STATE
RA Funding Eligibility Type:	-
RA Years to Complete:	1
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	8516105
Facility Status:	CLOSED
Type Description:	Retail Station
Facility Phone:	(305) 636-9393
Region:	STATE
Positioning Method:	UNVR
Lat/Long (dms):	27 25 7 / 80 22 52

Owner:

Owner Id:	13518
Owner Name:	MAPCO PETROLEUM INC
Owner Address:	1101 KERMIT DR
Owner Address 2:	Not reported
Owner City,St,Zip:	NASHVILLE, TN 37217
Owner Contact:	GREGORY STEPHENSON
Owner Phone:	(615) 346-3106

Tank Info:

Tank Id:	1
Status:	Removed
Status Date:	30-JUN-1990
Install Date:	01-JUL-1981
Substance:	Leaded gas

FINA-CURT'S (Continued) **U001372818**

Content Description:	Leaded Gas
Gallons:	4000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P
Tank Id:	2
Status:	Removed
Status Date:	30-JUN-1990
Install Date:	01-JUL-1981
Substance:	Unleaded gas
Content Description:	Unleaded Gas
Gallons:	4000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P
Tank Id:	3
Status:	Removed
Status Date:	30-JUN-1990
Install Date:	01-JUL-1983
Substance:	Vehicular diesel
Content Description:	Vehicular Diesel
Gallons:	6000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Click here for Florida Oculus:

15
NE
1/4-1/2
0.355 mi.
1873 ft.

FIRESTONE #1857-004324-B WOODEN **LUST U001373008**
4160 OKEECHOBEE RD **UST N/A**
FORT PIERCE, FL 34947 **AST**

Relative:
Lower

Actual:
13 ft.

LUST:

Region:	STATE
Facility Id:	8631007
Facility Status:	OPEN
Facility Type:	C - Fuel user/Non-retail
Facility Phone:	(407)461-0700
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 31.1941 / 80 22 9.1828
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	UNVR
Datum:	0
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JACHIM PHIL
Name Update:	Not reported
Address Update:	Not reported

FIRESTONE #1857-004324-B WOODEN (Continued) **U001373008**

Discharge Cleanup Summary:

Discharge Date:	12/22/1988
PCT Discharge Combined:	Not reported
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	05/29/2001
Cleanup Work Status:	COMPLETED
Information Source:	E - EDI
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	8631007
Facility Status:	OPEN
Facility Type:	C - Fuel user/Non-retail -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	Not reported
Discharge Date:	12-22-1988
Cleanup Required:	N - NO CLEANUP REQUIRED
Discharge Cleanup Status:	NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date:	05-29-2001
SRC Action Type:	-
SRC Submit Date:	Not reported
SRC Review Date:	Not reported
SRC Completion Status:	-
SRC Issue Date:	Not reported
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	40633
SR Cleanup Responsible:	ST - STATE
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	40634
SA Cleanup Responsible:	ST - STATE
SA Funding Eligibility Type:	-

FIRESTONE #1857-004324-B WOODEN (Continued) **U001373008**

SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	40635
RAP Cleanup Responsible ID:	ST - STATE
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	40636
RA Cleanup Responsible:	ST - STATE
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	8631007
Facility Status:	OPEN
Type Description:	Fuel user/Non-retail
Facility Phone:	(407) 461-0700
Region:	STATE
Positioning Method:	UNVR
Lat/Long (dms):	27 25 13 / 80 22 13

Owner:

Owner Id:	7086
Owner Name:	FIRESTONE CLEVELAND
Owner Address:	PO BOX 81073 AMF % ENVIR AFFAIRS
Owner Address 2:	Not reported
Owner City,St,Zip:	CLEVELAND, OH 44181
Owner Contact:	KATHLEEN SCHEUTZOW
Owner Phone:	(216) 362-5000

Tank Info:

Tank Id:	1
Status:	Removed
Status Date:	01-JUL-1989
Install Date:	Not reported
Substance:	Waste oil
Content Description:	Waste Oil
Gallons:	550
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Click here for Florida Oculus:

AST:

Facility ID:	8631007
Facility Status:	OPEN
Type Description:	Fuel user/Non-retail
Facility Phone:	(407) 461-0700

FIRESTONE #1857-004324-B WOODEN (Continued) **U001373008**

DEP Contractor Own: P
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 25 13 / 80 22 13

Owner:
Owner Id: 7086
Owner Name: FIRESTONE CLEVELAND
Owner Address: PO BOX 81073 AMF % ENVIR AFFAIRS
Owner Address 2: Not reported
Owner City,St,Zip: CLEVELAND, OH 44181
Owner Contact: KATHLEEN SCHEUTZOW
Owner Phone: (216) 362-5000

Tank Id: 2
Status: In service
Status Date: Not reported
Install Date: 01-JUL-1989
Substance: Waste oil
Content Description: Waste Oil
Gallons: 250
Tank Location: ABOVEGROUND

Click here for Florida Oculus:

16
NE
1/4-1/2
0.388 mi.
2047 ft.

SEARS ROEBUCK & CO #2005 **LUST U001372937**
4204 OKEECHOBEE RD **UST N/A**
FORT PIERCE, FL 34947

Relative:
Lower

Actual:
10 ft.

LUST:
Region: STATE
Facility Id: 8519251
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (847)286-5530
Facility Cleanup Rank: 7166
District: Southeast District
Lat/Long (dms): 27 25 34.7904 / 80 22 16.4733
Section: 018
Township: 35S
Range: 40E
Feature: Not reported
Method: UNVR
Datum: 0
Score: 25
Score Effective Date: 04/16/2002
Score When Ranked: 25
Operator: SCOTT DEMUTH
Name Update: Not reported
Address Update: 12/17/1998

Discharge Cleanup Summary:
Discharge Date: 12/29/1998
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

SEARS ROEBUCK & CO #2005 (Continued) **U001372937**

Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	12/03/2004
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	CARRAVETTA_D
Site Mgr End Date:	01/06/2006
Tank Office:	PCSED - SED CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Contaminated Media:

Discharge Date:	12/29/1998
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	12/03/2004
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Elig Indicator:	I - INELIGIBLE
Site Manager:	CARRAVETTA_D
Site Mgr End Date:	01/06/2006
Tank Office:	PCSED - SED CLEANUP & COMPLIAN
Contaminated Drinking Wells:	0
Contaminated Monitoring Well:	No
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	Yes
Pollutant:	G - Emerg Generator Diesel
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	SED
Facility ID:	8519251
Facility Status:	CLOSED
Facility Type:	C - Fuel user/Non-retail -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	07-19-2004
Discharge Date:	12-29-1998
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	SRCR - SRCR COMPLETE
Disch Cleanup Status Date:	12-03-2004
SRC Action Type:	SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date:	06-09-2004
SRC Review Date:	07-19-2004
SRC Completion Status:	A - APPROVED
SRC Issue Date:	12-03-2004
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	CARRAVETTA_D
Site Mgr End Date:	01-06-2006
Tank Office:	PCSED - Southeast District
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-

SEARS ROEBUCK & CO #2005 (Continued) **U001372937**

SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	66643
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	76422
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	Not reported
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	8519251
Facility Status:	CLOSED
Type Description:	Fuel user/Non-retail
Facility Phone:	(847) 286-5530
Region:	STATE
Positioning Method:	UNVR
Lat/Long (dms):	27 18 8 / 80 22 23

Owner:

Owner Id:	19440
Owner Name:	SEARS ROEBUCK & CO
Owner Address:	7500 NW 25TH ST
Owner Address 2:	Not reported
Owner City,St,Zip:	MIAMI, FL 33122
Owner Contact:	MILTON ROBINSON
Owner Phone:	(305) 591-4649

Tank Info:

Tank Id:	1
Status:	Removed
Status Date:	31-DEC-1988

SEARS ROEBUCK & CO #2005 (Continued) **U001372937**

Install Date:	01-MAR-1984
Substance:	Unleaded gas
Content Description:	Unleaded Gas
Gallons:	10000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P
Tank Id:	2
Status:	Removed
Status Date:	31-OCT-1988
Install Date:	Not reported
Substance:	Z
Content Description:	Other Non Regulated
Gallons:	560
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P
Tank Id:	3
Status:	Removed
Status Date:	31-OCT-1988
Install Date:	Not reported
Substance:	Unknown/Not reported
Content Description:	Unknown/Not Reported
Gallons:	560
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P
Tank Id:	4
Status:	Removed
Status Date:	01-DEC-1998
Install Date:	Not reported
Substance:	Diesel-emergen generator
Content Description:	Emerg Generator Diesel
Gallons:	50
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Click here for Florida Oculus:

D17 **CLARK WILLIAMS TRANSPORT** **RESP PARTY** **S117359571**
SW **JENKINS ROAD & OKEECHOBEE ROAD** **N/A**
1/4-1/2 **FORT PIERCE, FL**
0.430 mi.
2270 ft. **Site 1 of 2 in cluster D**

Relative: **Higher**
Actual: **15 ft.**

RESP PARTY:

District:	Southeast District
Site Id:	179905
Project Id:	245460
Site Status:	CLOSED
Project Manager:	SELVENDRAN_G
OGC Case Number:	Not reported
Initial Date Received:	01/19/2001

CLARK WILLIAMS TRANSPORT (Continued) **S117359571**

Contaminants:	During road expansion???
Offsite Cont Impact:	U
Priority Score:	Not reported
Datum:	HARN
Method ID:	UNVR
Feature:	Not reported
Object Of Interest:	CAP_RAP SITE
Proximity To Object:	APPRX
Collect Username:	STONE_H
Collect Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Collect Program Id:	CL
Collect Date:	03/21/2005
Map Series Used:	1999 doqs
Map Source Scale:	2852
Interpolation Scale:	Not reported
Coordinate Accuracy Id:	4
Verify Method Id:	DPHO
Verifier Username:	STONE_H
Verifier Affiliation:	DEPARTMENT OF ENVIRONMENTAL PROTECTION
Verifying Program Id:	CL
Verification Date:	03/21/2005
Decode for District:	Southeast District
Decode for Datum:	High Accuracy Reference Network
Decode for Method:	Unverified
Decode for Off Site COC:	Unknown, documentation does not exist, or exists but is inconclusive, as to whether contamination above applicable standards or criteria extends offsite
Decode for V_Method:	Digital Aerial Photography With Ground Control
Latitude/Longitude (deg/min/sec):	27 25 2.27179999 / 80 22 54.1946999

D18 **WAWA FOOD MARKET #5254** **LUST U003714605**
SW **5575 OKEECHOBEE RD** **UST N/A**
1/4-1/2 **FORT PIERCE, FL 34981** **NPDES**
0.430 mi.
2271 ft. **Site 2 of 2 in cluster D**

Relative: **Higher**
Actual: **15 ft.**

LUST:

Region:	STATE
Facility Id:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station
Facility Phone:	(610)558-8521
Facility Cleanup Rank:	Not reported
District:	Southeast District
Lat/Long (dms):	27 25 2.1727 / 80 22 54.1249
Section:	Not reported
Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	AGPS
Datum:	Not reported
Score:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Operator:	JOSH WORTH
Name Update:	01/29/2018
Address Update:	Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Discharge Cleanup Summary:

Discharge Date:	10/13/1999
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	08/20/2001
Cleanup Work Status:	COMPLETED
Information Source:	D - DISCHARGE NOTIFICATION
Other Source Description:	Not reported
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-

Task Information:

District:	SED
Facility ID:	9802263
Facility Status:	OPEN
Facility Type:	A - Retail Station -
County:	ST. LUCIE
County ID:	56
Cleanup Eligibility Status:	I
Source Effective Date:	07-25-2001
Discharge Date:	10-13-1999
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	08-20-2001
SRC Action Type:	NFA - NO FURTHER ACTION
SRC Submit Date:	06-08-2001
SRC Review Date:	07-25-2001
SRC Completion Status:	A - APPROVED
SRC Issue Date:	08-20-2001
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	Not reported
Site Mgr End Date:	Not reported
Tank Office:	-
SR Task ID:	Not reported
SR Cleanup Responsible:	-
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Not reported
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Not reported
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	66861
SA Cleanup Responsible:	-
SA Funding Eligibility Type:	-

WAWA FOOD MARKET #5254 (Continued) **U003714605**

SA Actual Cost:	Not reported
SA Completion Date:	Not reported
SA Payment Date:	Not reported
RAP Task ID:	Not reported
RAP Cleanup Responsible ID:	-
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	63019
RA Cleanup Responsible:	-
RA Funding Eligibility Type:	-
RA Years to Complete:	0
RA Actual Cost:	Not reported

Click here for Florida Oculus:

UST:

Facility Id:	9802263
Facility Status:	OPEN
Type Description:	Retail Station
Facility Phone:	(610) 558-8521
Region:	STATE
Positioning Method:	AGPS
Lat/Long (dms):	27 25 0 / 80 22 52

Owner:

Owner Id:	68130
Owner Name:	WAWA FLORIDA LLC
Owner Address:	7022 TPC DR #200
Owner Address 2:	ATTN: FUEL EQUIP & COMPLIANCE
Owner City,St,Zip:	ORLANDO, FL 32822
Owner Contact:	JOSH WORTH
Owner Phone:	(610) 558-8521

Tank Info:

Tank Id:	1
Status:	Removed
Status Date:	29-NOV-1999
Install Date:	Not reported
Substance:	Unleaded gas
Content Description:	Unleaded Gas
Gallons:	3000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND
DEP Contractor:	P

Tank Id:	2
Status:	In service
Status Date:	01-DEC-2017
Install Date:	01-DEC-2017
Substance:	I
Content Description:	Ultra Low Sulfur Diesel
Gallons:	22000
Vessel Indicator:	TANK
Tank Location:	UNDERGROUND

WAWA FOOD MARKET #5254 (Continued) **U003714605**

DEP Contractor: P

Construction:
Tank Id: 2
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 2
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 2
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 2
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Monitoring:
Tank ID: 2
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 2
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 2
Monitoring Description: Continuous electronic sensing

Tank ID: 2
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 2
Monitoring Description: Monitor dbl wall pipe space

Tank ID: 2
Monitoring Description: Mechanical line leak detector

Tank ID: 2
Monitoring Description: Monitor dbl wall tank space

Piping:
Tank ID: 2
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 2
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank ID: 2
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank Id: 3
Status: In service
Status Date: 01-DEC-2017
Install Date: 01-DEC-2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 3
Construction Category: Secondary Containment
Construction Description: Double wall

Tank Id: 3
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 3
Construction Category: Primary Construction
Construction Description: Fiberglass

Monitoring:
Tank ID: 3
Monitoring Description: Monitor dbl wall tank space

Tank ID: 3
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 3
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 3
Monitoring Description: Mechanical line leak detector

Tank ID: 3
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 3
Monitoring Description: Continuous electronic sensing

Tank ID: 3
Monitoring Description: Monitor dbl wall pipe space

Piping:
Tank ID: 3

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 3
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Tank ID: 3
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank Id: 4
Status: In service
Status Date: 01-DEC-2017
Install Date: 01-DEC-2017
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 20000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: P

Construction:
Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Spill containment bucket

Tank Id: 4
Construction Category: Overfill/Spill
Construction Description: Level gauges/alarms

Tank Id: 4
Construction Category: Miscellaneous Attributes
Construction Description: Compartmented

Tank Id: 4
Construction Category: Primary Construction
Construction Description: Fiberglass

Tank Id: 4
Construction Category: Secondary Containment
Construction Description: Double wall

Monitoring:
Tank ID: 4
Monitoring Description: Monitor dbl wall tank space

Tank ID: 4
Monitoring Description: Electronic monitor pipe sumps

Tank ID: 4
Monitoring Description: Monitor dbl wall pipe space

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Tank ID: 4
Monitoring Description: Automatic tank gauging - USTs

Tank ID: 4
Monitoring Description: Continuous electronic sensing

Tank ID: 4
Monitoring Description: Electronic monitor dispenser liners

Tank ID: 4
Monitoring Description: Mechanical line leak detector

Piping:
Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Pressurized piping system

Tank ID: 4
Piping Category: Primary Construction
Piping Description: Approved synthetic material

Tank ID: 4
Piping Category: Secondary Containment
Piping Description: Double wall

Tank ID: 4
Piping Category: Miscellaneous Attributes
Piping Description: Dispenser liners

Click here for Florida Oculus:

WASTEWATER:
Facility ID: FLG071981
Facility Type: Dewatering GP
Status: Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office: SED
NPDES Permitted Site: Yes
Environmental Interest: Industrial Wastewater Program
Owner Type: Private
Permit Capacity: Not reported
Party Name: Not reported
Company Name: Not reported
RP Address: Not reported
RP Address 2: Not reported
RP City,Stat,Zip: Not reported
Telephone: Not reported
Email: Not reported
Issue Date: Not reported
Effective Date: Not reported
Expiration Date: Not reported
DOC Description: Not reported
Latitude Degrees: Not reported

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active
Facility ID:	FLR10QL81
Facility Type:	Construction Stormwater GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	TLST
NPDES Permitted Site:	Not reported
Environmental Interest:	Not reported
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	WaWa Inc
RP Address:	260 W Baltimore Pike
RP Address 2:	Not reported
RP City,Stat,Zip:	Wawa PA 19063
Telephone:	Not reported
Email:	scott.kearney@wawa.com
Issue Date:	09/19/2016
Effective Date:	09/19/2016
Expiration Date:	09/18/2021
DOC Description:	Generic Permit
Latitude Degrees:	27
Latitude Minutes:	25
Latitude Seconds:	2.496
Longitude Degrees:	80
Longitude Minutes:	22
Longitude Seconds:	54.35
Treatment:	Not reported
Decode For Fstatus:	Active
Facility ID:	FLG071989
Facility Type:	Dewatering GP
Status:	Active - Existing, permitted facility/site for which effluent, reclaimed water or wastewater residual discharge into the environment and/or monitoring is taking place.
District Office:	SED
NPDES Permitted Site:	Yes
Environmental Interest:	Industrial Wastewater Program
Owner Type:	Unknown
Permit Capacity:	Not reported
Party Name:	Scott Kearney, PMTE
Company Name:	Wawa, Inc.
RP Address:	2631 Quarry Stone Ct
RP Address 2:	Not reported
RP City,Stat,Zip:	Oviedo FL 32765-9288
Telephone:	4074086177
Email:	Scott.Kearney@wawa.com
Issue Date:	12/08/2017
Effective Date:	12/08/2017

WAWA FOOD MARKET #5254 (Continued) **U003714605**

Expiration Date:	12/07/2022
DOC Description:	Generic Permit
Latitude Degrees:	Not reported
Latitude Minutes:	Not reported
Latitude Seconds:	Not reported
Longitude Degrees:	Not reported
Longitude Minutes:	Not reported
Longitude Seconds:	Not reported
Treatment:	Not reported
Decode For Fstatus:	Active

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

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: 07/06/2018
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: 07/06/2018
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 07/06/2018
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: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
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: 07/06/2018
Next Scheduled EDR Contact: 07/30/2018
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: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
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: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

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: 05/01/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

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: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal registered storage tank lists

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 03/21/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 13

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

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: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

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: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
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: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

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: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 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: 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: 03/20/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 18

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

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

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

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: 04/20/2018
Next Scheduled EDR Contact: 07/30/2018
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: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

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

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: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
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: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
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: 07/06/2018
Next Scheduled EDR Contact: 08/06/2018
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: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
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: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
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: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
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: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
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: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
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: 07/06/2018
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: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
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: 07/06/2018
Next Scheduled EDR Contact: 08/20/2018
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: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
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: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
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: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
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: 07/06/2018
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

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: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

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

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: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ASBESTOS: Asbestos Notification Listing
Asbestos sites

Date of Government Version: 02/15/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 04/04/2018
Number of Days to Update: 43

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: 02/25/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 41

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: 06/27/2018
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: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
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: 07/06/2018
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: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
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: 02/20/2018
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: 850-245-8953
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: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
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: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
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

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:

Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 12/04/2017
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 02/26/2018
Number of Days to Update: 38

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

Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 12/04/2017
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 02/26/2018
Number of Days to Update: 38

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:

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:

Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/04/2018
Number of Days to Update: 36

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

Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

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

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: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/04/2018
Number of Days to Update: 36

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

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: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/04/2018
Number of Days to Update: 36

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

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

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: 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

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: 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

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: 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

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

Enforcement Case Tracking System Sites

Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

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: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

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

Storage Tanks

A listing of aboveground and underground storage tank site locations.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 41

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:

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: 05/18/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 07/23/2018
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: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
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: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
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.

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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APPENDIX E

UNIVERSAL
ENGINEERING SCIENCES

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

07/21/2014
Trey Brown, Risk Analyst
Tractor Supply Company #505
200 Powell Pl
Brentwood, TN 37027-7514

The Florida Department of Environmental Protection has reviewed your form 8700-12FL notification for a new hazardous waste DEP/EPA Identification Number or status/information change. Based on the information received you must use the following identification number for all manifests or reports for **Tractor Supply Company #505** located at **4888 Okeechobee Rd, Fort Pierce , FL34947-5418**

FLR000210914

Your facility notified FDEP requesting the following hazardous waste status/activities which **do not require a separate submission: Conditionally Exempt SQG.**

Your facility is **currently registered** for the following activities: **None.**

Your facility is **currently permitted/active** as: **No Active Hazardous Waste Treatment, Storage, or Disposal Permit.**

If you have pending program registrations/certifications or permits, these will be mailed separately. You are required to notify us on form 8700-12FL if there is any change in your operations which would affect your status, activity or contact information. The form is found here: http://www.dep.state.fl.us/waste/categories/hwRegulation/pages/NotificationRegulatedWaste.htm.
To review the details of your status, visit:
http://appprod.dep.state.fl.us/www_RCRA/Reports/handler_results.asp?epaid=FLR000210914.
For further assistance, please contact me at (850) 245-8749 or email at
Glen.Perrigan@dep.state.fl.us .

Sincerely,

Robin K. Pandley
for

Glen Perrigan
Environmental Manager
Hazardous Waste Regulation Section

ME ID: 113435 , Email Address: tscriskmgmt@tractorsupply.com

Florida Department of

Environmental Protection

Hazardous Waste Inspection Report

FACILITY INFORMATION:

Facility Name: Wal-Mart Supercenter #973

On-Site Inspection Start Date: 12/06/2016 **On-Site Inspection End Date:** 12/06/2016

ME ID#: 16662 **EPA ID#:** FLR000074229

Facility Street Address: 5100 Okeechobee Rd, Fort Pierce, FL 34947-5428

Contact Mailing Address: PO Box 8041, Bentonville, AR 72712

County Name: ST. LUCIE

NOTIFIED AS:

SQG (100-1000 kg/month)

Used Oil

INSPECTION TYPE:

Routine Inspection for SQG (100-1000 kg/month) facility

INSPECTION PARTICIPANTS:

Principal Inspector: Juchan Choi, Inspector

Other Participants: Kenneth B. Eden, Store Manager

LATITUDE / LONGITUDE: Lat 27° 25' 14.8256" / Long 80° 22' 41.8447"

SIC CODE: 5399 - Retail trade - miscellaneous general merchandise stores

TYPE OF OWNERSHIP: Private

Introduction:

A routine Compliance & Evaluation Inspection (CEI) was conducted on December 06, 2016 at Wal-Mart Supercenter #973 (WM). A store manager, Mr. Kenneth B. Eden, assisted with the inspection.
WM is a retail store that sells general merchandise and offers general services. This facility is located on approximately 130,000 square feet, employs 350 employees and uses public water and sewer.

NOTIFICATION HISTORY:
03/12/2010 – facility notified as SQG
INSPECTION HISTORY:
NONE – facility has never been inspected by FDEP
VIOLATION HISTORY:
NONE – facility has never been inspected by FDEP

Process Description:

WM is a discount food store which also offers general merchandise, automotive products, health and beauty products, home furnishings, electronics, hardware, toys, sporting goods, lawn and garden, pet supplies, jewelry, and house wares. Automotive services are not offered at this location. Photographic services offered are all digital and do not generate any hazardous wastes.

Personal Protective Equipment (PPE) was used/required for the inspection, safety goggle and steel toed boots were worn at the time of inspection.

The facility's routine operations result in the following waste streams generated:
- Spent/returned/damaged aerosol sprays cans - stored in one (1) 55-gal plastic drum with lid;
- Spent rechargeable batteries – one box container was observed at time of inspection
- Spent/returned/damaged chemicals – one (1) 5-gal plastic container with lid was observed at time of

inspection
- Spent solvents - no container was observed at time of inspection
- Pesticides and fertilizers - no container was observed at time of inspection
- Pharmaceutical wastes –Acutely hazardous pharmaceutical waste is kept in the pharmacy is stored in one (1) 30-gal plastic container with lid at pharmacy department; one (1) 5-gal plastic container with lid was observed in the receiving area.
- Spent mercury lamps - stored inside the building in closed and labeled boxes; managed by Lamp tracker Program; none observed at time of inspection

At the time of the inspection all observed containers of hazardous waste were found to be closed and properly labeled and dated.

The facility's broken, returned, and defective goods are separated by characteristic and placed into color coded buckets for disposal.

The following records were reviewed and found in order:
- Manifests: three years of hazardous waste manifests were available for review at the time of the inspection. Manifests reviewed that this facility generates less than 100 kg of hazardous waste per month and less than 1 kg of acutely hazardous waste per year quarter. Clean Harbour Environmental Services (EPA ID No. FLD980729610) is the facility's transporter for pharmaceutical wastes and all other hazardous wastes.
- Training records: up to date for all store managers and the Emergency Coordinator
- Emergency Responder Notification Letters
- Modified/Contingency plan: plan was properly posted and up to date
- Emergency phone numbers: a list was properly posted and up to date
- Weekly container inspections: inspections are recorded electronically and printed out to be stored in a logbook within the 180-day storage area.

PHOTO ATTACHMENTS:

Walmart



Pharmacy Area



Receiving Area



Eye Washer



Conclusion:

The facility was in compliance at the time of inspection. No violations were observed at time of inspection.

1.0 - Pre-Inspection Checklist

Requirements:

The requirements listed in this section provide an opportunity for the Department's inspector to indicate the conditions found at the time of the inspection. A "Not Ok" response to a requirement indicates either a potential violation of the corresponding rule or an area of concern that requires more attention. Both potential violations and areas of concern are discussed further at the end of this inspection report.

Item No.	Pre-Inspection Review	Yes	No	N/A
1.1	Has the facility notified with correct status? 262.12	✓		
1.2	Has the facility notified of change of status? 62-730.150(2)(b)	✓		
1.3	Did the facility conduct a waste determination on all wastes generated? 262.11	✓		

Signed:

A hazardous waste compliance inspection was conducted on this date, to determine your facility's compliance with applicable portions of Chapters 403 & 376, F.S., and Chapters 62-710, 62-730, 62-737, & 62 -740 Florida Administrative Code (F.A.C.). Portions of the United States Environmental Protection Agency's Title 40 Code of Federal Regulations (C.F.R.) 260 - 279 have been adopted by reference in the state rules under Chapters 62-730 and 62-710, F.A.C.

Juchan Choi	Inspector	
PRINCIPAL INSPECTOR NAME	**PRINCIPAL INSPECTOR TITLE**	
Juchan Choi	DEP	12/21/2016
PRINCIPAL INSPECTOR SIGNATURE	**ORGANIZATION**	**DATE**

Kenneth B. Eden	Store Manager
Representative NAME	**Representative TITLE**
	Walmart Inc.
	ORGANIZATION

NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Potential Violations" or areas of concern.

Report Approvers:

Approver: Karen E. Kantor **Inspection Approval Date:** 12/22/2016

ARCADIS U.S., Inc.
2081 Vista Parkway
Suite 305
West Palm Beach, Florida 33411
Tel 561.697.7000
Fax 561.697.7751
www.arcadis-us.com

Institutional Controls and Engineering Controls Audit Program
ABCA McLinton Property aka Walmart #973
ICR ID# 477
Fort Pierce, St. Lucie County, Florida

June 13, 2014

ARCADIS U.S., Inc. (ARCADIS) is pleased to provide the Florida Department of Environmental Protection (FDEP) this Institutional Controls/Engineering Controls (IC/EC) Audit Report for ABCA McLinton Property aka Walmart #973 (the 'Site'). The purpose of the audit activities was to determine whether institutional and/or engineering controls are documented for the property within various government agency files, that the current owner is aware of the controls placed on the Site property, and that the current owner is properly implementing the controls. The following sections summarize the results of ARCADIS' review of pertinent files, communications with the property owner, and visit to the Site to inspect the IC/EC in place at the Site. Based on the information gathered during these activities, ARCADIS has included a summary of findings within this report.

Site Background

The Site is located at 5100 Okeechobee Road in Fort Pierce, St. Lucie County, Florida. The property is located in the northwest quadrant of Section 19, Township 35 South and Range 40 East. The Site comprises approximately 1.2 acres of asphalt-paved parking lot associated with the Walmart store (**Attachment 1**). Currently, the Site is operated as part of Walmart store #973.

The property was previously used as a citrus grove with a barn to store farming equipment and fertilizer. Arsenic-impacted soils were identified in 1996 during environmental assessment completed as part of property transaction activities. Remediation activities completed at the Site included the excavation of arsenic-impacted soil containing concentrations above 3.6 milligrams per kilogram (mg/kg). The remainder of the soil remained in place with an institutional control restricting digging and restricting land use to commercial or industrial usage.

File Reviews

Institutional Controls Registry (ICR) Review

According to the ICR database for the Site (ICR ID# 477), ICs for digging and land use restrictions exist for the Site. No ECs were listed for the Site. A summary of the information provided in the ICR database is as follows:

Media	Institutional Control Type	Engineering Control Type	Contamination	Mechanism	Date IC Recorded
Soil	Digging Restriction	None	Metal - other	Restrictive Covenant	3/28/1997
Soil	Land Use Restriction	None	Metal - other	Restrictive Covenant	3/28/1997

St. Lucie County Property Appraiser/Clerk of Circuit Court File Review

A review of the St. Lucie County Property Appraiser website (http://www.paslc.org/) indicated that the address for the property containing the ICs is 5100 Okeechobee Road in Fort Pierce, St. Lucie County. The St. Lucie County Property Appraiser record identified Wal-Mart Stores East LP as the current property owner (Parcel ID No. 2419-602-0002-000-4). The Site property is zoned for commercial usage as a department store. A St. Lucie County Property Appraiser Map is presented in **Attachment 1**.

A review of the St. Lucie County Official Records Search website (http://www.stlucieclerk.com/index.php/public-search-gen/official-records-sum) indicated that the March 1997 Declaration of Restrictive Covenant, filed by ABCA, Inc. is on record in Book 1067, Pages 2856-2860. Review of the Restrictive Covenant indicated that the Property may be used only for commercial or industrial uses and under no circumstances may the Property be used for residential uses. The soil of the Property shall remain in an undisturbed state, however, the following may occur on the Property: (a) paving all or a portion of the Property with an asphalt or other non-pervious paving material; (b) laying a concrete slab over all or any portion of the Property; (c) environmental testing or monitoring of the Property; or (d) environmental remediation work performed in accordance with FDEP soil cleanup goals for commercial, industrial and/or residential property. The most recent Property Deed was recorded on April 28, 1997 and documented that the property was sold by ABCA, Inc. to Wal-Mart Stores East, Inc. This Special Warranty Deed does not reference the Declaration of Restrictive Covenant (DoRC). The Restrictive Covenant naming ABCA, Inc. and Special Warranty Deed naming Wal-Mart Stores East, Inc. as property owners are presented in **Attachment 2**.

March 1997 Declaration of Restrictive Covenant		April 1997 Deed Information	
Book/Page	1067 / 2856	Book/Page	1073 / 1575

FDEP OCULUS File Review

A search of the FDEP's OCULUS database (http://depedms.dep.state.fl.us/Oculus/servlet/login) indicated that ABCA McLinton Property was listed under FDEP Waste Cleanup Program (ID# COM_134840). ARCADIS reviewed documents that were related to the arsenic impacts. Only 2 files were located on the FDEP OCULUS database.

A review of files at the FDEP Southeast District Office revealed hard copies of a Contamination Assessment and Remedial Action Report (CARAR) dated October 15, 1996; correspondence from FDEP approving the CARAR dated January 22, 1997; and the Declaration of Restrictive Covenants dated March 28, 1997. Additionally, a letter dated April 18, 1997, from Kimley-Horn & Associates, Inc. to FDEP informing them of scheduled construction activities adjacent to the IC area was in the FDEP project file (**Attachment 3**). The letter informed FDEP of the installation of storm sewer piping, sanitary sewer piping, water mains, light poles, paving sub-base material, and landscaping in the vicinity of the IC.

A listing of pertinent historical documents is presented below.

Document Name	Document Date	Document Author
Contamination Assessment and Remedial Action Report (CARAR)	10/15/1996	Professional Services, Inc.
Review of CARAR	1/22/1997	FDEP
Declaration of Restrictive Covenant	3/28/1997	ABCA, Inc.
Proposed Construction Activities	4/18/1997	Kimley-Horn & Associates, Inc.

Communication with Owner / Site Visit

ARCADIS contacted the Senior Real Estate Manager, Mr. Don Draper (phone: 479-277-0039) on May 20, 2014. A site visit was conducted on May 29, 2014 with the store manager, Ms. Janine Holmes. Mr. Draper was aware of the Restrictive Covenant. Two photographs taken during the site visit showing the ICs areas are included herein.



Findings

The following findings were noted during the audit of the ICs at the ABCA McLinton Property Site:

- The St. Lucie County Property Appraiser's database lists the property as being owned by Wal-Mart Stores East, LP.
- The FDEP OCULUS database contained the ICs in the form of a Declaration of Restrictive Covenant.
- Don Draper, Senior Real Estate Manager for Wal-Mart is aware of the ICs.

- It appears that the property owner has complied with the ICs in the Restrictive Covenant.
- The asphalt-paved parking lot was in excellent condition and had not been disturbed.
- The OCULUS database contained only two Site IC-related documents, including the DoRC.
- The property deed does not reference the Restrictive Covenant.

Attachments:

Attachment 1 – Site Maps
Attachment 2 – Restrictive Covenant and Certificate of Title
Attachment 3 – Pertinent Figures

ARCADIS

Attachment 1

Site Maps

ABCA McLinton Property aka Walmart #973 ICR No. 477

27°25'29.6743", -80°22'52.0793" Scale 1:5,654 27°25'28.6749", -80°22'13.8205"



27°25'3.4987", -80°22'52.9440" 1 inch = 471 feet 27°25'2.4994", -80°22'14.6877"



Aerial Imagery 2004-2009

Florida Institutional Controls Registry

Counties

Aerial Imagery Flight Dates 2004-2009

Florida Department of Environmental Protection Disclaimer: This map created in Map Direct on Wed, 11 Dec 2013 17:10:48 UTC is intended for display purposes only. It was created using data from different sources collected at different scales, with different levels of accuracy, and/or covering different periods of time. NAVTEQ road data is provided "AS IS" and without warranties of any kind, either express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, satisfactory quality and non-infringement.YOU SHOULD THEREFORE VERIFY ANY INFORMATION OBTAINED FROM THE SITE BEFORE ACTING ON IT.

Results shown below for 1 Institutional Controls Registry Site.

Controls found for ABCA MCLINTON PROPERTY AKA WALMART #973 (Site Id: COM_134840, ICR Id: 477)
OKEECHOBEE ROAD & MCNEIL ROAD, FORT PIERCE, 34947, ST LUCIE County

IC TYPE	EC TYPE	MEDIA	CONTAMINATION	MECHANISM	DATE IC RECORDED	PROGRAM AREA	DATE ORDER ISSUED	DATE IC AMENDED	DATE IC REMOVED	INSPECTION DATE
DIGGING RESTRICTION	NONE	SOIL	METAL - OTHER	RESTRICTIVE COVENANT	MARCH 28, 1997	OTHER	APRIL 11, 1997			
LAND USE RESTRICTION	NONE	SOIL	METAL - OTHER	RESTRICTIVE COVENANT	MARCH 28, 1997	OTHER	APRIL 11, 1997			

Print Close

PROPERTY RECORD CARD

Wal-Mart Stores East LP Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	5100 OKEECHOBEE RD	ParcelID:	2419-602-0002-000-4
Sec/Town/Range:	19 :35S :40E	Account #:	140082
Map ID:	24/19N	Use Type:	DEPT STORE
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Wal-Mart Stores East LP

Address: % Property Tax Department

PO Box 8050 MS 0555 Store #973 Bentonville AR 72712-8050

Legal Description

WAL-MART AT FORT PIERCE TRACT B-LESS TO DOT AS IN OR 1118-2930 AND LESS THAT PART MPDAF: FROM SE COR

More...

Sales Information

Date	Price		Code	Deed	Book/Page
3/31/2009		100	0130	WD	3079 / 0723
5/1/1900		100			/

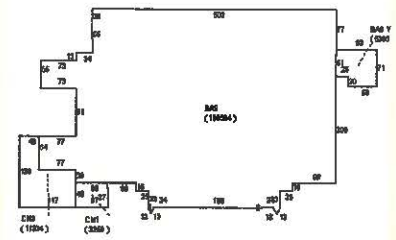
Assessment 2013

2013 Final:	11250400
Assessed:	11250400
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	287552.34

Total Land and Building

Land Value:	5291700 Acres: 28.45
Building Value:	5958700
Finished Area:	204977 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	BR - BarJst/Rigid
ExtType:	BBOX - DEPT/SMRKT	YearBlt:	1998	Frame:	-
Grade:	Y_D - Commer D	EffYrBlt:	1998	PrimeWall:	BP - Conc Block
StoryHght:	HF12 - 12 Ft Add Ht	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	VT - Vinyl Tiles
%A/C:	100	%Heated:	100	%Sprinkled:	100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP2 - ASP2 LOW	Y	1	313000	AV	AV	1998
CNC2 - CONCRETE LOW	Y	1	108547	AV	AV	1998
LGT4 - QUAD LIGHT	Y	1	31	AV	AV	1998
LGT1 - SINGLE LIGHT	Y	1	5	AV	AV	1998
FEN1 - CHAINLINK 10	Y	1	736	AV	AV	1998
CURB - CEMENT CURB	Y	1	13350	AV	AV	1998
LGT2 - DOUBLE LIGHT	Y	1	11	AV	AV	1998
FEN8 - CHAINLINK 8'	Y	1	780	AV	AV	2007
LLDK - LOADING DOCK	Y	1	4500	AV	AV	1998
LLDK - LOADING DOCK	Y	1	2400	AV	AV	1998
ASP2 - ASP2 LOW	Y	1	167000	AV	AV	2013

Land Information

No.	Use Type	Type	Measure	Depth
1	1300-DEPT STORE	315 -Sq Feet	1239282	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Saint Lucie County, Florida Office of the Property Appraiser
Web Mapping Print



ARCADIS

Attachment 2

Restrictive Covenant and
Certificate of Title

COPY

Return to.

THIS INSTRUMENT PREPARED BY:

Joyce L. Elden, Esquire
Broad and Cassel
400 Australian Avenue South
Suite 500
West Palm Beach, FL 33401

THIS INSTRUMENT TO BE RETURNED TO:

Margaret Bowles, Esquire
Howard & Howard Attorneys
201 East Kennedy Blvd.
Suite 2000
Tampa, FL 33602

COPY

Joanne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1540973 OR BOOK 1067 PAGE 2856
Recorded: 03-28-97 10:39 A.M.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by ABCA, Inc., a Florida corporation whose post office address is c/o First Union National Bank, 214 North Hogan Street, Jacksonville, Florida 32202 (hereinafter referred to as the "Declarant").

COPY

W I T N E S S E T H:

WHEREAS, the Declarant on the date hereof is the owner of that certain real property located in St. Lucie County, Florida and described on Exhibit "A" (the "Property"); and

WHEREAS, Declarant has caused to be performed certain environmental remediation work on the Property in accordance with the Florida Department of Environmental Protection ("FDEP") soil cleanup goals for commercial and industrial properties; and

WHEREAS, such environmental remediation work was not performed in accordance with the FDEP soil cleanup goals for residential property; and

COPY

WHEREAS, the Declarant is requesting a letter from FDEP to the effect that no further action is needed at the Property as a result of the environmental remediation work which has been performed to date (the "FDEP Letter"); and

WHEREAS, a condition to the issuance of the FDEP Letter is that Declarant restrict the use of the Property to commercial and industrial uses (as hereinafter defined) unless and until environmental remediation work is undertaken on the Property in

COPY

accordance with the FDEP soil cleanup goals for residential properties and other restrictions set forth herein; and

WHEREAS, in consideration of the issuance of the FDEP Letter by FDEP, Declarant is willing to enter into this Declaration and restrict the Property as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares that all of the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the covenants, conditions and restrictions as hereinafter set forth, all of which shall run with the Property, shall be binding upon all parties having and/or acquiring any right, title or interest in the Property or in any part thereof, and shall inure to the benefit of each and every person or entity, from time to time, owning or holding an interest in the Property and their heirs, personal representatives, successors and assigns.

COPY

Section 1. Recitals. The foregoing recitations of facts are true and correct.

Section 2. Use Restriction. The Property may be used only for "commercial or industrial uses" (as that term is hereinafter defined) and under no circumstances may the Property be used for "residential uses" (as that term is hereinafter defined) unless this Declaration has been terminated or modified to permit residential uses as set forth in Section 5 hereof.

Section 3. Definitions. As used herein, the following terms shall have the meanings ascribed to them below:

(a) "commercial or industrial uses" means any use permitted under the planning and zoning laws and regulations applicable to the Property except uses described herein as "residential uses".

COPY

(b) "residential uses" means any use for residential purposes, whether single family, multi-family, hotel/motel or any other form of permanent or transient living accommodations, and other uses involving direct exposure of people to the soil of the Property, including, but not limited to, the following uses (regardless of how such uses may be characterized under applicable planning and zoning laws and regulations): day care center, kindergarten, school, play ground, ball field and/or camp ground.

Section 4. Additional Restriction. The soil of the Property shall remain in an undisturbed state unless this Declaration has been terminated or modified to permit residential uses as set forth

COPY

in Section 5 hereof; provided, however, notwithstanding the foregoing, the following may occur on the Property:

(a) paving all or a portion of the Property with an asphalt or other non-porous paving material; or

(b) laying a concrete slab over all or any portion of the Property, provided that the ground of the Property is not disturbed in connection therewith; or

(c) environmental testing or monitoring of the Property; or

(d) environmental remediation work performed in accordance with the FDEP soil cleanup goals for commercial, industrial and/or residential property.

Section 5. Rights Granted to FDEP. The FDEP is hereby given the right and authority to terminate or modify this Declaration after further environmental remediation work is undertaken on the Property in accordance with the FDEP standards for soil cleanups for residential properties and other applicable FDEP conditions, as such conditions may be determined by the FDEP. The termination or modification of this Declaration shall be evidenced by a written instrument stating that this Declaration is so terminated or modified, signed by the FDEP and the then owner of the Property, duly recorded. This Declaration may not be amended or modified in any way without the prior written consent of the FDEP.

Section 6. Enforcement. Enforcement of these covenants, conditions and restrictions shall be by any proceeding at law or in equity and may be instituted by the FDEP against any person or persons violating or attempting to violate or circumvent any covenant, condition or restriction contained herein to restrain any such violation. Failure by the FDEP to enforce any covenant, condition or restriction contained herein for any period of time shall not be deemed a waiver or estoppel of the right to enforce the same thereafter.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the 25th day of March, 1997.

Signed, sealed and delivered
in the presence of:

Witness
Print Name: KATHLEEN MCEDWARDS

Witness
Print Name: Margie Flight

ABCA, Inc., a Florida corporation

By: _____

Print Name: Frank D. Tucker, Jr.

Its: Vice President

[Corporate Seal]

FLORIDA CORPORATION C CORPORATE SEAL ABCA INC

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STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 25th day of March, 1997 by Frank D. Tucker, Jr., as Vice President of ABCA, Inc., a Florida corporation, on behalf of the corporation, ☒ who is personally known to me or, ☐ who has produced _____ as identification and who did take an oath.

Shelia N Stephens
Notary Public
Print Name: Shelia N Stephens

[Notary Seal]

My commission expires: 9-9-2000

Commission Number: CC573633

SHELIA N. STEPHENS
MY COMMISSION # CC 573633
EXPIRES: September 9, 2000
Bonded Thru Notary Public Underwriters

COPY

COPY

OR BOOK 1067 PAGE 2859

COPY

EXHIBIT "A"

LEGAL DESCRIPTION
ENVIRONMENTAL ASSESSMENT AREA

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA. ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST;

THENCE, BEARING NORTH ONE DEGREE WENTY MINUTES FORTY-FIVE SECONDS EAST (N 01°20'45" E) ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST, A DISTANCE OF THREE HUNDRED FIFTY-SEVEN AND EIGHTY-ONE HUNDREDTHS FEET (357.81) TO THE INTERSECTION WITH THE ORIGINAL NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A.K.A. S.R. 70);

THENCE, LEAVING SAID EAST LINE, BEARING SOUTH FIFTY-TWO DEGREES TWENTY-NINE MINUTES FIFTY-FIVE SECONDS WEST (S 52°29'55" W) ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF THREE THOUSAND THREE HUNDRED EIGHTEEN AND THIRTY-TWO HUNDREDTHS FEET (3,318.32') TO A POINT;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, BEARING NORTH THIRTY-SEVEN DEGREES THIRTY MINUTES ZERO FIVE SECONDS WEST (N 37°30'05" W) A DISTANCE OF THREE HUNDRED FIFTY AND ZERO HUNDREDTHS FEET (350.00') TO A POINT;

THENCE, BEARING SOUTH FIFTY-TWO DEGREES TWENTY-NINE MINUTES FIFTY-FIVE SECONDS WEST (S 52°29'55" W), A DISTANCE OF TEN AND ZERO HUNDREDTHS FEET (10.00') TO A POINT;

THENCE, BEARING NORTH THIRTY-SEVEN DEGREES THIRTY MINUTES ZERO FIVE SECONDS WEST (N 37°30'05" W), A DISTANCE OF ONE HUNDRED NINETY-NINE AND THIRTY-FIVE HUNDREDTHS FEET (199.35') TO A POINT;

THENCE, BEARING SOUTH FIFTY-TWO DEGREES TWENTY-NINE MINUTES FIFTY-FIVE SECONDS WEST (S 52°29'55" W), A DISTANCE OF ONE HUNDRED SIXTY-TWO AND SIXTY HUNDREDTHS FEET (162.60') TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH EIGHTY-THREE DEGREES FORTY-SIX MINUTES FIFTY-EIGHT SECONDS WEST (S 83°46'58" W), A DISTANCE OF TWO HUNDRED THREE AND THIRTY-TWO HUNDREDTHS FEET (203.32') TO A POINT;

THENCE, BEARING NORTH ZERO FIVE DEGREES FIFTY-THREE MINUTES SIXTEEN SECONDS WEST (N 05°53'16" W), A DISTANCE OF TWO HUNDRED SIXTY-FIVE AND SEVENTY-SIX HUNDREDTHS FEET (265.76') TO A POINT;

THENCE, BEARING NORTH EIGHTY-EIGHT DEGREES FORTY MINUTES FORTY-EIGHT SECONDS EAST (N 88°40'48" E), A DISTANCE OF TWO HUNDRED FIVE AND SEVENTY-FOUR HUNDREDTHS FEET (205.74') TO A POINT;

THENCE, BEARING SOUTH ZERO FIVE DEGREES TWENTY-EIGHT MINUTES FORTY-NINE SECONDS EAST (S 05°28'49" E), A DISTANCE OF TWO HUNDRED FORTY-EIGHT AND TWENTY-ONE HUNDREDTHS FEET (248.21') TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 52,482.96 SQUARE FEET OR 1.20 ACRES. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

COPY

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OR BOOK 1067 PAGE 2860

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3333356 OR BOOK 3079 PAGE 723, Recorded 04/14/2009 at 01:15 PM
Doc Tax: $0.70

COPY

Prepared by: Brad Rogers
Return to: Wal-Mart Real Estate Business Trust
c/o REIT Management Dept. 9385
2001 S.E. 10th Street
Bentonville, AR 72716-0550

Parcel I.D. Number: 2419-602-0004-000/8, 2119-602-0002-000-4

GENERAL WARRANTY DEED

THIS INDENTURE, made the 31st day of March, 2009, between **WAL-MART STORES EAST, INC.**, an Arkansas corporation, with offices in the County of Benton, State of Arkansas and a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantor") and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, with offices located at Property Tax Dept. P.O. Box 8050, MS-0555 Store # 973 Bentonville, Arkansas 72716-8050 (hereinafter referred to as "Grantee"),

COPY

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Zero Dollars and No Cents, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in St. Lucie County, to wit:

See Exhibit A attached.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good right and lawful authority to sell and convey the lands; Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

COPY

(CORPORATE SEAL)

WAL-MART STORES EAST INC.

ATTEST:

BY: _____
Heather Clark
Assistant Secretary

BY: _____
Romona L. West
Its: Director of REIT Menagement

Signed, sealed, and delivered in the presence of:

WITNESS:
Cedrick Frazier

WITNESS:
B.A. Glass

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 31st day of March, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Romona L. West, to me personally known, who being by me duly sworn did say that she is the Director, REIT Management, Wal-Mart Realty of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of Romona L. West acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Notary Public

Mail Tax Information To: Wal-Mart Stores East LP
Wal-Mart Property Tax Dept 8013
Attn: 0555
P.O. Box 8050
Bentonville, AR 72716

RE: Store 973

PATRICIA A. WILLIAMS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 9/13/2013

COPY

COPY

COPY

Exhibit A
Store#973 Fort Pierce, FL
Property Address: 5100 Okeechobee Road

Tract B, WAL-MART AT FORT PIERCE, according to map or plat thereof as recorded in Plat Book 36, Page 12, of the Public Records of St. Lucie County, Florida, Less that part conveyed to Florida Department of Transportation in General Warranty Deed recorded January 2, 1998 in Official Records Book 1118 page 2930, of the Public Records of St. Lucie County, Florida, and Less that part conveyed to Murphy Oil USA, Inc. in Special Warranty Deed recorded July 24, 2008 in Official Records Book 2998 page 496, of the Public Records of St. Lucie County, Florida.

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* Doc Assump:	$	0.00
* Doc Tax :	$	12600.00
* Int Tax :	$	0.00

Joanne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1547889 OR BOOK 1073 PAGE 1575
Recorded: 04-28-97 11:32 A.M.

THIS INSTRUMENT PREPARED BY:

Joyce L. Elden, Esquire
Broad and Cassel
400 Australian Avenue South
Suite 500
West Palm Beach, FL 33401

THIS INSTRUMENT TO BE RETURNED TO:

Margaret Bowles, Esquire
Howard & Howard Attorneys
201 East Kennedy Blvd.
Suite 2000 (mail)
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the 24th day of April, 1997, by ABCA, INC., a Florida corporation, hereinafter referred to as "Grantor", whose post office address is c/o First Union National Bank, 214 North Hogan Street, Jacksonville, FL 32202, Attention: Frank D. Tucker, Jr., Special Assets, to WAL-MART STORES EAST, INC., a Delaware corporation, hereinafter called the "Grantee", whose post office address is 701 S. Walton Boulevard, Bentonville, AR 72716, Attention: Robert W. Stoker:

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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, subject to restrictions, reservations, easements, conditions, covenants and dedications of record; and taxes accruing subsequent to the date hereof.

GRANTOR does hereby covenant with Grantee that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Print Name: ELIZABETH RABALAIS

Witness
Print Name: KATHLEEN MCEDWARDS

ABCA, INC., a Florida corporation

By: _____

Print Name: FRANK D. TUCKER, JR.

Its: Vice President

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of April, 1997 by Frank D Tucker, Jr., as Vice President of ABCA, INC., a Florida corporation, on behalf of the corporation, [x] who is personally known to me or, [ ] who has produced _____ as identification and who did take an oath.

Notary Public
Print Name: Shelia N. Stephens

[Notary Seal]

My commission expires: 9-9-2000

Commission Number: CC573633

SHELIA N. STEPHENS
MY COMMISSION # CC 573633
EXPIRES: September 9, 2000
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL C

OUT-PARCEL NO. 3

Known as a parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence North 01 degrees 28 minutes 11 seconds East along the East line of Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence South 52 degrees 39 minutes 19 seconds West a distance of 2,783.32 feet to the point and place of beginning.

Thence North 37 degrees 20 minutes 41 seconds West a distance of 200.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 175.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 188.00 feet to a point on the new North right-of-way line of Okeechobee Road; thence South 52 degrees 39 minutes 19 seconds West along said right-of-way line a distance of 5.26 feet to a point; thence South 30 degrees 01 minutes 04 seconds West a distance of 31.18 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 140.96 feet to a point and place of beginning.

TOGETHER WITH:

PARCEL D - DEVELOPER TRACT

Known as a parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence North 01 degrees 28 minutes 11 seconds East along the East line of Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence South 52 degrees 39 minutes 19 seconds West along said Northerly right-of-way line a distance of 3,318.32 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 200.00 feet to the point and place of beginning; thence continue North 37 degrees 20 minutes 41 seconds West a distance of 30.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 720.00 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 480.50 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 715.51 feet to a point on a curve; said curve being concave to the Southeast, and having a radius of 595.00 feet, thence run Northeasterly along the said curve (through a central angle of 29 degrees 52 minutes 48 seconds) a distance of 310.29 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 342.85 feet to a point; thence North 25 degrees 25 minutes 20 seconds East a distance of 554.21 feet to the point of intersection with the Southerly right-of-way line of N.S.L.R.W.M.D. Canal No. 37; thence North 89 degrees 11 minutes 35 seconds East along the Southerly right-of-way line a distance of 541.50 feet to the point of intersection with the Westerly right-of-way line of N.S.L.R.W.M.D. Canal No. 29 (AKA Five Mile Creek); thence South 23 degrees 55 minutes 03 seconds East along said Westerly right-of-way line a distance of 9.28 feet to a point; thence continue along said Westerly right-of-way line South 12 degrees 51 minutes 36 seconds East a distance of 469.52 feet to a point; thence South 01 degrees 13 minutes 52 seconds East a distance of 484.60 feet to a point; thence North 37 degrees 20 minutes 41

OR BOOK 1073 PAGE 1577

seconds West a distance of 114.23 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 175.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 188.00 feet to a point of intersection with the new Northerly right-of-way line of Okeechobee Road; thence South 52 degrees 39 minutes 19 seconds West along said new Northerly right-of-way line a distance of 50.00 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 188.00 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 175.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 200.00 feet to a point of intersection with the Northerly right-of-way line of Okeechobee Road; thence South 52 degrees 39 minutes 19 seconds West along said Northerly right-of-way line a distance of 235.00 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 200.00 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 300.00 feet to a point and place of beginning.

TOGETHER WITH

PARCEL E - PARCEL III

Known as a parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence North 01 degrees 28 minutes 11 seconds East along the East line of Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R.70) thence South 52 degrees 39 minutes 19 seconds West a distance of 3,318.32 feet to the point and place of beginning.

Thence continuing along said North line South 52 degrees 39 minutes 19 seconds West a distance of 615.96 feet to a point of curvature said curve being concave to the North, having a radius of 1,850.08 feet; through a central angle of 18 degrees 33 minutes 21 seconds; thence in a clockwise direction along the arc of said curve a distance of 599.17 feet to the point of tangency of said curve; thence continuing along the new North right-of-way line, South 71 degrees 12 minutes 40 seconds West a distance of 262.65 feet to a point; thence North 00 degrees 28 minutes 15 seconds West a distance of 2,298.94 feet to a point on the South right-of-way line of Canal No. 37; thence North 89 degrees 11 minutes 35 seconds East along said South right-of-way line a distance of 1,314.91 feet to a point; thence South 25 degrees 25 minutes 20 seconds West a distance of 554.21 feet to a point; thence South 52 degrees 39 minutes 19 seconds West a distance of 342.85 feet to a point on a curve; said curve being concave to the Southeast, having a radius of 595.00 feet; through a central angle of 42 degrees 32 minutes 58 seconds; thence in a counterclockwise direction along the arc of said curve for a distance of 441.86 feet to the point of tangency of said curve; thence South 37 degrees 20 minutes 41 seconds East a distance of 230.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 10.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 350.00 feet to the point and place of beginning.

TOGETHER WITH

PARCEL F - DESCRIPTION: ROAD EASEMENT

Known as a parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence North 01 degrees 28

OR BOOK 1073 PAGE 1578

minutes 11 seconds East along the East line of Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence South 52 degrees 39 minutes 19 seconds West a distance of 3,318.32 feet to the point and place of beginning.

Thence continuing along said Northerly right-of-way line South 52 degrees 39 minutes 19 seconds West a distance of 80.00 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 350.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 10.00 feet; thence North 37 degrees 20 minutes 41 seconds West a distance of 230.00 feet to a point of curvature, said curve being concave to the Southeast, having a radius of 655.00 feet, through a central angle of 42 degrees 32 minutes 58 seconds; thence in a clockwise direction along the arc of said curve a distance of 486.42 feet to a point; thence South 84 degrees 47 minutes 43 seconds East a distance of 60.00 feet to a point of curvature, said curve being concave to the Southeast having a radius of 595.00, through a central angle of 42 degrees 32 minutes 58 seconds; thence in a counter-clockwise direction along the arc of said curve a distance of 441.86 feet to the point of tangency; thence South 37 degrees 20 minutes 41 seconds East a distance of 230.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 10.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 350.00 feet to the point and place of beginning.

TOGETHER WITH

PARCEL G - DESCRIPTION: ROAD EASEMENT (LYING IN PARCEL III)

Known as a parcel of land lying in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, thence North 01 degrees 28 minutes 11 seconds East along the East line of said Section 18, Township 35 South, Range 40 East, a distance of 358.41 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence South 52 degrees 39 minutes 19 seconds West a distance of 3,318.32 feet to the point and place of beginning.

Thence continuing along said Northerly right-of-way line South 52 degrees 39 minutes 19 seconds West a distance of 80.00 feet to a point; thence North 37 degrees 20 minutes 41 seconds West a distance of 350.00 to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 10.00 feet; thence North 37 degrees 20 minutes 41 seconds West a distance of 230.00 feet to a point of curvature, said curve being concave to the Southeast, having a radius of 655.00 feet, through a central angle of 42 degrees 32 minutes 58 seconds; thence in a clockwise direction along the arc of said curve a distance of 486.42 feet to a point of compound curve, said curve being concave to the Southeast, having a radius of 2,103.43 feet, through a central angle of 14 degrees 32 minutes 43 seconds; thence in a clockwise direction along the arc of said curve a distance of 533.98 feet to the point of tangency; thence North 19 degrees 45 minutes 00 seconds East a distance of 188.69 feet to a point on the South right-of-way line of Canal No. 37; thence North 89 degrees 11 minutes 35 seconds East along said Southerly right-of-way line a distance of 64.08 feet to a point; thence South 19 degrees 45 minutes 00 seconds West a distance of 211.19 feet to a point of curvature, said curve being concave to a point of curvature, said curve being concave to the Southeast, having a radius of 2,043.43 feet, through a central angle of 14 degrees 32 minutes 43 seconds; thence in a counter-clockwise direction along the arc of said curve a distance of 518.75 feet to a point of compound curve, said curve being concave to the Southeast, having a radius of

OR BOOK 1073 PAGE 1576

595.00 feet, through a central angle of 42 degrees 32 minutes 58 seconds; thence in a counter-clockwise direction along the arc of said curve a distance of 441.86 feet to the point of tangency; thence South 37 degrees 20 minutes 41 seconds East a distance of 230.00 feet to a point; thence North 52 degrees 39 minutes 19 seconds East a distance of 10.00 feet to a point; thence South 37 degrees 20 minutes 41 seconds East a distance of 350.00 feet to the point and place of beginning.

Less and Except that portion thereof, if any, which lies within Parcel No. 105 in that certain condemnation case now pending for the widening of State Road 70, being Case No. 90-219 CAO in the Circuit Court of St. Lucie County, Florida, being more particularly described as follows:

PARCEL NO. 105

That part of Lot 15 MODEL LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 3, page 63, of the Public Records of St. Lucie County, Florida and the NE 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4 lying North of Okeechobee Road; and also that part of the West 1/4 of the NE 1/4 lying North of Okeechobee Road, also known as State Road 70, all in Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Northeasterly corner of said NW 1/4 of Section 19; thence South 00 degrees 56 minutes 04 seconds East along the Easterly line thereof, a distance of 1,385.89 feet to the Northeasterly corner of SEMINOLE PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, page 11, in the Public Records of said St. Lucie County; thence continue South 00 degrees 56 minutes 04 seconds East along the Easterly line thereof, a distance of 954.14 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South 00 degrees 56 minutes 04 seconds East a distance of 5.04 feet to the Northwesterly Existing Right Of Way line of said Okeechobee Road; thence North 70 degrees 03 minutes 56 seconds East along said Right of Way line, a distance of 295.92 feet to the beginning of a curve concave Northwesterly having a radius of 1,850.08 feet to a point hereinafter referred to as Point "B" thence Southwesterly along the arc of said curve, subtended by a central angle of 00 degrees 32 minutes 51 seconds the chord of said curve bears South 70 degrees 33 minutes 30 seconds West an arc distance of 31.67 feet to the end of said curve; thence South 71 degrees 02 minutes 47 seconds West a distance of 262.85 feet to the POINT OF BEGINNING.

AND

That part of Lots 5 an 6 of said MODEL LAND COMPANY SUBDIVISION, being more particulary described as follows:

Commencing at the point hereinafter referred to as Point "B"; run thence Northeasterly along the arc of said curve concave Northwesterly having a radius of 1,850.08 feet subtended by a central angle of 17 degrees 34 minutes 30 seconds, the chord of said curve bears North 81 degrees 16 minutes 41 seconds East an arc distance of 567.50 feet to the end of said curve; thence North 52 degrees 29 minutes 26 seconds East continuing along said right of way line, a distance of 1,291.93 feet to the Point of Beginning of the hereinafter described parcel; thence continue North 52 degrees 29 minutes 26 seconds East along said right of way line, a distance of 540.31 feet; thence South 55 degrees 45 minutes 40 seconds West a distance of 210.34 feet; thence South 32 degrees 29 minutes 26 seconds West along said parallel line, a distance of 301.54 feet; thence South 29 degrees 51 minutes 11 seconds West, a distance of 31.18 feet to the Point of Beginning.

OR BOOK 1073 PAGE 1580

ARCADIS

Attachment 3

Pertinent Figures

970318

Kimley-Horn
and Associates, Inc.

Engineering
Planning
and
Environmental
Consultants

Suite 400
601 21st Street
Vero Beach, Florida
32960

April 18, 1997
KHA File No. 04705363(05)

Via Facsimile: 561/681-6770

Mr. Jim Harmon
Florida Dept of Environmental Protection
Southeast District Office
400 North Congress Avenue
West Palm Beach, Florida 33401

RECEIVED
APR 23 1997
DEPT OF ENV PROTECTION
WEST PALM BEACH

Subject: Wal★Mart Stores, Inc.
Wal★Mart Store #973-00, RSC
Ft. Pierce, Florida (ABCA Site)

Dear Jim:

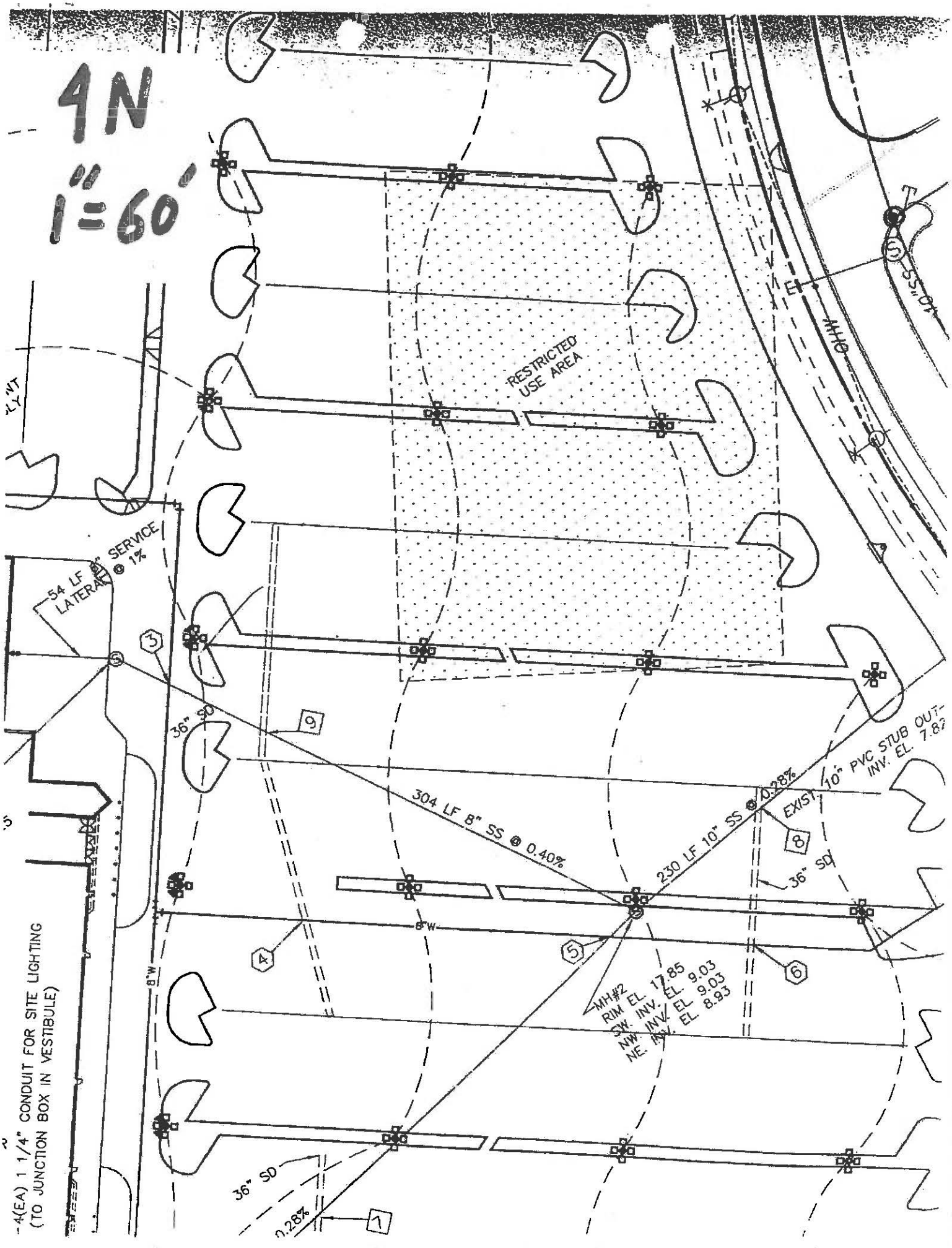
Pursuant to our conversation on 4/17/97, the following summarizes the construction activities which are proposed on the subject property in and around the restricted use area. We have attached sketches depicting the proposed activities:

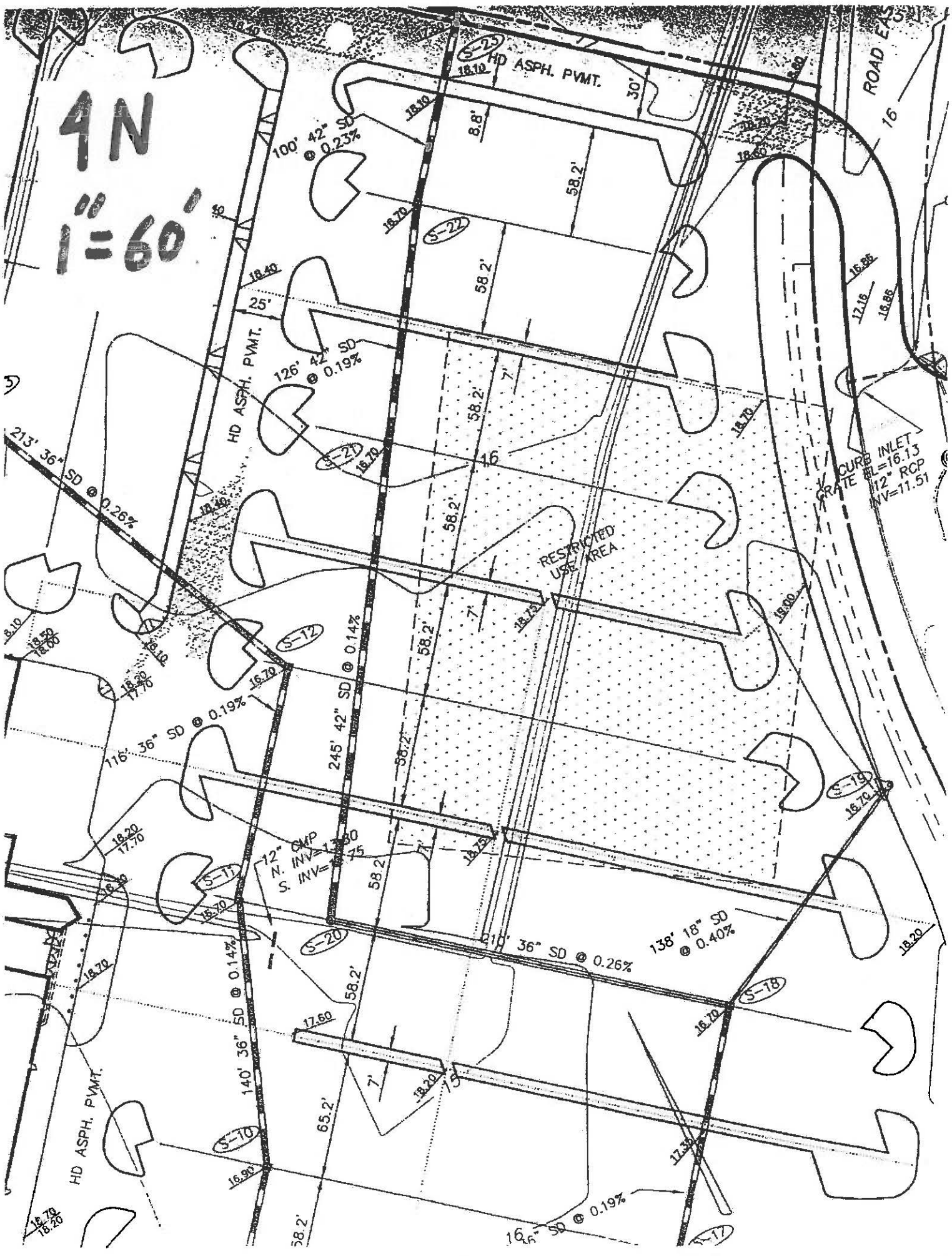
1. Installation of storm sewer piping and structures is proposed approximately 25' from the outside edge of the restricted use area. Installation should not require excavation within this area, however dewatering during installation will be probably required.

2. Sanitary sewer installation is proposed approximately 50' outside of the restricted use area. Dewatering may be required for this installation, however no actual excavation within the restricted use area is expected.

3. Potable water mains are proposed within approximately 125' of the edge of the restricted use area. Dewatering will probably only be required at points of conflict with storm drainage, all of which are outside of the restricted use area.

TEL 407 562 7981
FAX 407 562 9689


4N
1"=60'
RESTRICTED USE AREA
54 LF 6" SERVICE @ 1%
LATERAL
36" SD
304 LF 8" SS @ 0.40%
230 LF 10" SS @ 0.28%
10" PVC STUB OUT-
INV. EL. 7.82
EXIST.
36" SD
8"W
8"W
MH#2
RIM EL. 17.85
SW. INV. EL 9.03
NW. INV. EL 9.03
NE. INV. EL 8.93
36" SD
0.28%
-4(EA) 1 1/4" CONDUIT FOR SITE LIGHTING
(TO JUNCTION BOX IN VESTIBULE)


4N
1"=60'
HD ASPH. PVMT.
100' 42" SD @ 0.23%
213' 36" SD @ 0.26%
126' 42" SD @ 0.19%
245' 42" SD @ 0.14%
116' 36" SD @ 0.19%
12" CMP
N. INV=13.80
S. INV=13.75
138' 18" SD @ 0.40%
140' 36" SD @ 0.14%
CURB INLET
GRATE EL=16.13
12" RCP
INV=11.51
RESTRICTED USE AREA
ROAD E
S-22
S-21
S-12
S-20
S-19
S-18
S-17
S-10
58.2'
65.2'
30'
25'
16'
7'
8.8'

Florida Department of Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

June 15, 2017

ELECTRONIC CORRESPONDENCE

Ms. Elizabeth Titus, Environmental Manager
Murphy Oil USA, Inc.
200 Peach Street
El Dorado, AR 71730
Beth.titus@murphyusa.com

Subject: **Site Rehabilitation Completion Order (SRCO)**
Murphy USA #5709
5110 Okeechobee Road
Fort Pierce, St. Lucie County, FL
Facility ID #: 56-9802113
Discharge Date: August 11, 2010
(Non-program)

Dear Ms. Titus:

The Southeast District, Compliance Assurance Program, has reviewed the Site Assessment Report, Natural Attenuation Monitoring (NAM) Plan, Quarterly NAM Reports and No Further Action Request dated August 5, 2013 through December 16, 2016 (received August 13, 2013 through December 21, 2016) submitted for the petroleum product discharge referenced above. All the documents submitted to date are adequate to meet the site assessment requirements of Rule 62-780.600, Florida Administrative Code (F.A.C.). In addition, documentation submitted with the SAR/NFAP confirms that criteria set forth in Subsection 62-780.680(1), F.A.C., have been met. Please refer to the attached maps of the source property and analytical summary tables, Exhibits A and B respectively and hereby incorporated by reference. The SAR/NFAP are hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the facility for petroleum product contamination associated with the discharge referenced above, except as set forth below.

(1) In the event concentrations of petroleum product's contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the facility, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum

product's contaminants of concern to the levels approved in the SAR/NFAP or otherwise allowed by Chapter 62-780, F.A.C.

(2) Additionally, you are required to properly plug and abandon all monitoring wells, injection wells, extraction wells, and sparge wells within 60 days of receipt of this Order unless these wells are otherwise required for compliance with a local ordinance or another cleanup. The wells must be plugged and abandoned in accordance with the requirements of Subsection 62-532.500(5), F.A.C. A Well Plugging Report shall be submitted within 30 days of well plugging. Other State, county or city requirements for well abandonment may also apply.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

(A) If you choose to accept the Department's decision regarding the SAR/NFAP you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.

(B) If you choose to challenge the decision, you may do the following:

(1) File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or

(2) File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to Subsection 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Murphy Oil USA, Inc., 200 Peach Street, El Dorado, AR 71730, shall mail a copy of the request to Murphy Oil USA, Inc., 200 Peach Street, El Dorado, AR 71730, at the time of filing. Timely filing a request for an

extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Murphy Oil USA, Inc., 200 Peach Street, El Dorado, AR 71730, shall mail a copy of the petition to Murphy Oil USA, Inc., 200 Peach Street, El Dorado, AR 71730, at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Subsection 120.569(2), F.S. and Rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

(a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;

(b) A statement of when and how each petitioner received notice of the Department's action or proposed action;

(c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;

(d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;

(e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and

(g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order

pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

Questions

Any questions regarding the PRP's review of the SAR/NFAP should be directed to Judy Dolan at 561/681-6733 or by email at Judy.Dolan@dep.state.fl.us. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this facility is 56-9802113. Please use this identification on all future correspondence with the Department.

Sincerely,



June 15, 2017
Jennifer K. Smith Date
District Director
Southeast District

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to §120.52
Florida Statutes, with the designated
Department Clerk, receipt of which is
hereby acknowledged.

R. Allen Bass

June 15, 2017

Clerk

Date

Attachments: Exhibits: A: Figure 1, Site Map dated 11/28/2016
Figure 3, Dissolved Hydrocarbon Concentration in Groundwater dated 11/28/2016

Exhibits: B: Table 2A, Groundwater Analytical Data-BTEX (Pages 1-5)
Table 2B, Groundwater Analytical Data-PAHs

ec: Greg A. Kennedy, Environmental Manager, FDEP/SED, Greg.A.Kennedy@dep.state.fl.us
Judy Dolan, Case Manager, FDEP/SED, Judy.dolan@dep.state.fl.us
Roy H. Therrien, P.G. PPM, roy.therrien@ppmco.com
Patrick Wille, Contract Manager, PBC ERM, pwille@pbcerm.org
South Florida Water Management District – wells@sfwmd.gov

THE FTS GROUP

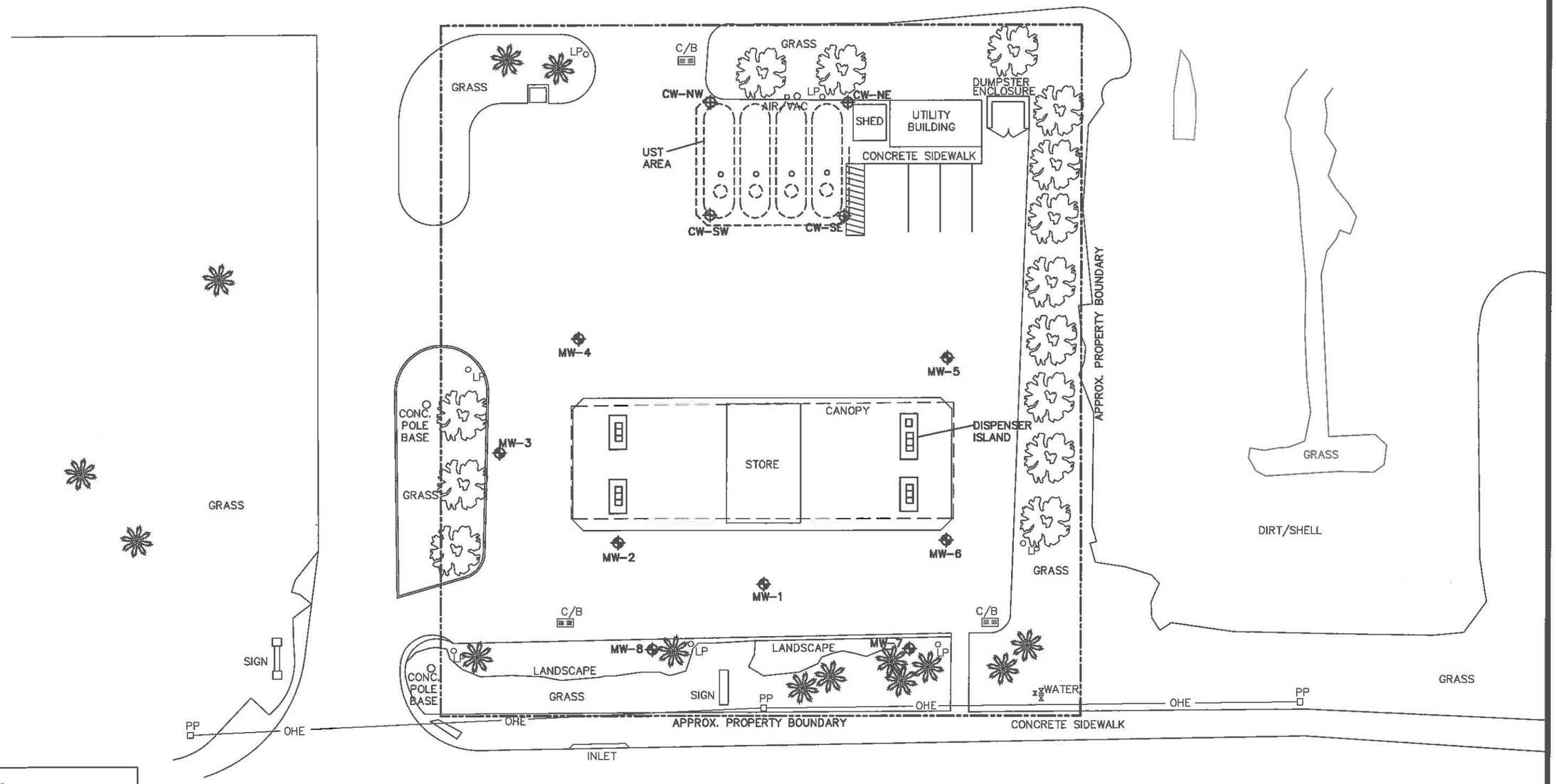
UST Management/Hazardous Waste Management/Fence Installation
Environmental Assessments/Hydrogeology/Industrial Hygiene/Engineering
Environmental Construction/Environmental Remediation

LIMITED SCOPE REMEDIAL ACTION PLAN
SHELL OKEECHOBEE #748
4696 OKEECHOBEE ROAD
FORT PIERCE, ST. LUCIE COUNTY, FL
FDEP FACILITY ID # 56/9100149
MAY 17, 2016

Corporate Office: 120 E. Dr. Martin Luther King Jr. Blvd. • Tampa, FL 33603 • (813) 623-1557 • Fax (813) 623-6320

Branch Offices: 11615-100 Columbia Park Drive E. • Jacksonville, FL 32258 • (904) 268-4119 • Fax (904) 268-4161
3163-2 Eliza Road • Tallahassee, FL 32308 • (850) 504-1300 • Fax (850) 504-1302

FIGURE 1
SITE LAYOUT MAP
SHELL-OKEECHOBEE #748
FT. PIERCE, FLORIDA



FAC. ID #56/9100149
4696 OKEECHOBEE RD., FT. PIERCE, FL.

LEGEND

- MONITORING WELL LOCATION
- COMPLIANCE WELL LOCATION
- —OHE— OVERHEAD ELECTRIC LINE

N

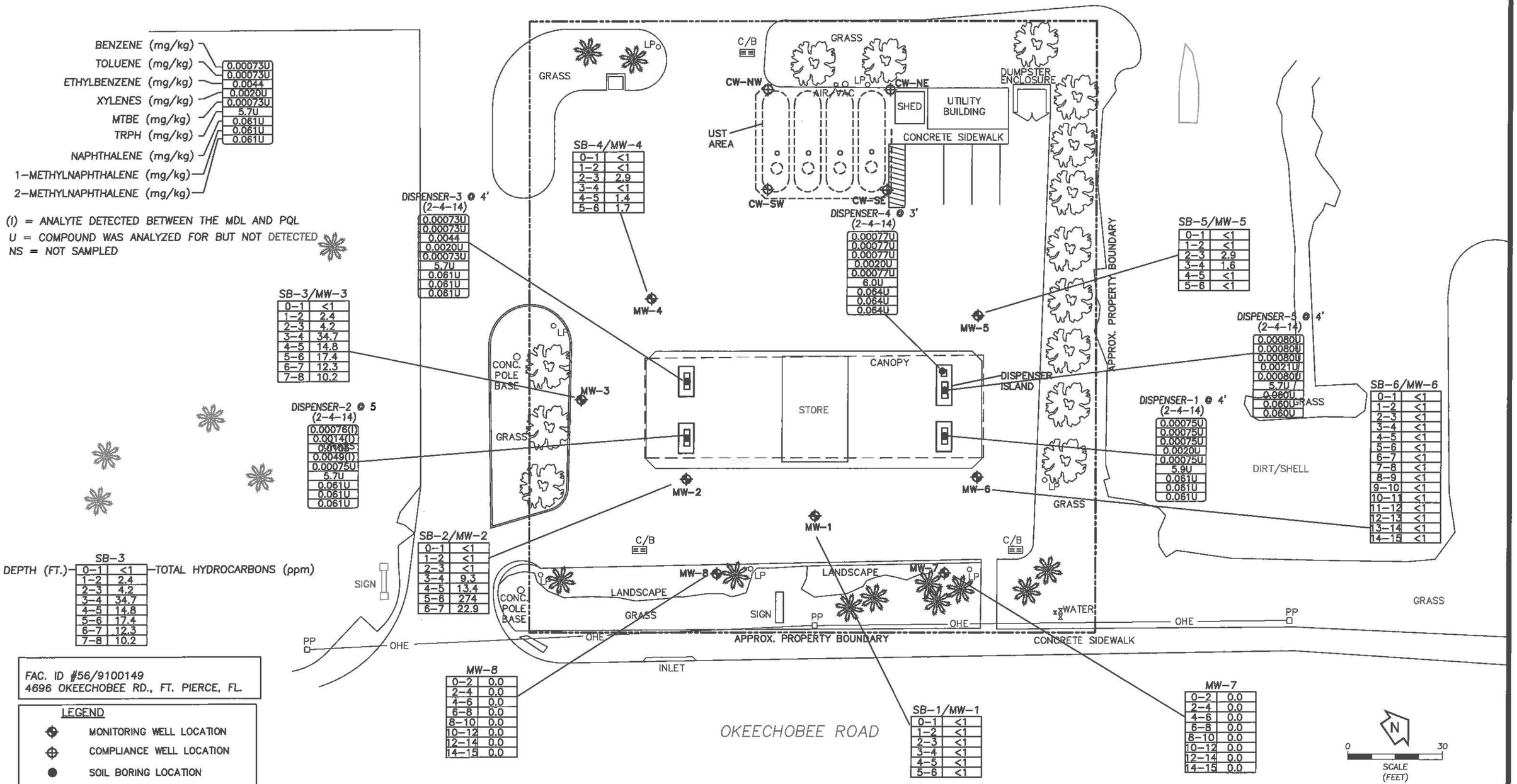
0 30

SCALE (FEET)

THE GROUP

F1-SITELAY-4-15.....RE150505.07

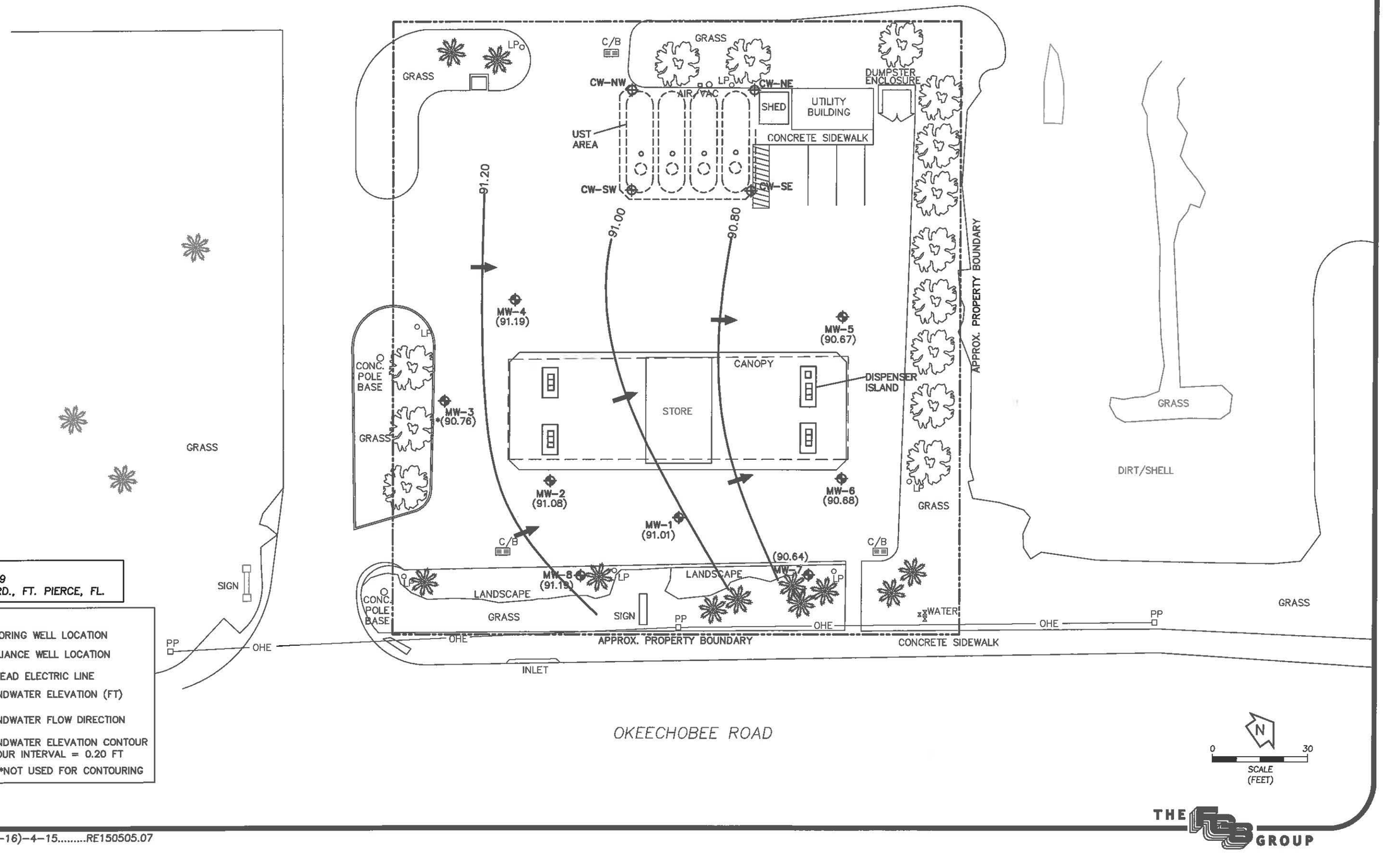
FIGURE 2
SOIL ANALYTICAL SUMMARY and OVA RESULTS MAP
SHELL-OKEECHOBEE #748
FT. PIERCE, FLORIDA



F2--SB-LOC-QUAL-OVA-4-15.....RE150505.07

THE FTB GROUP

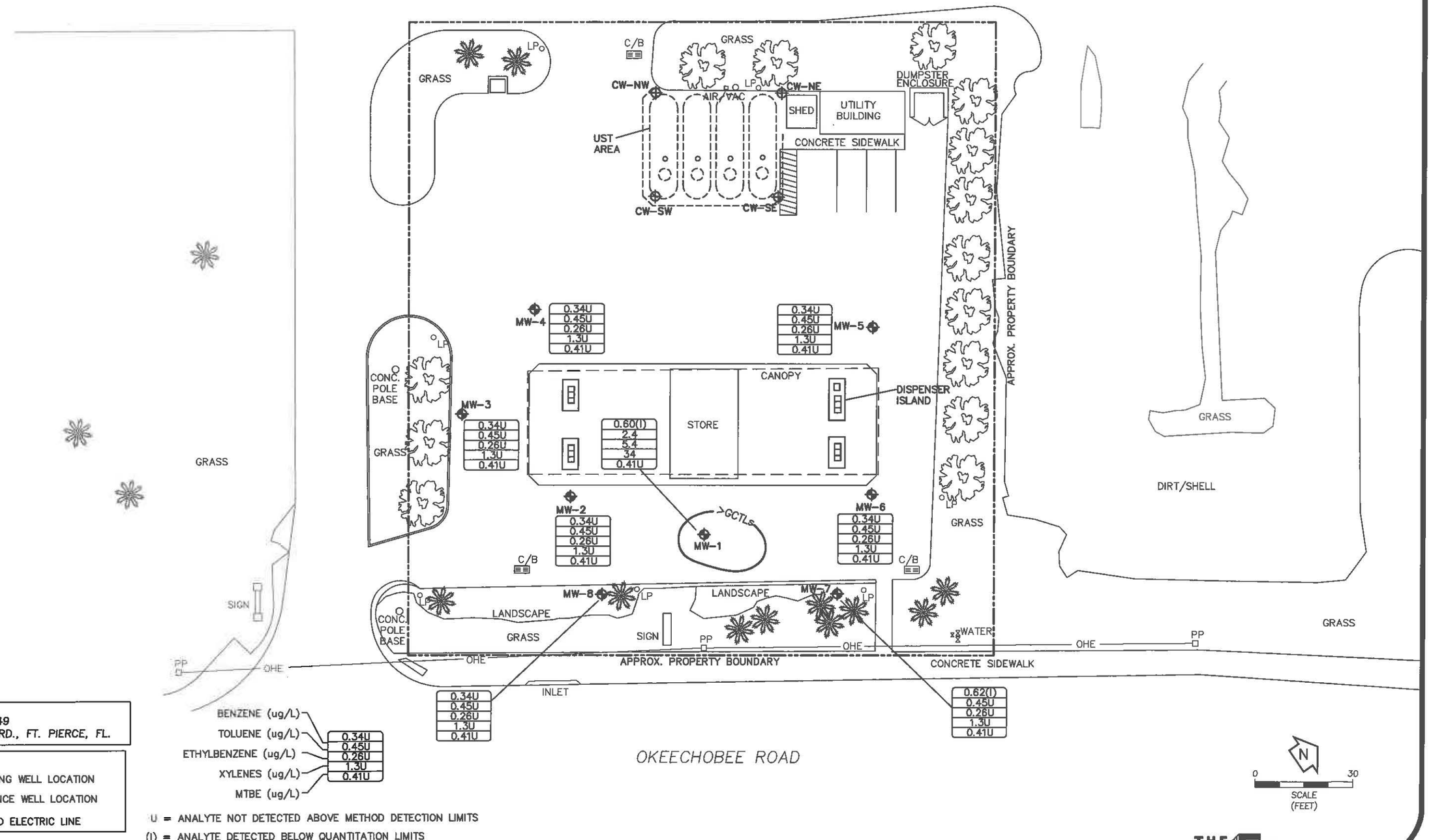
FIGURE 3
GROUNDWATER ELEVATION CONTOUR MAP (4-4-16)
SHELL-OKEECHOBEE #748
FT. PIERCE, FLORIDA



F3-GW-ELEV(4-4-16)-4-15.....RE150505.07

THE GROUP

FIGURE 4
GROUNDWATER ANALYTICAL SUMMARY MAP (4-4-16)
SHELL-OKEECHOBEE #748
FT. PIERCE, FLORIDA



FAC. ID #56/9100149
4696 OKEECHOBEE RD., FT. PIERCE, FL.

LEGEND

- MONITORING WELL LOCATION
- COMPLIANCE WELL LOCATION
- —OHE— OVERHEAD ELECTRIC LINE

BENZENE (ug/L)
TOLUENE (ug/L)
ETHYLBENZENE (ug/L)
XYLENES (ug/L)
MTBE (ug/L)

0.34U
0.45U
0.26U
1.3U
0.41U

U = ANALYTE NOT DETECTED ABOVE METHOD DETECTION LIMITS
(I) = ANALYTE DETECTED BELOW QUANTITATION LIMITS

N

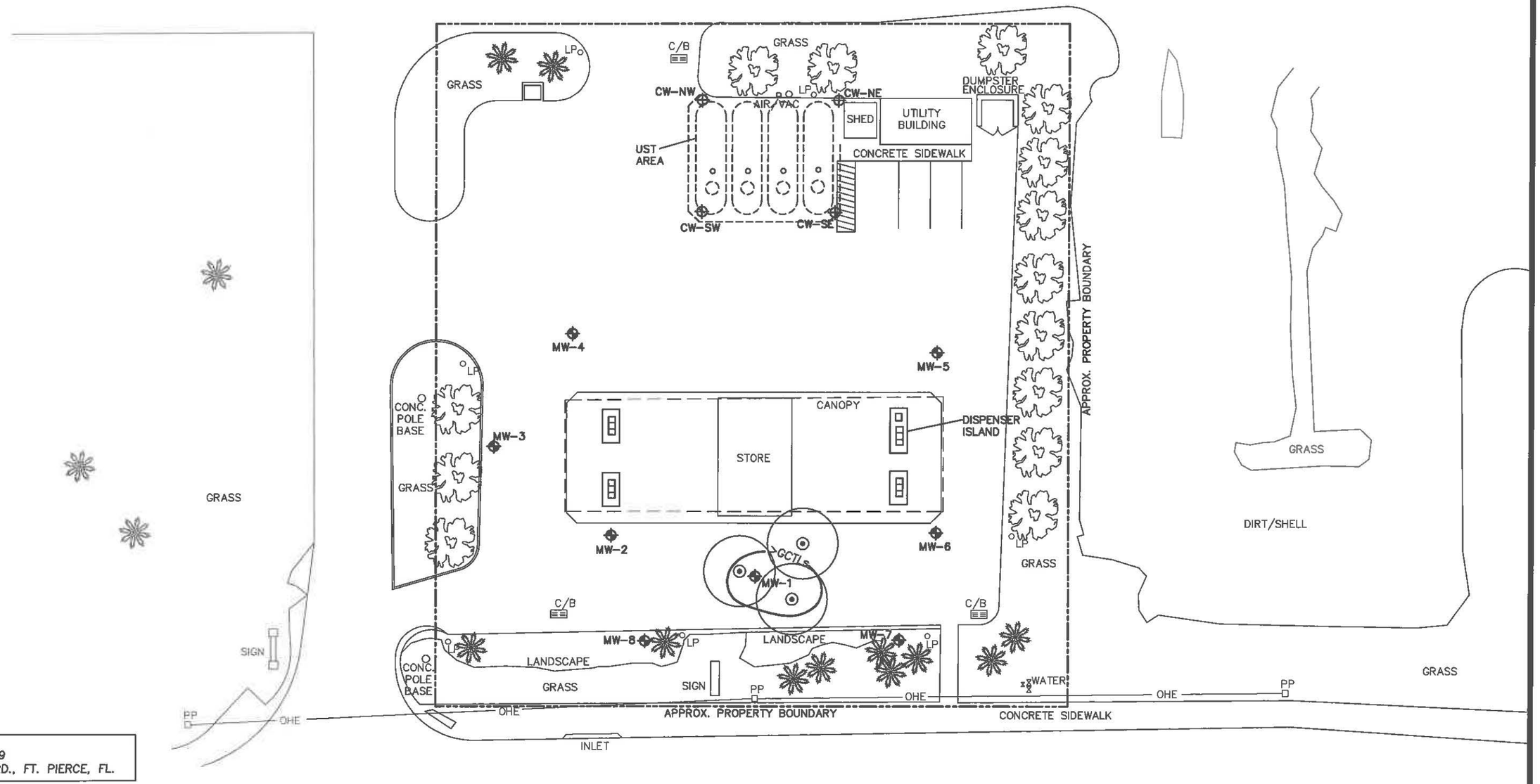
0 30

SCALE (FEET)

THE GROUP

F4-GW-QUAL(4-4-16)-4-15.....RE150505.07

FIGURE 5
BIOSPARGE WELL LOCATIONS WITH RADII OF INFLUENCE
SHELL-OKEECHOBEE #748
FT. PIERCE, FLORIDA



FAC. ID #56/9100149
4696 OKEECHOBEE RD., FT. PIERCE, FL.

OKEECHOBEE ROAD

LEGEND

- MONITORING WELL LOCATION
- COMPLIANCE WELL LOCATION
- AIR SPARGE WELL LOCATION
- —OHE— OVERHEAD ELECTRIC LINE

BS ROI = 10'

N

0 30

SCALE (FEET)

F5-BS-LOC-ROI-4-15.....RE150505.07

THE GROUP

FDEP Map Direct - Waste Cleanup Map



July 25, 2018

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

- Solid Waste Disaster Debris Management Sites

Solid Waste Test Sites

- Gas Condensate Sample Point
- Leachate Collection Sample Point
- Monitor Well
- Private Supply Well
- Public Supply Well
- Soil/Ash/ Sediment Sample
- Solid Waste Effluent Monitoring Point
- Solid Waste Influent Monitoring Point
- Surface Water Sample Point

Solid Waste Facilities

- Facility
- General Disposal Area
- Waste Processing Area
- Source Water Assessment and Protection Program (SWAPP) Areas
- Florida Institutional Controls Registry (areas)
- Florida Institutional Controls Registry
- Site Investigation Section Sites
- Ground Water Contamination Areas

Esri, HERE, Garmin, © OpenStreetMap contributors
FDEP, DWM
FDEP,DWM
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Map created by Map Direct, powered by ESRI.

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U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands Mapper



July 26, 2018

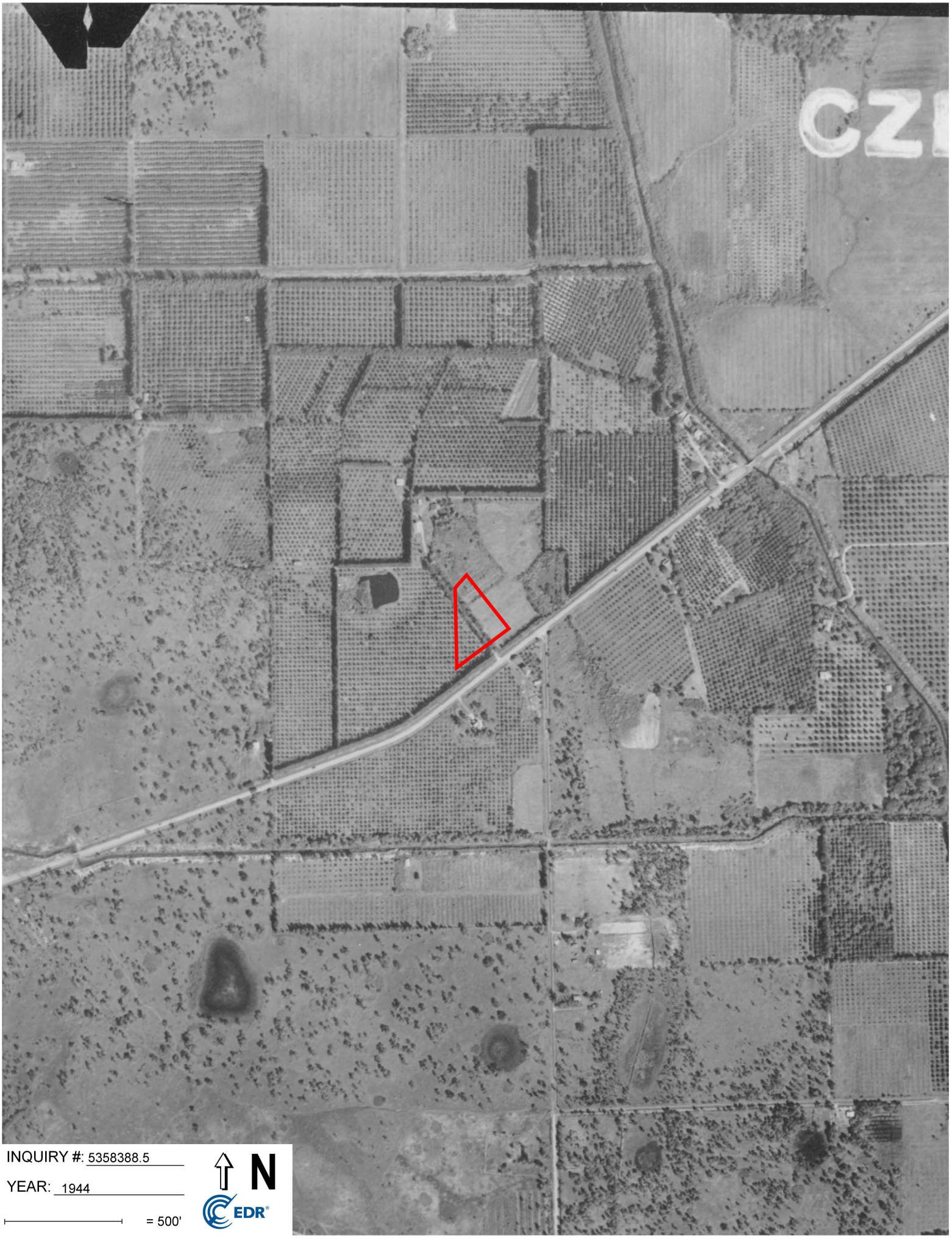
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX F

UNIVERSAL
ENGINEERING SCIENCES



INQUIRY #: 5358388.5

YEAR: 1944

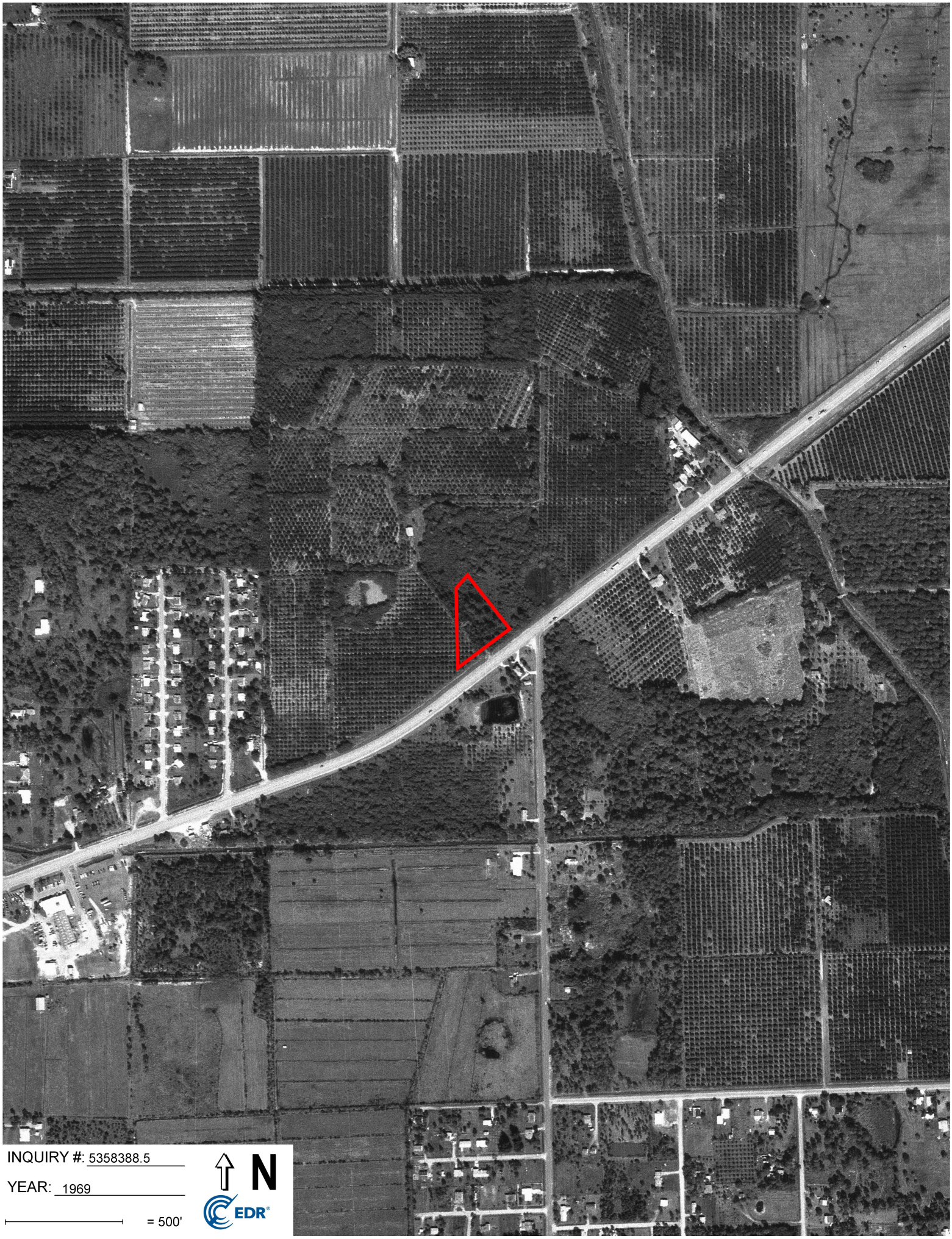
= 500'

N

EDR


INQUIRY #: 5358388.5
YEAR: 1950
= 500'
N
EDR


INQUIRY #: 5358388.5
YEAR: 1958
= 500'
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EDR


INQUIRY #: 5358388.5
YEAR: 1969
= 500'
N
EDR



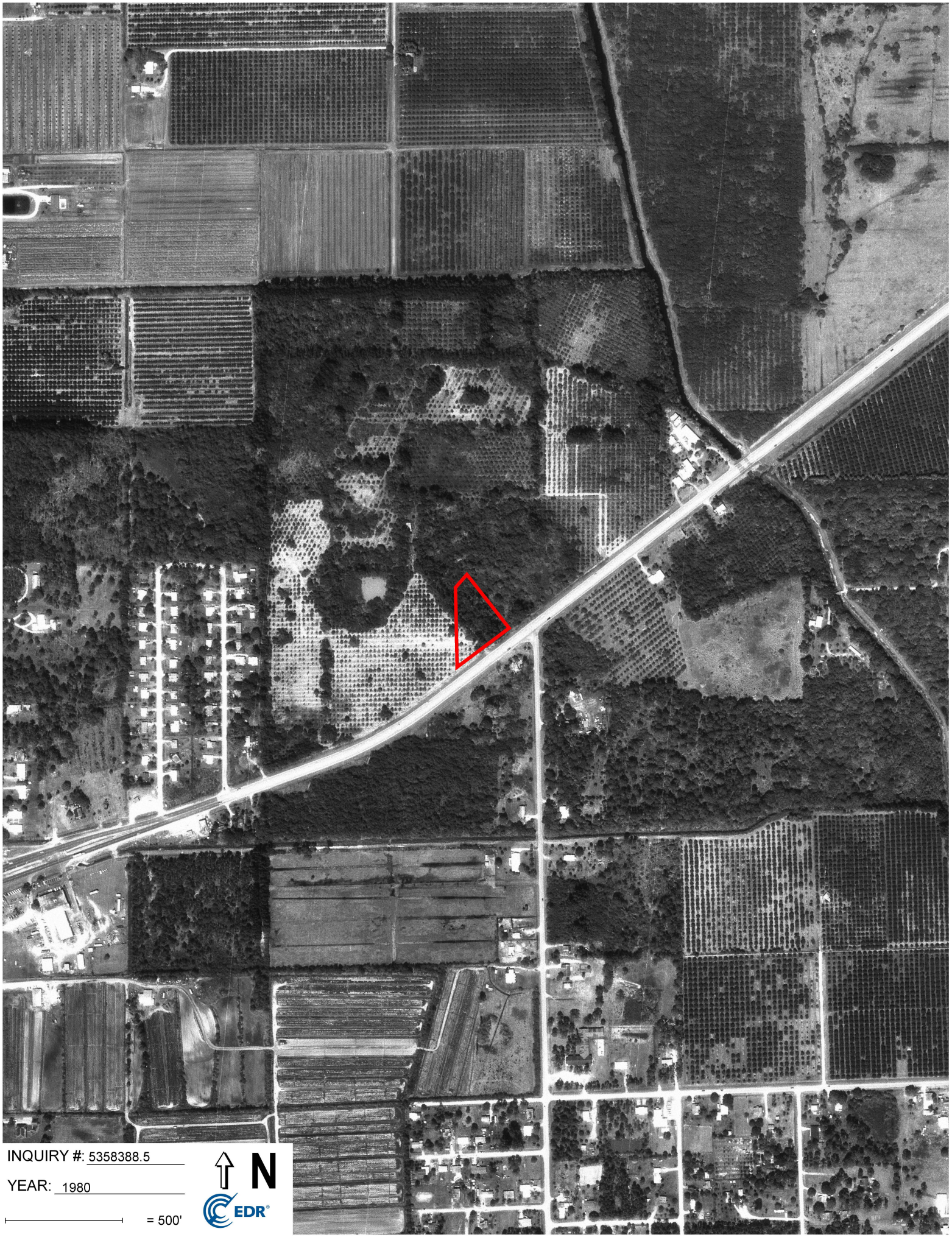
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YEAR: 1970

= 500'

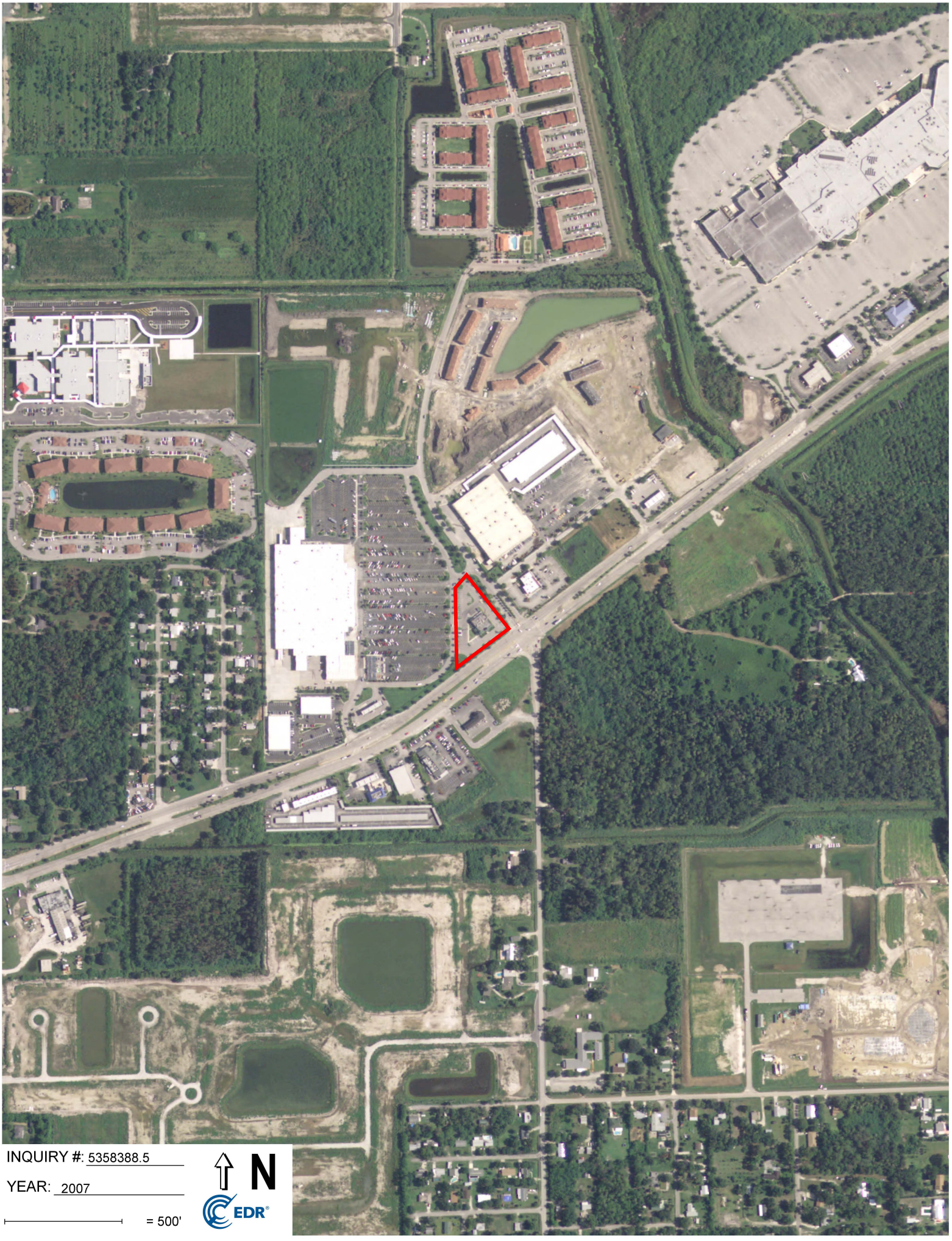
N

EDR


INQUIRY #: 5358388.5
YEAR: 1980
= 500'
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EDR


INQUIRY #: 5358388.5
YEAR: 1992
= 500'
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EDR


INQUIRY #: 5358388.5
YEAR: 1999
= 500'
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EDR


INQUIRY #: 5358388.5
YEAR: 2007
= 500'
N
EDR



INQUIRY #: 5358388.5

YEAR: 2010

= 500'

N

EDR


INQUIRY #: 5358388.5
YEAR: 2013
= 500'
N
EDR


INQUIRY #: 5358388.5
YEAR: 2017
= 500'
N
EDR

APPENDIX G

UNIVERSAL
ENGINEERING SCIENCES

Existing Restaurant Building
5000 Okeechobee Road
Fort Pierce, FL 34947

Inquiry Number: 5358388.3
July 11, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/11/18

Site Name:

Existing Restaurant Building
5000 Okeechobee Road
Fort Pierce, FL 34947
EDR Inquiry # 5358388.3

Client Name:

Universal Engineering Sciences
820 Brevard Avenue
Rockledge, FL 32955
Contact: Ronald Ausburn

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Universal Engineering Sciences were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 2EFD-4B2A-83A3

PO # NA

Project NA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 2EFD-4B2A-83A3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX H

UNIVERSAL
ENGINEERING SCIENCES

CITY DIRECTORY IMAGES UNAVAILABLE

APPENDIX I

UNIVERSAL
ENGINEERING SCIENCES



Photograph 1: View of the restaurant building present at the subject property.



Photograph 2: View of the pole-mounted electrical transformers observed near the southeast corner of the subject property.



Photograph 3: View of the dumpster enclosure observed on the eastern portion of the subject property.



Photograph 4: View of the pad-mounted electrical transformer observed near the northeast corner of the building located at the subject property.



Photograph 5: View of grease traps observed along the northern wall of the building located at the subject property.



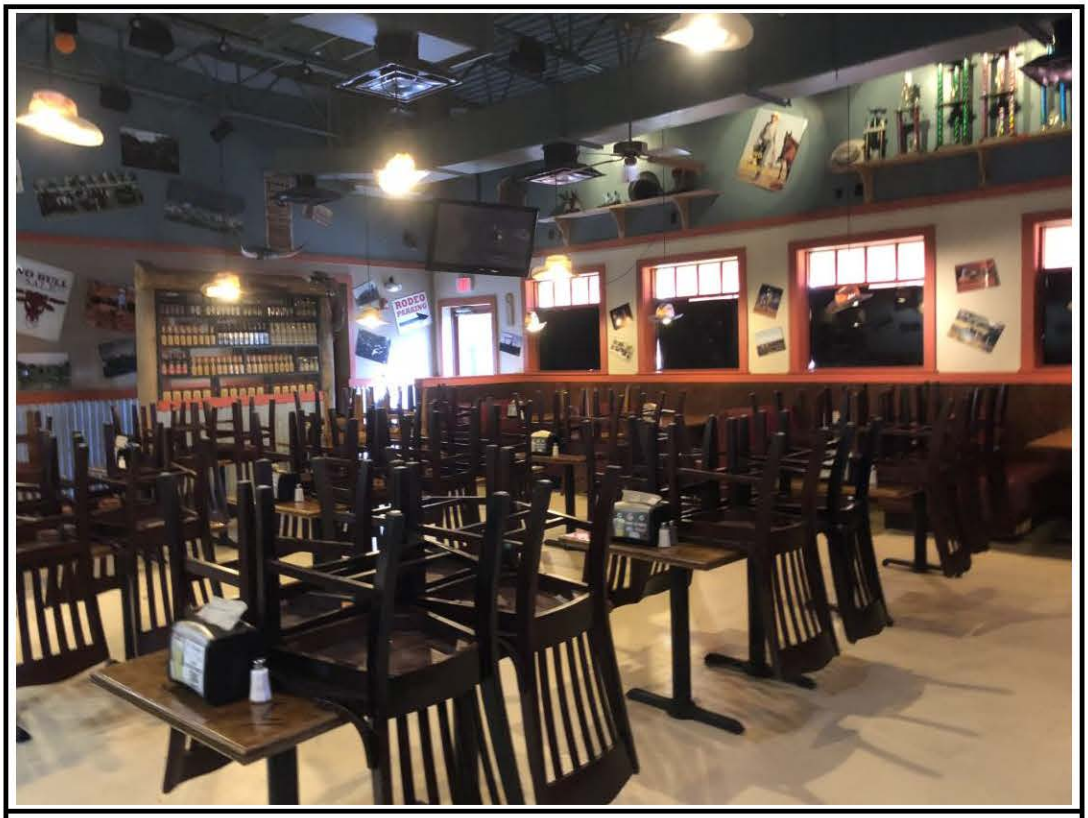
Photograph 6: View of an unlabeled container and drum, likely containing waste cooking oil, observed near the grease traps.



Photograph 7: View of a mop sink observed near the back door of the building located at the subject property.



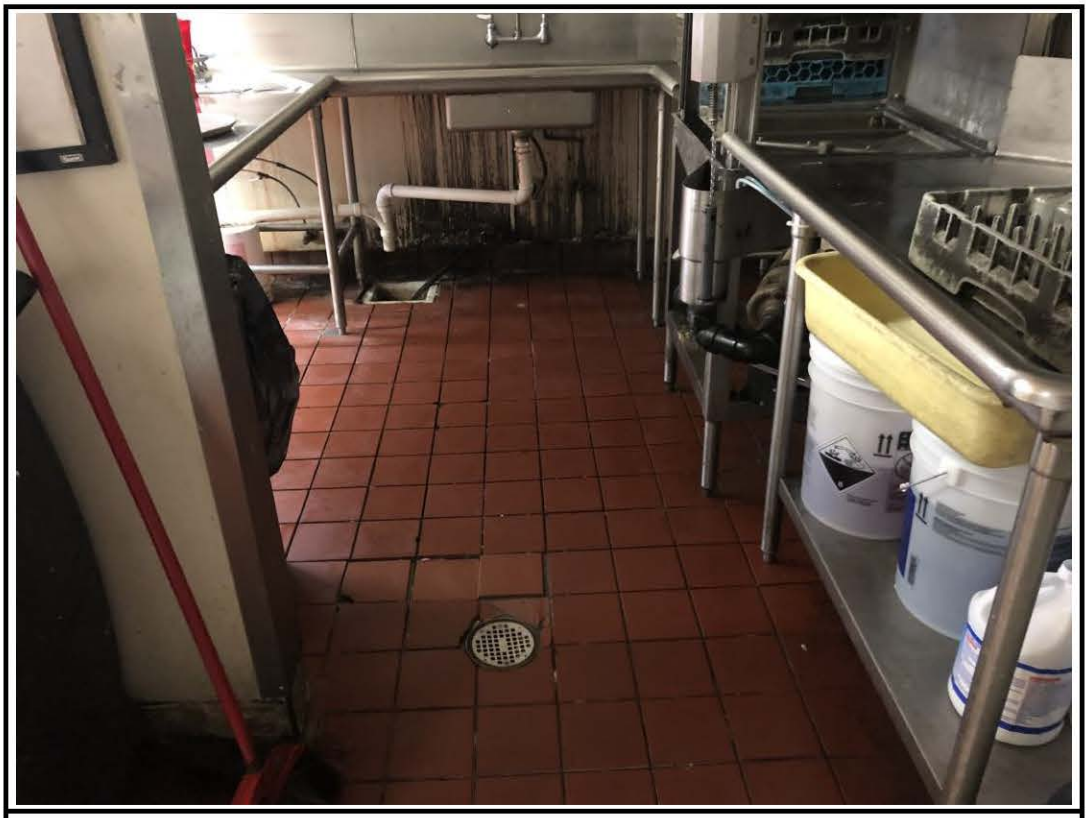
Photograph 8: View of stained pavement trailing from the rear of the building to a stormwater drain in the parking lot.



Photograph 9: View of a dining area observed within the building located at the subject property.



Photograph 10: View of cleaning chemicals observed in the kitchen area of the building.



Photograph 11: View of one of the floor drains observed within the kitchen of the building located at the subject property.



Photograph 12: View of staining observed on a wall behind a sink located within the kitchen.



Photograph 13: View of dishwashing chemicals observed within the kitchen of the building located at the subject property.



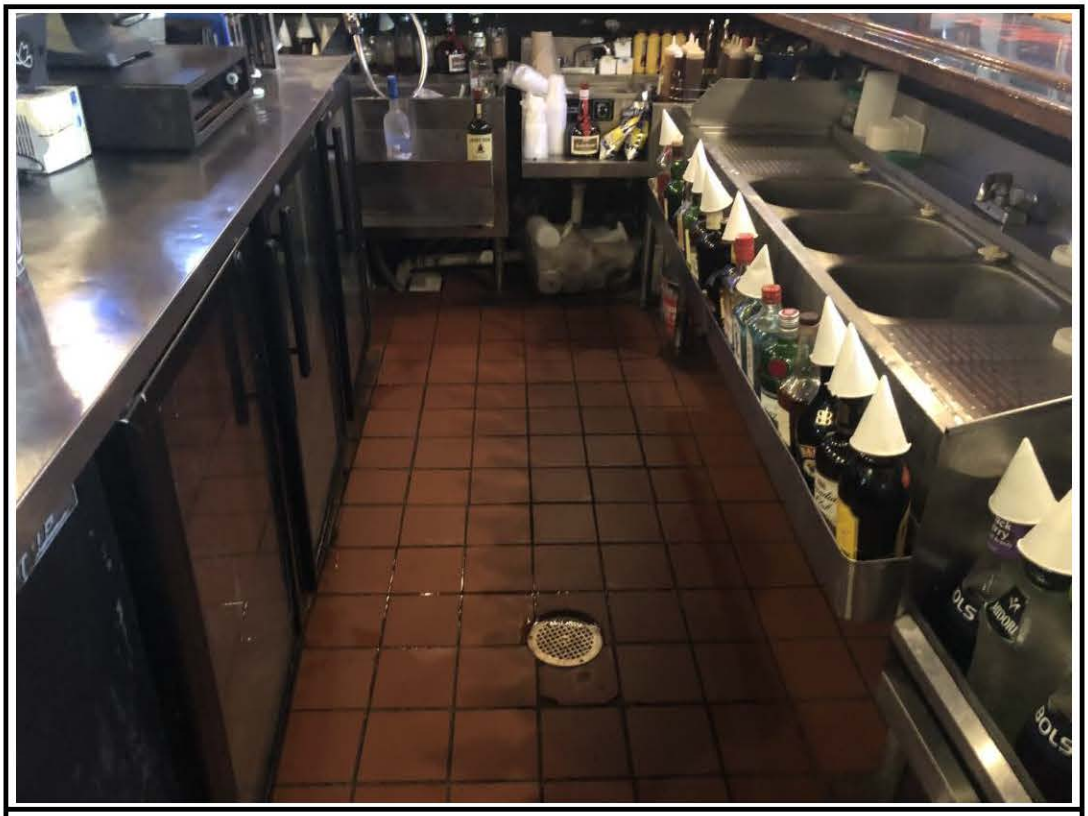
Photograph 14: View of spray paints, paint thinner and wood stain observed in the kitchen area, near the rear door of the building.



Photograph 15: View of a floor drain observed in one of the restrooms located within the building located at the subject property.



Photograph 16: View of cleaners observed in the bar area.



Photograph 17: View of a floor drain observed within the bar area of the building.



Photograph 18: View of additional cleaners observed within the bar area.



Photograph 19: View of minor staining observed on the ceiling within the kitchen area of the building.



Photograph 20: View of rust observed along the walls located near the kitchen entrance.

APPENDIX J

UNIVERSAL
ENGINEERING SCIENCES

OWNER INTERVIEW QUESTIONNAIRE

Subject Property: 5000 Okeechobee Rd. Ft. Pierce, Fl.

Name of Interviewee: John R. Prickett, JR Date: 7-12-18

Relationship to Subject Property: General Partner, Prickett Partners, LLLP, owner.

1. Are you aware of any environmental concerns regarding the subject property or adjoining properties? NO

2. Are you aware of any underground storage tanks, aboveground storage tanks or other storage or use of petroleum products or hazardous materials at the subject property? NO

3. Are you aware of any environmental site assessment reports, environmental compliance audit reports that exist for the subject property? If so, can you provide a copy? NO

4. Are you aware of any environmental permits for the subject property, e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits? If so, can you provide a copy? NO

5. Are you aware of any registrations for underground storage tanks or aboveground storage tanks at the subject property? If so, can you provide a copy? NO

6. Are you aware of any Material Safety Data Sheets for any chemicals and/or products stored or used at the subject property? If so, can you provide a copy? NO

7. Is there a Community Right-to-Know Plan for the subject property? If so, can you provide a copy? Don't know

JRP

OWNER INTERVIEW QUESTIONNAIRE

8. Are there any safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans for the subject property? If so, can you provide a copy? NO

9. Are there any reports regarding hydrogeologic conditions on the subject property or in the surrounding area? If so, can you provide a copy?
NO

10. Are you aware of any past, pending or threatened litigation or administrative proceeding relevant to hazardous materials or petroleum products in, on or from the subject property? If so, can you provide a copy?
NO

11. Are you aware of any government notices regarding any possible violations of environmental laws or liabilities relating to hazardous substances or petroleum products at the subject property? If so, can you provide a copy?
NO

12. Are you aware of any past or current environmental liens or activity and use limitations on the subject property? If so, can you provide a copy?
NO

13. Are you aware of any hazardous waste generator notices or reports pertaining to the subject property? If so, can you provide a copy?
NO

14. Are you aware of any geotechnical studies, risk assessments or recorded activity use limitations for the subject property? If so, can you provide a copy?
NO

15. How long have you owned the subject property?
December, 2001

JP

OWNER INTERVIEW QUESTIONNAIRE

16. Do you have any knowledge of prior usage of the subject property or adjoining properties? NO

17. Who provides the water, sewer, and electrical power services to the subject property? City of Ft. Pierce.

18. Who is the key site manager?

NONE

X _____
Interviewee's Signature

Please include any additional information in the section below:

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 Maggie Boulevard
Orlando, FL 32811
Phone: 407-423-0504 Fax: 407-423-3106

ASTM E1527-13 USER INTERVIEW RECORD

Project:
Project No:
Date:
Interviewee:
Relationship to Project:

Comment: The *User* (client) must provide the following information (if available) to the *Environmental Professional*. Information provided below is intended to assist the *Environmental Professional* in gathering information from the User that may be material to identifying *recognized environmental* conditions in connection with the subject property. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

Please provide additional details if the answer is "yes" to any of the questions. If answer is "no" to any of the questions, please indicate what information the answer was based on.

1. Did a search of *recorded land title records* (or judicial records where appropriate) identify that environmental liens (ELs) filed or recorded against the *property* under federal, tribal, state, or local law (40 CFR 312.26)?

2. Did a search of *recorded land title records* (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state, or local law (40 CFR 312.26)?

3. Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312.28)?

4. Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property* (40 CFR 312.29)?

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 Maggie Boulevard
Orlando, FL 32811
Phone: 407-423-0504 Fax: 407-423-3106

ASTM E1527-13 USER INTERVIEW RECORD

5. Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *Environmental Professional* to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?

a.) Do you know any of the past uses of the *property*?

b.) Do you know of specific chemicals that are present or once were present at the *property*?

c.) Do you know of spills or other chemical releases that have taken place at the *property*?

d.) Do you know of any environmental cleanups that have taken place at the *property*?

e) Can you provide contact information for any of the past owners or occupants of the subject property?

6. Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of releases at the *property* (40 CFR 312.31)?

7. Are you aware of any other knowledge or experience with the *property* that may be pertinent to the *Environmental Professional*, such as copies of any available prior *environmental site assessment reports*, documents (ex: Material Safety Data Sheets, environmental permits, geotechnical evaluations, safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans, Community Right-to-Know Plan, risk assessments, recorded activity use limitations, hazardous waste generator notices/reports, hydrogeologic reports), correspondence, etc., concerning the *property* and its environmental condition. If so, can you provide a copy?

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 Maggie Boulevard
Orlando, FL 32811
Phone: 407-423-0504 Fax: 407-423-3106

ASTM E1527-13 USER INTERVIEW RECORD

8. Please provide all entities that will need reliance on the Phase I ESA.

_____

_____

ALSO NEEDED:

(a) the reason why the Phase I ESA is required;

_____

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, refinance, foreclosure, exchange, etc.;

_____

(c) the site address for the *property*, site location map, tax parcel identification numbers;

_____

_____

(d) the scope of services desired for the Phase I ESA (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered);

_____

_____

(e) identification of the site contact and how the contact can be reached;

_____

_____

(f) any special terms and conditions which must be agreed upon by the Environmental Professional

_____

_____

_____
Interviewer

FRONTIER
DEVELOPMENT

1801 SW 3rd Ave, Suite 500
Miami, Florida 33129
Telephone: 305.692.9992
Fax: 305.692.3032

Environmental Site Assessment Reporting Criteria

The ESA shall consist of an investigation of the real property to determine or discover the presence or likely presence of any release or threatened release of hazardous substances on to real property, and at a minimum shall include a review of each of the following sources of information concerning the historical ownership and uses of the real property:

1. Aerial photographs which may reflect prior uses of the real property and which are reasonably obtainable through state or local government agencies. (40 years or first development) nd
2. Determination of the existence of environmental cleanup liens against the real property which have arisen pursuant to Federal, State and local statutes. A statement shall be included in the report which states whether or not environmental liens have been assessed against the Project. — not provided
3. Reasonably obtainable Federal, State and local government records of sites or facilities where there has been a release of hazardous substances and which are likely to cause or contribute to a release or threatened release of hazardous substances on the real property, including investigation reports for such sites or facilities; reasonably obtainable Federal, State and local government environmental records of activities likely to cause or contribute to a release or a threatened release of hazardous substances on the real property, including landfill and other disposal location records, hazardous waste handler generator records and spill recording records; and such other reasonably obtainable Federal, State and local government environmental records which report incidents or activities which are likely to cause or contribute to a release or threatened release of hazardous substances on the real property. In order to be deemed "reasonably obtainable", within the meaning of this document, a copy or reasonable facsimile of the record must be obtainable from the government agency by request. nd
4. A thorough site inspection of the real property and all facilities and improvements on the real property, and a visual reconnaissance of immediately adjacent properties, including an investigation of current / historical chemical use, storage, treatment and disposal practices on the property. nd
5. Review if available data source relating to endangered or threatened species, as defined by any applicable federal, state or local laws and regulations, wildlife refuges, park or forest lands, wetlands, or registered national historic sites, on the subject site and in the area thereof. nd
6. The report shall be certified to Frontier Development, LLC its tenants and lenders. nd
7. At any time during the report, if the report indicates potential or recognized problems, whether on site or off-site, a discussion shall be included to state whether or not such area of concern affects the subject site (including but not limited to debris, soil stains, leakage from tanks, listing on any federal or state environmental nd
    1. database, etc.).

FRONTIER
DEVELOPMENT

1801 SW 3rd Ave, Suite 500
Miami, Florida 33129
Telephone: 305.692.9992
Fax: 305.692.3032

8. The Phase 1 shall indicate if there are any environmental liens, monitoring wells, storage tanks, transformers, septic tanks, other wells, etc on the Property. It is unacceptable to state in the Phase 1 that individuals at Frontier reported no knowledge of the foregoing.
9 The Phase 1 as necessary shall have a conclusion that the Phase 1 has revealed no evidence of any recognized environmental conditions in connection with the subject site and that no further environmental assessments or investigations are warranted. The Phase 1 shall indicate all identified recognized environmental conditions associated with the site.
10. These requirements shall be submitted with the Phase 1. The consultant shall initial each and every item herein to insure that the requirements have been performed.
11. Conclusions in the Phase 1 shall be specific and not broad. Language such as "the likelihood of contamination is low" is unacceptable.
12. If a building is located on the Site Location listed above, then a separate report discussing asbestos, asbestos-containing materials and lead based paint must also be included. The additional report should also state if any light ballast in the building contains (or may contain) PCB's and whether the building contains any evidence of fungi. The report shall (i) meet all applicable federal, state, or local requirements and contain recommendations concerning remediation and (ii) provide cost estimates for the removal of all asbestos and lead paint. If a building is not present, then this Paragraph 12 is not applicable.

ELS not provided — md
md
md
md
not contracted

This report shall be provided per the above specifications and shall be in compliance with all ASTM standards and requirements, with reference to all investigative materials from government agencies, but without copies of these materials. The environmental professional or firm shall keep copies of these materials on file for future reference, if necessary. The report shall contain the appropriate conclusions and recommendations based on the visual and office investigations of this real property, by the environmental professional or firm.

Every Phase 1 ESA shall be conducted consistent with the procedures in ASTM E 1527-13 Standard practice for Environmental Site Assessment: Phase 1 environmental Site Assessment professional and in conformance with the standards and practices set forth in 40 CFR Part 312.

APPENDIX K

UNIVERSAL
ENGINEERING SCIENCES

REFERENCES

American Society of Testing and Materials (ATSM), Standard Practice for:

1. Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-13, November 2013.

2. Vapor Encroachment Screening on Property Involved In Real Estate Transactions, Designation E 2600-15, December 2015.

Saint Lucie County Property Appraisers, Property Records. Available online at: https://www.paslc.org/main/index.html#/.

Regulatory Review:

1. Florida Department of Environmental Protection, Waste Cleanup Application, Contamination Locator Map. Available on-line at: http://prodenv.dep.state.fl.us/DepClnup/welcome.do.

2. Florida Department of Environmental Protection, Map Direct Application. Available on-line at: https://ca.dep.state.fl.us/mapdirect/.

3. Florida Department of Environmental Protection, Bureau of Petroleum Storage Systems, Storage Tank/Contaminated Facility Name & Address Search. Available on-line at: https://fldep.dep.state.fl.us/www_stcm/reports/STCM02.asp.

4. Florida Department of Environmental Protection, Division of Waste Management, Waste Cleanup Program, Drycleaning Solvent Cleanup Program Priority Ranking List. Available on-line for download at: https://floridadep.gov/waste/waste-cleanup/documents/drycleaning-solvent-cleanup-program-priority-ranking-list.

5. OCULUS Electronic Document Management System, FDEP Regulatory Files Review for Storage Tanks, Hazardous Waste, Solid Waste and Waste Cleanup Program Areas. Available on-line at: https://depedms.dep.state.fl.us/Oculus/servlet/login.

Aerial Photographs:

1. Environmental Data Resources, Inc. (EDR)

2. Google Earth Pro

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available online at: http://websoilsurvey.nrcs.usda.gov/app/.

United States Geological Survey, Digital US Topographic Maps, 7.5-Minute Quadrangle Map. Available on-line at: http://www.usgs.gov/.

APPENDIX L

UNIVERSAL
ENGINEERING SCIENCES

Biographical Data

MEGAN DEARRIGOITIA, E.I.

Project Engineer

Expertise Geotechnical and Environmental Engineering

Academic Background Bachelor of Science, Environmental Engineering, University of Central Florida, 2014

Certifications Engineer Intern (E.I.) Certification, Florida License No. 1100019691
OSHA 40-Hour "HAZWOPER" Site Safety Training Course

Relevant Courses
Managing the Construction Industry
Air Pollution Control and Design
Solid and Hazardous Waste
Biological and Chemical Process Control
Water Resources Engineering
Geotechnical Engineering
Capstone Senior Design

Experience Ms. Megan deArrigoitia has over one year of professional experience in the geotechnical engineering and environmental consulting industry. She has experience conducting Phase I Environmental Site Assessments, Phase II Environmental Site Assessments and Geotechnical Explorations. Ms. deArrigoitia has performed assessment work collecting soil and groundwater samples to analyze at various parameters and also has experience assisting with transaction screening processes, asbestos building surveys and protected species relocation projects. All work is performed under the direction of Michael J. Geden P.G., senior staff geologist and Mr. Guy H. Rabens M.S., P.E., Geotechnical and Environmental Department Manager, and senior professional engineer.

Project Experience

- **Phase I Environmental Site Assessments (ESA), Industrial, Commercial and Agricultural Sites, Central Florida** - Ms. deArrigioitia has performed environmental property assessments for the purpose of acquisition or refinancing in which specific sites are investigated for potential hazardous/toxic waste and/or petroleum exposures. Included within these assessments are reviews of historical ownership, examination of historical land use activities and ownership, examination of historical aerial photography, a review of the site and nearby properties, and a summary report to recommend the appropriate action.

- **Transaction Screening Process (TSP), Vacant Office Building, Leesburg, Lake County, Florida** - The subject property was being considered for purchase by Beacon College consisted of 8,873 gross square feet developed with a single-story commercial office building. Ms. deArrigoitia conducted an evaluation of the past and current uses of the subject property and surrounding properties to identify recognized environmental conditions which would warrant further evaluation.

- **Phase I & II Environmental Site Assessment (ESA), Proposed Mixed-use Development, Winter Park, Seminole County, Florida** - The subject property consisted of approximately 124 acres located in Winter Park, Seminole County, Florida. At the time of evaluation, the subject property was used as pasture. Dry cleaning solvent contamination was discovered in the south adjoining property. Ms. deArrigoitia recommended a limited groundwater assessment along the south perimeter of the subject property to evaluate the potential for any

dry cleaning solvents associated with the south adjoining property to have adversely impacted the subject property. Groundwater samples were collected and analyzed; a summary report detailing the findings of the assessment was issued in 2016.

- **Phase II Environmental Site Assessment (ESA), Proposed Residential Subdivision, Apopka, Orange County, Florida** - The subject property consisted of 78 lots within a residential subdivision located in Apopka, Orange County, Florida. The lots were formerly developed for agricultural use as a citrus grove. Ms. deArrigoitia collected soil samples below the land surface at twenty-nine different locations and completed the limited soil assessment to ensure that arsenic concentrations did not exceed the State of Florida cleanup criteria within the residential lots.

- **Geotechnical Exploration & Phase I ESA, Proposed Office Building, Altamonte Springs, Seminole County, Florida** - The geotechnical exploration was performed to determine the potential for surficial and buried deposits of organic soils and other deleterious materials that could adversely affect the foundation performance of the proposed new structure. Geotechnical engineering services included evaluating the subsurface conditions at the site with special attention to potential problems that may impact the proposed development; estimates of the seasonal high groundwater level at the boring locations; geotechnical engineering recommendations for site preparation procedures; and foundation design for the proposed office building. Investigated for potential hazardous/toxic waste and/or petroleum exposures, reviewed historical ownership, examination of historical land use activities and ownership, examination of historical aerial photography, a review of the site and nearby properties, and a summary report to recommend the appropriate action.

- **Geotechnical Exploration, Subdivision Pond Fill Suitability, Osceola County, Florida** - Evaluated existing subsurface conditions using soil borings within the proposed two pond locations. Prepared a report of these findings which included existing groundwater levels and estimated seasonal high groundwater levels at the boring locations, and an evaluation of the stormwater pond fill suitability.

- **Geotechnical Exploration, Karst Feature Building Setback Evaluation, Leesburg, Lake County, Florida** - The geotechnical exploration was performed to determine the soil and groundwater conditions at the boring location near an existing karst feature. We provided our professional opinion on whether or not the minimum building setback of 125 feet could be reduced to safely allow for one additional building pad within the residential development.

Universal Office	Rockledge, Florida
Years with Universal	3+ (January 2015)
Years with Other Firms	0

UNIVERSAL ENGINEERING SCIENCES, INC.

RICHARD E. HOAGLIN, P.E.

REGIONAL MANAGER

Primary Contract Manager
Regional Manager
Principal Engineer



Mr. Hoaglin has 27 years of experience (15 years with Universal) which includes a broad range of experience in management and hands-on performance of geotechnical engineering, construction inspection, and environmental consulting activities. **Geotechnical** experience includes project setup, field exploration, shallow foundation design recommendations, deep foundation recommendations (including augercast pile, drilled shafts, geo piles, driven piles, and pin piles) and report preparation of high level transportation projects including bridge and roadway design, large commercial projects including big box shopping centers, multi-story condominiums, and government projects. **Construction** inspection experience includes management and hands-on experience of concrete, soil, masonry, asphalt, testing and inspection on transportation, commercial, and government projects. **Environmental** experience includes report review, management and hands-on performance of Phase I ESA's, Phase II ESA's, site assessments, site remediation, Indoor air quality, mold, lead-based paint, and asbestos surveys/monitoring. **Building inspection** experience includes private provider plan review and private provider inspection services management and overview, hands on preparation of Property Condition Assessments, Moisture Intrusion Inspections, and Mold Remediation projects.

Mr. Hoaglin also has intimate experience with geotechnical engineering theory related to the design of structures and roadways, with testing and inspection procedures, and with forensic engineering. He has performed many investigations on structural failures of asphalt pavements, concrete pavements, and buildings.

Previous Project Experience:

(Commercial) Evans/Indian River Solar Plant Expansion: These Treasure Coast solar plant facilities are part of one of the largest solar expansion plans ever in the eastern U.S., as FPL constructs and places into service a total of eight new solar power plants by early 2018. Combined, the new solar power plants are comprised of more than 2.5 million solar panels with nearly 600 megawatts of solar capacity – enough energy to power 120,000 homes. This 695-acre site in Indian River County was constructed about a mile to the west of the current site. *Universal provided civil engineering services during the construction portion of this site to include: Moisture Density Testing (ASTM D-1557, AASHTO T180), In Place Density Testing (aggregate, cable trench, subgrade and substation subgrade materials); pile installation monitoring, concrete strength testing and Certified Welding Inspections.*

(Port) Cruise Terminal 1 Terminal Building and Parking Garage: This project consisted of the construction of a new two story 178,800 square foot terminal building and associated site work. The building was tilt wall concrete with more than 350 driven piles. The floor slab was a floating slab and the second floor slab was on a steel deck or hollow core slab with a topping. Ancillary construction included sitework with paved parking/roadways. *Mr. Hoaglin provided senior engineer review and final reports for the pile monitoring for driven piles, Concrete inspection and testing, Soil compaction testing, Roadway materials testing, Weld inspection by CWI, Driven pile PDA testing and Engineer overview of our services.*

(County) Veterans Memorial Park Expansion, Building and Retention: This project includes the construction of an approximately 4,000 square foot addition (50 feet by 80 feet in plan outline) on the west end of the existing Veterans Memorial Park building. The park expansion also includes the potential enlargement of an existing "dry" stormwater retention area situated immediately northeast of the existing park building. The building addition is a one story building and consists of a

Geotechnical Engineering

Environmental Sciences

Geophysical Surveys

Construction Materials Testing and Inspection Services

Threshold Inspection

Private Provider Inspection

Plans Review

Offices In:
Atlanta
Daytona
Fort Myers
Fort Pierce
Gainesville
Jacksonville
Leesburg
Miami
Ocala
Orlando
Palm Coast
Panama City
Pensacola
Rockledge
Sarasota
Tampa
West Palm

combination of reinforced concrete, masonry and steel framing with wood roof trusses. Universal has performed two separate subsurface explorations (one for the park, one for the building) and we also performed materials testing services to include soils, concrete and welding inspections. *Mr. Hoaglin provided senior engineer review for all inspections to include final sealed reports for this project.*

(WTP) Clause H Dyal Water Treatment Plant Clearwell Structure: This project consisted of a 700,000 gallon in ground concrete clearwell structure, 30 million gallons per day pump station building, 1.3 million gallon reject pond rehabilitation and various improvements to related utilities. There were 206 piles for this structure and 2,700 cubic yards of structural concrete. *Universal provided proof rolling, degrub inspections, materials sampling services, in place densities, modified proctors, limerock bearing ratio's, asphaltic concrete extraction/gradation testing, asphaltic cores for depth and density testing, concrete compressive strength testing, pile load testing (quick load method), bolt torque and inspections of high strength bolted connections, verification of welding electrode type used, inspection of metal roof deck and fasteners and P.I.T. data evaluation to include engineer review and final reports.*

(KSC) Indistrial Air Chiller Plant: The Industrial Area Chiller Plant (IACP, M7-0407) provides chilled water to eight facilities in the north portion of the KSC Industrial Area. IACP renovations covered by an approved FY 14 CoF project (PCN 98862, Upgrade Systems, IACP). Scope included upgrades for mechanical and electrical systems - replacing the three-celled O&C cooling tower B, replacing motor control centers and variable frequency drives, replacing refrigerant-22 chillers, adding additional facilities to the Industrial area loop, and building modifications to increase chilled water supply temperature. The project had an option to additionally construct a 2.8 million gallon chilled water thermal energy storage system that reduced chilled water production cost. The additional chilled water storage now provides emergency loop fill capability in the event of an unplanned water loss. *Universal performed concrete/grout inspection and testing, shoring inspections, pile load testing and Engineering overview of the project.*

(Commercial) Harris High Technology Center: This project included a 450,000-square-foot building with six floors. This international communications and information technology campus will become the centerpiece for some of Harris' most advanced engineering efforts. Building Highlights include: modern all-glass curtain wall for optimal views and use of natural lighting, accommodations for 1,500-1,600 Harris Corporation employees, amenities include a multi-level conference room, employee cafeteria, executive dining room, fitness facility and game room, highly technical fit-out for communications abilities including LED screens and specific audio-visual requirements and LEED Silver tracking. Universal provided: Threshold Inspectors Agent, Threshold Inspector (Special Inspector) Review and Reports; In Place Density Testing, ASTM D-1557 Proctor tests, FM 5-515 LBR tests, AASHTO T-180 Proctor Tests, Certified Welding Inspections, Pile Driving Inspections, Concrete Cylinder Strength Testing, Floor Flatness Testing, Post Tensioned Concrete Testing (Stressing) and Asphalt Concrete Testing. *Mr. Hoaglin was the Principal Engineer In Charge of this project to include on site visual inspections, attending project meetings and final engineer review and reports.*

(FDOT Roadway) FDOT Contractor Quality Control: *Mr. Hoaglin manages the laboratory for all CQC services provided in Brevard and Indian River Counties (FDOT projects).* Project examples include SR 528 Bridge over the Indian River (Johnson Brothers Construction), SR 520 Bridge over the Banana River (Superior Construction), 11 miles of SR 60 2 lane Widening in Indian River County (Elmo Greer Construction), SR 520 Widening from I95 to Orange County line in Brevard County

RICHARD E. HOAGLIN, P.E.
REGIONAL MANAGER

Primary Contract Manager
Regional Manager
Principal Engineer

(Westwind Construction), SR 70 widening east of the Turnpike (Ranger Construction), I-95/ widening from SR 519 to SR 528, and many maintenance projects.

(Airport) Embraer Production Facility: This project consisted of the new construction of an approximately 80,000 square foot Production Building and an approximately 9,200 square foot Administration Building located within the Melbourne Airport Property. Fire, water, sanitary and stormwater utility lines were also installed, along with a new dry retention area. This project consisted of 820+ Universal man hours. *Mr. Hoaglin provided final review of all inspection and testing services for the site work, including heavy duty and medium duty concrete-paved parking areas, heavy duty and medium duty asphalt-paved parking areas, improvements to the existing concrete apron adjacent to the existing asphalt taxilane and structural steel inspections.*

(Medical) Brevard Oaks Skilled Nursing Facility: This project consisted of the new construction of a 94,000 square foot one story CMU wall building with a wood truss roof system. Sitework consisted of the building pad, parking lot and utilities. There was also a 1,800 square foot storage building. There is 4 feet of fill for the pad. *Universal is currently providing materials testing and threshold inspection services for this project.*

(Condo) Flores De La Costa Condominium: This project consists of the new construction of a 5-story post tensioned concrete condo building on auger cast pile foundations. The walls are CMU. There is approximately 2,000 cubic yards of concrete for the building. There are 123 auger cast piles. The schedule for pile installation took 8 days and there was one pile load test. The roof is wood frame. The sitework consists of the building pad, sidewalk, roadways, and utilities. *Universal is currently providing materials testing services to include: Proof Rolling, Degrub Inspection, Material Sampling, In Place Density Tests, Asphaltic concrete Extraction / Gradation, obtaining and performing Asphaltic Cores for Depth and Density tests, Cast-In-Place Concrete Test Cylinders, Grout Prism Testing (CMU Filled Cells, Tie Beams), and Post-Tensioning Cable Monitoring. Universal is also providing threshold inspection services to include: Inspecting threshold elements as required by the Threshold Building Inspection Plan, Pre-pour inspections of Concrete Pile Caps, Grade Beams, Shear Walls, Stairs, Pre-pour Inspections of post tensioned slabs and slab on grade, Concrete Placement Inspections, Pre-Pour inspections of masonry walls and Grout Placement Inspections*

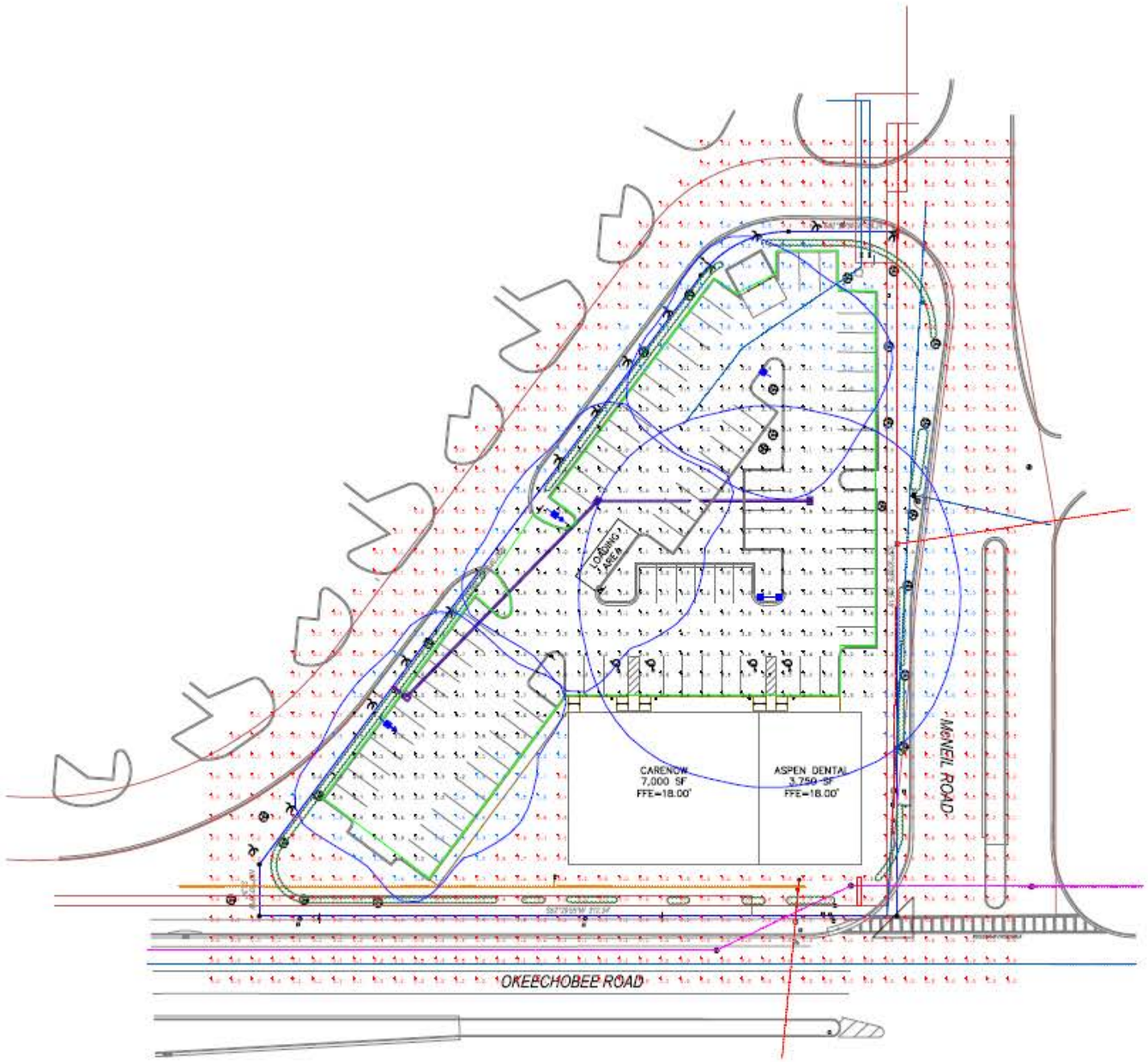
Academic Background: Bachelor of Science, Civil Engineering, Mississippi State University, 1990
ASE, Copiah Lincoln Junior College, 1987

Registrations: Professional Engineer, Florida License No. 48796, 1995; Professional Engineer, Georgia License No. 24920, 1998

Certifications: Structural Masonry Inspector #GA2-99-306, GCPA, 1999; AHERA Asbestos Building Inspector, 2011, SBCCI Building Inspector #8628, 2002; Radiation Safety Officer, 1991; FDEP Qualified Stormwater Management Inspector #6892, 2004; Advanced Certified Stormwater Inspector #3689, 2008

Universal Office Location: Rockledge (East Central Florida Regional Office)

REVISIONS		
Rev #	Date	BY:



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcHr	PtSpcTr
PARKING SUMMARY	5.1	9.6	1.0	5.1	9.6	10	10

Luminaire Schedule

WLS14937 CARE NOW / ASPEN DENTAL FT PIERCE, FL PM: MARK PLEASE EMAIL MARK AT MWILLIAMS@WLSLIGHTING.COM FOR PRICING.

Symbol	Qty	Label	Lamps	LLF	Description	Lum. Watts
	1	A	N.A.	1.000	WLS-XSQ-60-A-300-431-420 25' POLE 5' BASE	341
	1	B	N.A.	1.000	WLS-XSQ-60-A-300-431-420 35' POLE 5' BASE	341
	2	C	N.A.	1.000	WLS-XSQ-60-A-050-431-420-4167 25' POLE 3' BASE	341

WLS LIGHTING
a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

PM: MARK | BY: TO | SHEET 1 OF 1

CARE NOW / ASPEN DENTAL
FT PIERCE, FL

WLS- 14937A | DATE - 11/4/19 | SCALE: 1"=30'

TABLE 1
WEEKDAY TRIP GENERATION
5000 OKEECHOBEE ROAD

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing								
High-Turnover (Sit-Down) Restaurant	4.964 KSF	557	49	27	22	48	30	18
Pass By Capture	43%	240	21	12	9	21	13	8
Driveway Volume		557	49	27	22	48	30	18
Net New External Trips		317	28	15	13	27	17	10
Proposed								
Medical-Dental Office	10.75 KSF	325	31	24	7	38	11	27
Pass By Capture	34%	111	11	8	2	13	4	9
Driveway Volume		325	31	24	7	38	11	27
Net New External Trips		214	20	16	5	25	7	18
Net New External Differntial		***(103)***	***(8)***	***1***	***(8)***	***(2)***	***(10)***	***8***
Driveway Differential		***(232)***	***(18)***	***(3)***	***(15)***	***(10)***	***(19)***	***9***
Area of Influence		***Directly Accessed***						

Trip generation was calculated using the following data:

Daily Trip Generation			
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 112.18 trips/1,000 sf
Medical-Dental Office	[ITE 720]	=	T = 38.42(X)-87.62 trips/1,000 sf
AM Peak Hour Trip Generation			
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 9.94 trips/1,000 sf (55% in, 45% out)
Medical-Dental Office	[ITE 720]	=	Ln(T) = 0.89Ln(X) + 1.31 (78% in, 22% out)
PM Peak Hour Trip Generation			
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 9.77 trips/1,000 sf (62% in, 38% out)
Medical-Dental Office	[ITE 720]	=	T = 3.39(X)+2.02 trips/1,000 sf (28% in, 72% out)

K:\WPB_TPTO\Gormley\Frontier Development\[2019-10-09 Tripgen.xlsx]Tripgen

CONCLUSION

This analysis was prepared to address the requirements of the St Lucie Standardized (TPO) Traffic Impact Studies (TIS) Methodology and Procedures. The foregoing analysis demonstrates that the proposed redevelopment is a decrease of 103 net external daily trips, a decrease of 8 AM peak hour net external trips, and a decrease of 2 PM peak hour net external trips.

Please contact me via email at adam.kerr@kimley-horn.com or via phone at 561-840-0874 if you have any questions regarding the information provided herein.

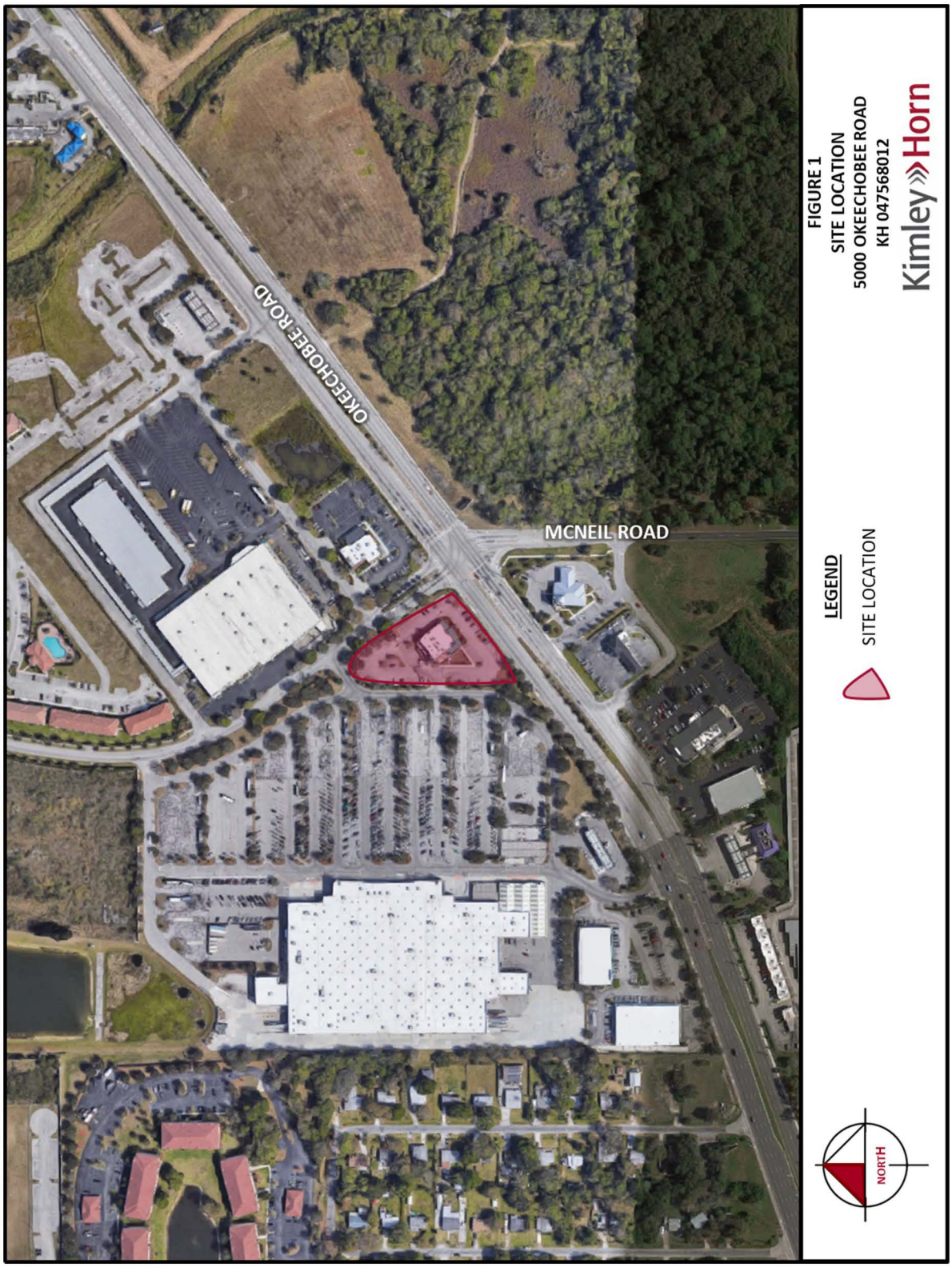
Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Digitally signed by
Adam B Kerr
Date: 2019.11.13
14:50:21 -05'00'

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Certificate of Authorization
Number CA00000696

K:\WPB_TPTO\Gormley\Frontier Development\TIA\2019-10-14 Equivalency Statement.docx


OKEECHOBEE ROAD
MCNEIL ROAD
FIGURE 1
SITE LOCATION
5000 OKEECHOBEE ROAD
KH 047568012
Kimley»Horn
LEGEND
SITE LOCATION
NORTH

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

Property Identification

Site Address:	5000 OKEECHOBEE RD
Parcel ID:	2419-602-0001-000-7
Account #:	140081
Map ID:	24/19N
Use Type:	2100
Zoning:	General Co
City/County:	Fort Pierce

Ownership

Prickett Partners LLLP

PO Box 1599
Eustis, FL 32727

Legal Description

WAL-MART AT FORT PIERCE TRACT A (1.58 AC) (OR 1737-1120 THRU 1128)

Current Values

Just/Market Value:	$876,800
Assessed Value:	$876,800
Exemptions:	$0
Taxable Value:	$876,800

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

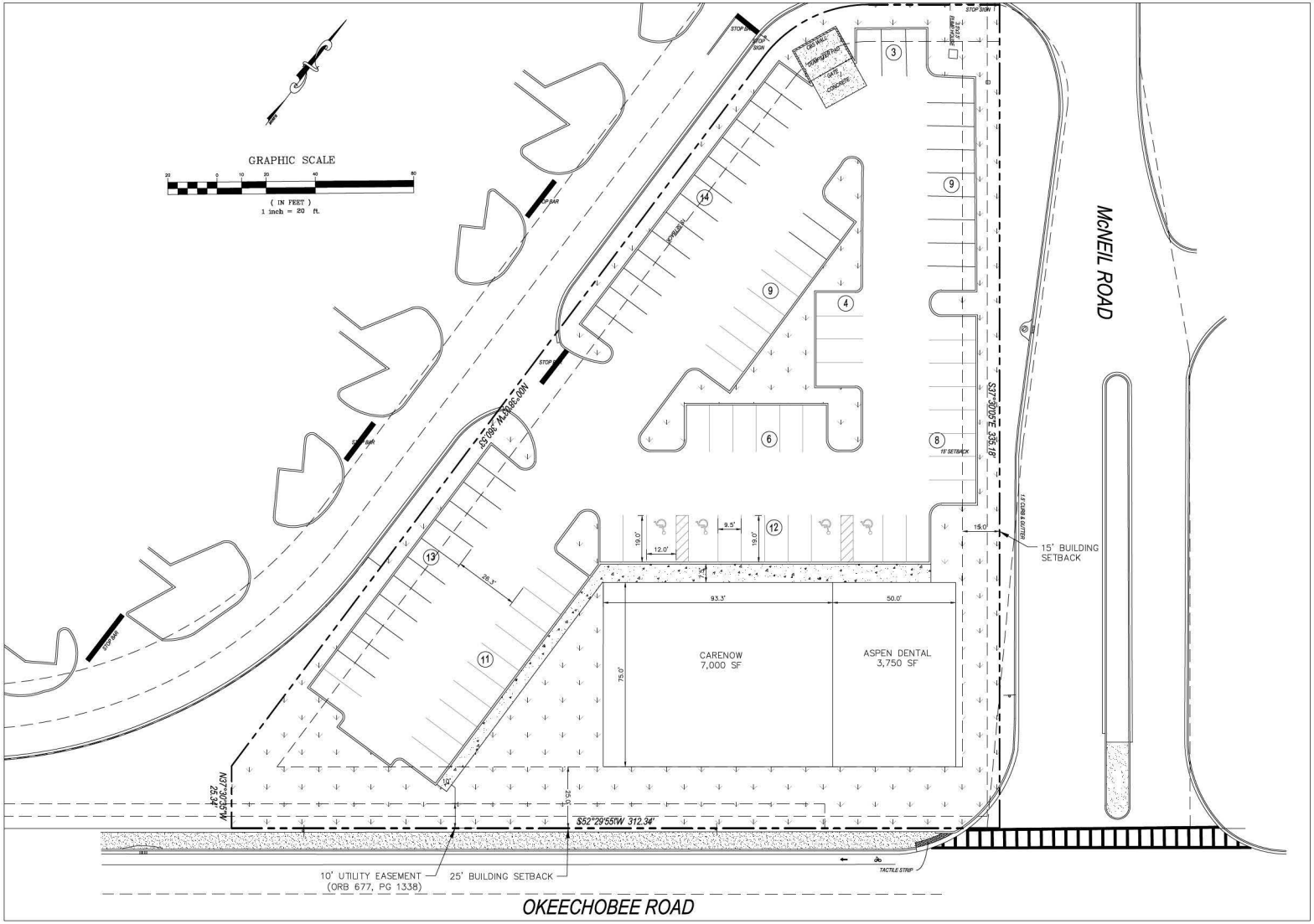


Total Areas

Finished/Under Air (SF):	4,964
Gross Sketched Area (SF):	6,332
Land Size (acres):	1.58
Land Size (SF):	68,824.8

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

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

SEC. 22-60.D
REQUIRED MEDICAL OFFICE PARKING RATIO = 1 SPACE PER 200 SF GFA
REQUIRED DENTAL OFFICE PARKING RATIO = 1 SPACE PER 200 SF GFA
REQUIRED (OTHER) RETAIL < 50,000 SF OF GFA = 1 SPACE PER 200 SF GFA

TOTAL REQUIRED PARKING = (1 SPACE / 200 SF) * 10,750 SF = 54 SPACES

	STANDARD	ADA	TOTAL
EXISTING	81	4	85
REQUIRED	50	4	54
PROPOSED	85	4	89

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

FORT PIERCE, FLORIDA

SITE PLAN

SHEET NUMBER
1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Site Plan & Design Review - Cowboys Redevelopment - 5000 Okeechobee Road

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: March 1st, 2020

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: **DATE:** March 6th, 2020

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 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.

03/01/2020

Subscribed and sworn to before on March 1, 2020:

Tara Mondloch

TARA MONDLOCH
Notary Public
State of Wisconsin

Publication Cost: $132.60
Ad No: 0004081154
Customer No: 1330884
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-142 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 16, 2020 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owners, Vincent & Vanessa Reyda and applicant, Arlene Bauer to establish a Dwelling Rental offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 3034 Windward Drive, Unit 1305, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-888-0017-000-2.

2. Application for Site Plan and Design Review submitted by property owner, Prickett Partners, LLLP & applicant/representative Sara Battles of Kimley-Horn & Associates, Inc to construct a 10,750 square foot, Commercial Building at 5000 Okeechobee Road, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2419-602-0001-000-7.

All interested parties may appear at the meeting and be heard with respect to the applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Pub: 03/01/20 TCN4081154

City Commission Regular Meeting **12. b.**

Meeting Date: 03/16/2020

Re: Conditional Use - Reyda Dwelling Rental - 3034 Windward Drive, Unit 1305

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

SUBJECT:

Quasi-Judicial Hearing - Review and Approval of an application for Conditional Use with No New Construction submitted by property owners, Vincent & Vanessa Reyda and applicant, Arlene Bauer to establish a Dwelling Rental offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 3034 Windward Drive, Unit 1305, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-888-0017-000-2.

SUMMARY:

- The applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 3034 Windward Drive, Unit 1305. The subject condo unit is approximately 1,659 gross square feet with two (2) bedrooms and two (2) baths.
- The condo unit is within Ocean House Condominiums which is located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24-hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses.
- The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 31 days to guests.

RECOMMENDATION:

The proposed use presents the provision for short-term lodging accommodations to the general public, 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 APPROVAL with the following six (6) conditions:

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within 30 days of Conditional Use approval.

4) There shall be a limitation of no more than no two (2) vehicles at the site.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

6) The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.

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
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:02 PM

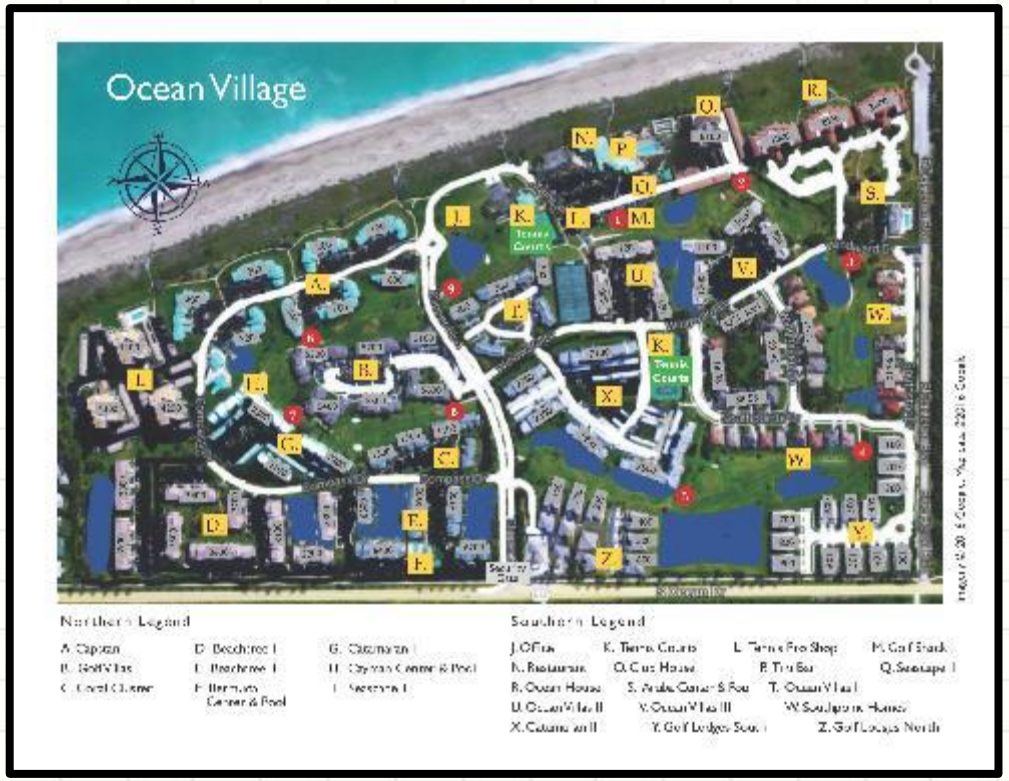
Form Started By: Vennis Gilmore
Started On: 03/04/2020 11:50 AM
Final Approval Date: 03/05/2020

Conditional Use

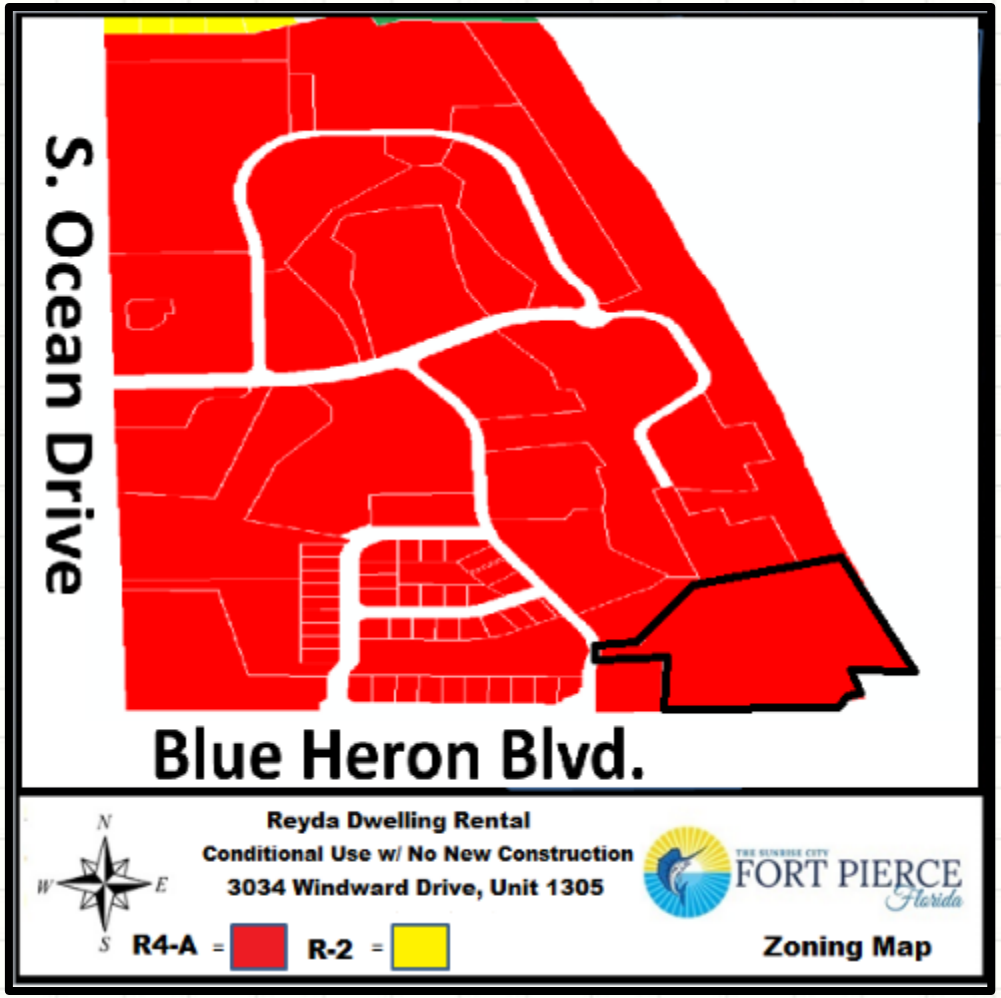


3034 Windward Drive, Unit 1305

Location Map



Zoning Map


S. Ocean Drive
Blue Heron Blvd.
N
W
E
S
Reyda Dwelling Rental
Conditional Use w/ No New Construction
3034 Windward Drive, Unit 1305
THE SUNRISE CITY
FORT PIERCE
Florida
R4-A =
R-2 =
Zoning Map

Reyda Dwelling Rental

Consideration of a Conditional Use With No New Construction – Reyda Dwelling Rental at 3034 Windward Drive, Unit 1305.

- Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The minimum rental period is identified as thirty-one days.

- Staff recommends **APPROVAL** subject to six (6) conditions

Synopsis for Recommendation

- Ordinance K-114 passed in 2001
- FL Legislature - 2011
  - Prohibits cities from denying STR rights
  - Conditional uses are allowed
- Quasi-Judicial Hearing
  - No Validated Evidence (Consistent with Code)
  - No COFP Code Enforcement or FPPD current violations
- Conditions of Approval are being added to protect the neighborhood

Adjacent Property Owner Responses



189 Notifications

0 = In favor (0%)

0 = In opposition (0%)

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 6 Conditions and no changes
- APPROVE the proposed Conditional Use with changes
- DENY the proposed Conditional Use

Staff Recommendation

Staff recommends **APPROVAL** subject to six (6) conditions:

1)The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2)Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3)The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

4)There shall be a limitation of no more than no two (2) vehicles at the site.

Staff Recommendation

Staff recommends **APPROVAL** subject to six (6) conditions:

5)The City of Fort Pierce Business Tax License number shall be included on all advertising.

6)The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Conditional Use, subject to 6 Conditions and no changes
- APPROVE the proposed Conditional Use with changes
- DENY the proposed Conditional Use

Conditional Use

3034 Windward Drive, Unit 1305

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:	**Reyda Dwelling Rental** **3034 Windward Drive, Unit 1305**
BOARD DATE:	March 16, 2020

STAFF REPORT

Owner: Vincent & Vanessa Reyda (3034 Windward LLC)
247 Wayland Avenue, Unit 4
Providence, RI 02906

Applicant: Arlene Bauer
2400 S. Ocean Drive, Unit 7656
Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as 31 days.

Location(s): 3034 Windward Drive, Unit 1305

Parcel ID: 2507-888-0017-000-2

Future Land Use: Hutchinson Island Medium Density Residential (HIR)

Current Zoning: R-4A, Hutchinson Island Medium Density Residential Zone

Surrounding FLU:

North	East	South	West
HIR	Atlantic Ocean	COS	HIR

Surrounding Zoning:

North	East	South	West
R-4A	Atlantic Ocean	OS-1/OS-2	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 3034 Windward Drive, Unit 1305. The subject condo unit is approximately 1,659 gross square feet with two (2) bedrooms and two (2) baths. The condo unit is within Ocean House Condominiums which is located within the Ocean Village Community. Ocean Village is a gated planned-community that is nestled on approximately 120 acres with approximately 3,500 feet of beach frontage. Ocean Village offers 24-hour security; a Par-3 9-Hole Executive Golf Course; Tennis Courts; Heated Swimming Pools; Jacuzzi; Sauna; Fitness Center; Card Room; Library with wi-fi; and clubhouses. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of 31 days to guests.

The property is located near the northeast corner of South Ocean Drive and Blue Heron Boulevard., south of Coconut Drive. The site is surrounded by single family residences to the north, vacant property to the south and west, and the Atlantic Ocean to the east. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

Dwelling Rentals

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

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six (6) months, is a "Dwelling Rental," but not a "Vacation Rental."

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

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging

State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use & Zoning

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

The subject site is located within the Hutchinson Island Medium Density Residential Zone district (R-4A), which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Parking

Pursuant to City Code Section 22-60 (d)b, motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. Ocean House Condominiums have one (1) designated parking spot per home along with designated guest parking.

Conditional Use

As stated in City Code Section 22-74, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

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 189 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of March 4, 2020, 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 February 11th, 2019 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation*:*
The proposed use presents the provision for short-term lodging accommodations to the general public, 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 APPROVAL with the following six (6) conditions:

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within 30 days of Conditional Use approval.

4) There shall be a limitation of no more than no two (2) vehicles at the site.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

6) The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.



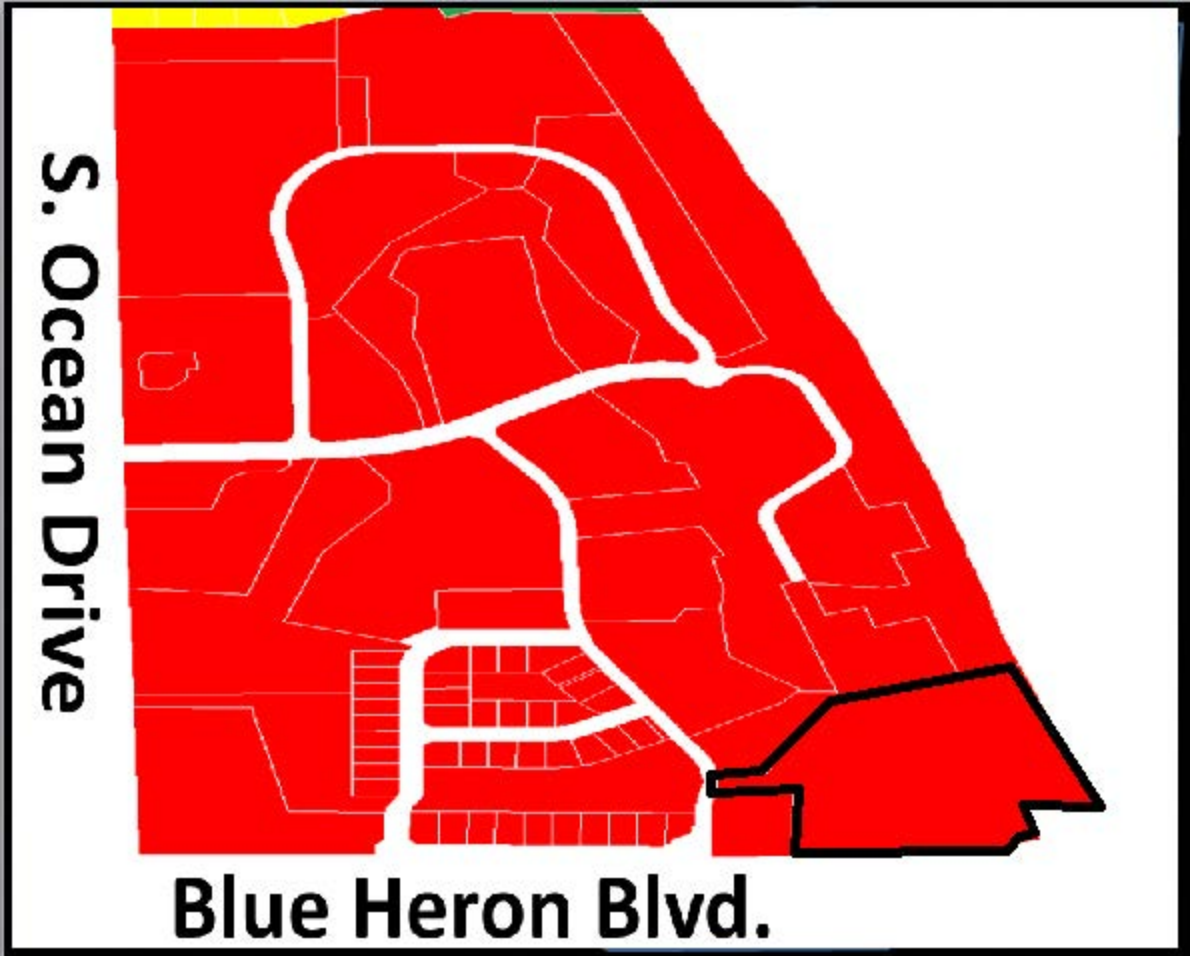
Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North



N
W E
S

Reyda Dwelling Rental

Conditional Use w/ No New Construction

3034 Windward Drive, Unit 1305

THE SUNRISE CITY FORT PIERCE Florida

R4-A = **R-2** =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 3034 Windward Drive Fort Pierce, FL 34949

Parcel ID #(s) 3105

Project description 2 Bedroom Condo at ocean House at Ocean Village

Property Owner(s)	Applicant/Representative, Title, Company
Vincent & Vanessa Reyda (3034 Windward LLC)	Arlene Baver
247 Wayland Ave Unit # 4	2400 South ocean Drive # 7656
Street Address	Street Address
Providence RI 02906	Ft. Pierce FL 34949
City State Zip	City State Zip
973-765-7488	973-723-9748
Phone Number	Phone Number ar
Vreyda@gmail.com	~~a~~baver@gmail.com
Email Address	Email Address

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

V — Reyda Vanessa Reyda

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ RHODE ISLAND -- COUNTY PROVIDENCE

The foregoing instrument was acknowledged before me this 6th day of December, 2019, by VINCENT REYDA who is personally known to me or has produced _____ as identification.

Brenda L. Rooney

Signature of Notary

(seal)

Brenda L. Rooney
NOTARY PUBLIC
State of Rhode Island
My Commission Expires 5/11/2023
I.D. #60444

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

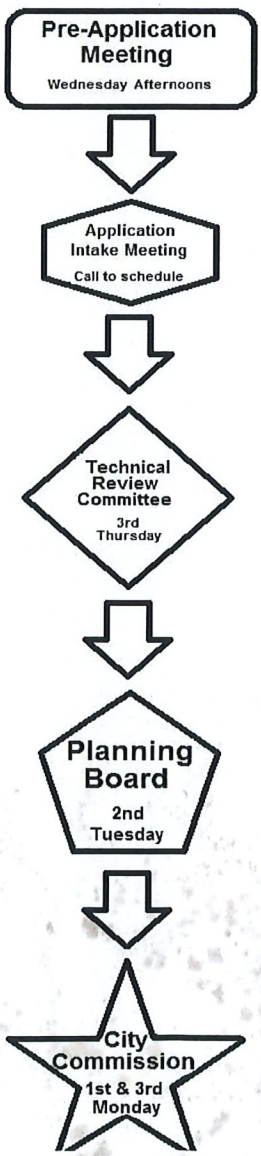
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Outlook



Application Type:

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

Site Information:

Building Size _____ Parking Spaces: 1

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

North	South	East	West
Condo	Condo	ocean	walkway

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

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Short Term rental application

Vincent and Vanessa Reyda
(973) 765-7488

Fort Pierce Planning Department
100 North US 1, Ft. Pierce, FL 34950

Dear Planning Board Member,

My wife Vanessa and I are looking for your approval to rent 3034 Windward Drive, Ft. Pierce Florida. Our objective is to rent it from time to time when we are not there. We understand the Oceanhouse rules are minimum of 1 Month term and we will follow this rule as well as all rules included within the Rules and Regulations document. We have included 1 original and 7 copies of the required documentation as well as the Notarized application as required. A check in the amount of $100 is also included. Please feel free to contact me if you have any questions. I can be reached at the phone number above.

Warm regards,

V T Reyda

Vince Reyda
Owner - 3034 Windward Dr.

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

Property Identification

Site Address:	3034 Windward DR 1305
Parcel ID:	2507-888-0017-000-2
Account #:	150119
Map ID:	25/18N
Use Type:	0400
Zoning:	
City/County:	Fort Pierce

Ownership

3034 Windward LLC
110 Woodland RD
Madison, NJ 07940

Legal Description

OCEANHOUSES AT SOUTHPOINTE PHASE I (OR 1668-205) UNIT 1305



Current Values

Just/Market Value:	$373,900
Assessed Value:	$373,900
Exemptions:	$0
Taxable Value:	$373,900

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,504
Gross Sketched Area (SF):	1,659
Land Size (acres):	0.02
Land Size (SF):	1,000

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

Sale History

Date:	Jul 17, 2018
Book/Page:	4164 / 2805
Sale Code:	0001
Deed:	WD
Grantor:	Iglehart John K
Price:	$475,000
Date:	Feb 10, 2006
Book/Page:	2487 / 1964
Sale Code:	XX00
Deed:	WD
Grantor:	Tuttle Daniel S
Price:	$699,900
Date:	Apr 7, 2003
Book/Page:	1688 / 1878
Sale Code:	XX00
Deed:	SP

Grantor:	R C R Development Co Inc,
Price:	$240,800
Date:	May 6, 1998
Book/Page:	1144 / 0493
Sale Code:	XX01
Deed:	WD
Grantor:	OCEAN ESTATES INC
Price:	$2,100,000

Building Information (1 of 1)

Finished Area: 1,504 SF

Gross Sketched Area: 1,659 SF

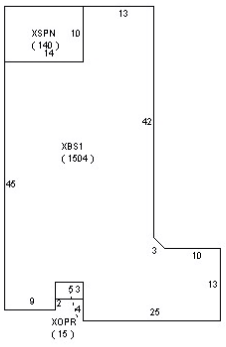
Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type: X212	Year Built: 2003	Frame:
Grade: X12B	Effective Year: 2003	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$373,900
Land:	$0
Just/Market:	$373,900

Current Year Exemption Value Breakdown

Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$373,900
Exemption(s):	$0
Taxable:	$373,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	0.6	Fort Pierce Stormwater Charge	$41.40

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

Historical Values

Permits

Number:	BP17-1142
Issue Date:	Apr 21, 2017
Description:	Air Conditioning Only
Amount:	$5,482
Fee:	$0

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

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

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of OCEANHOUSES AT SOUTHPOINTE ASSOCIATION, INC., a Florida corporation, filed on August 29, 2002, as shown by the records of this office.

The document number of this corporation is N02000006616.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Thirtieth day of August, 2002

CR2EO22 (7-02)

Jim Smith
Secretary of State

Composite Exhibit "K" (5 pages)

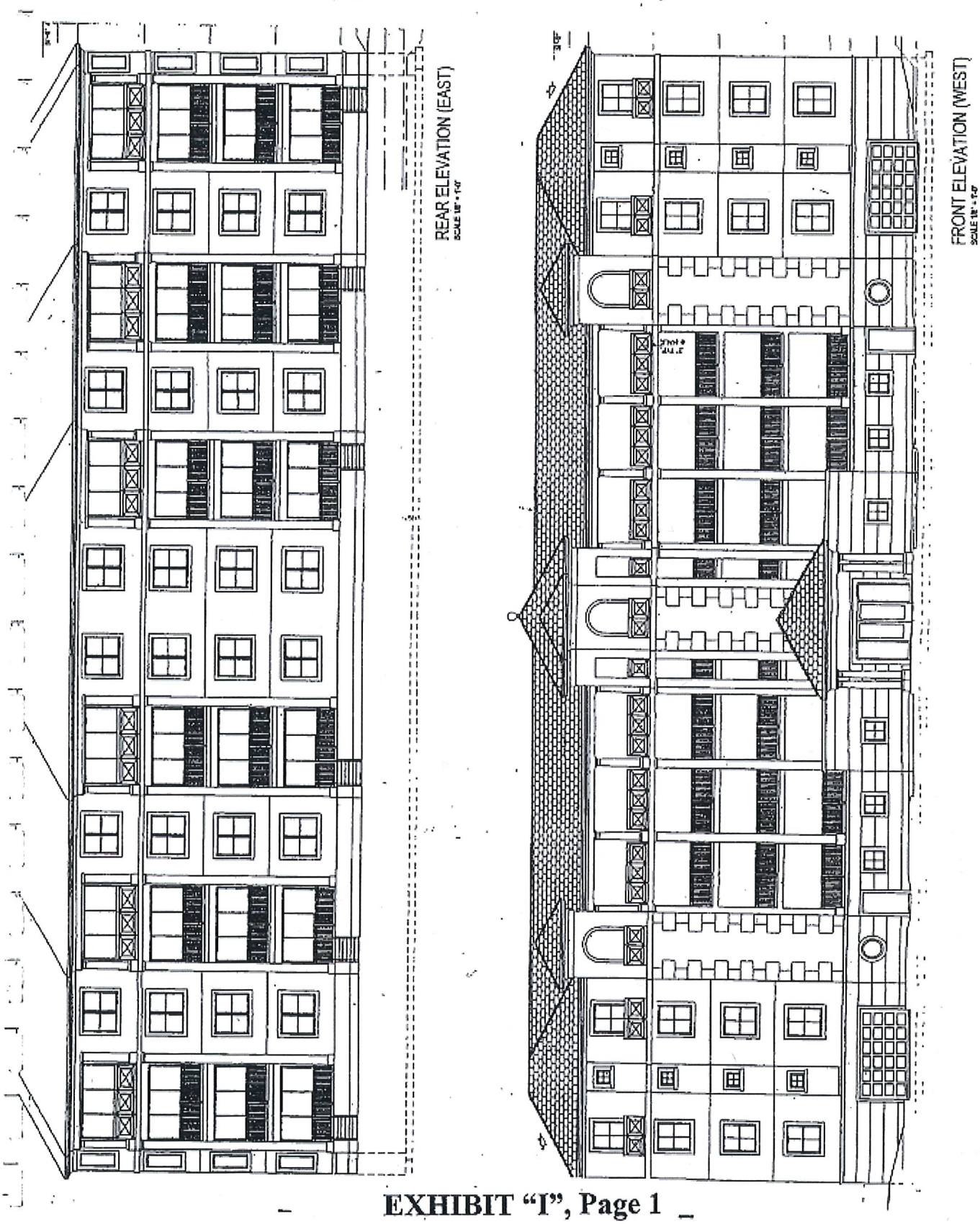
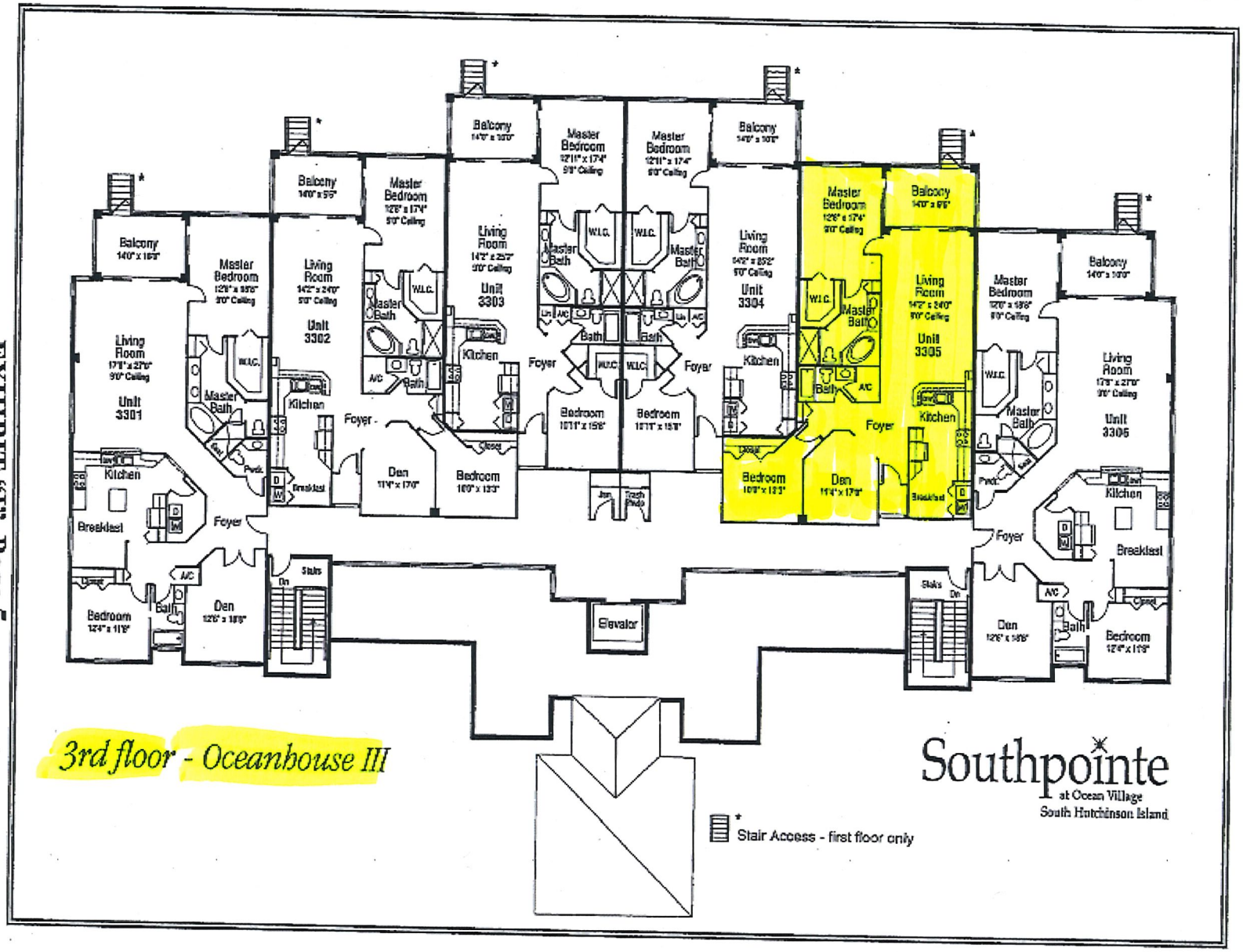
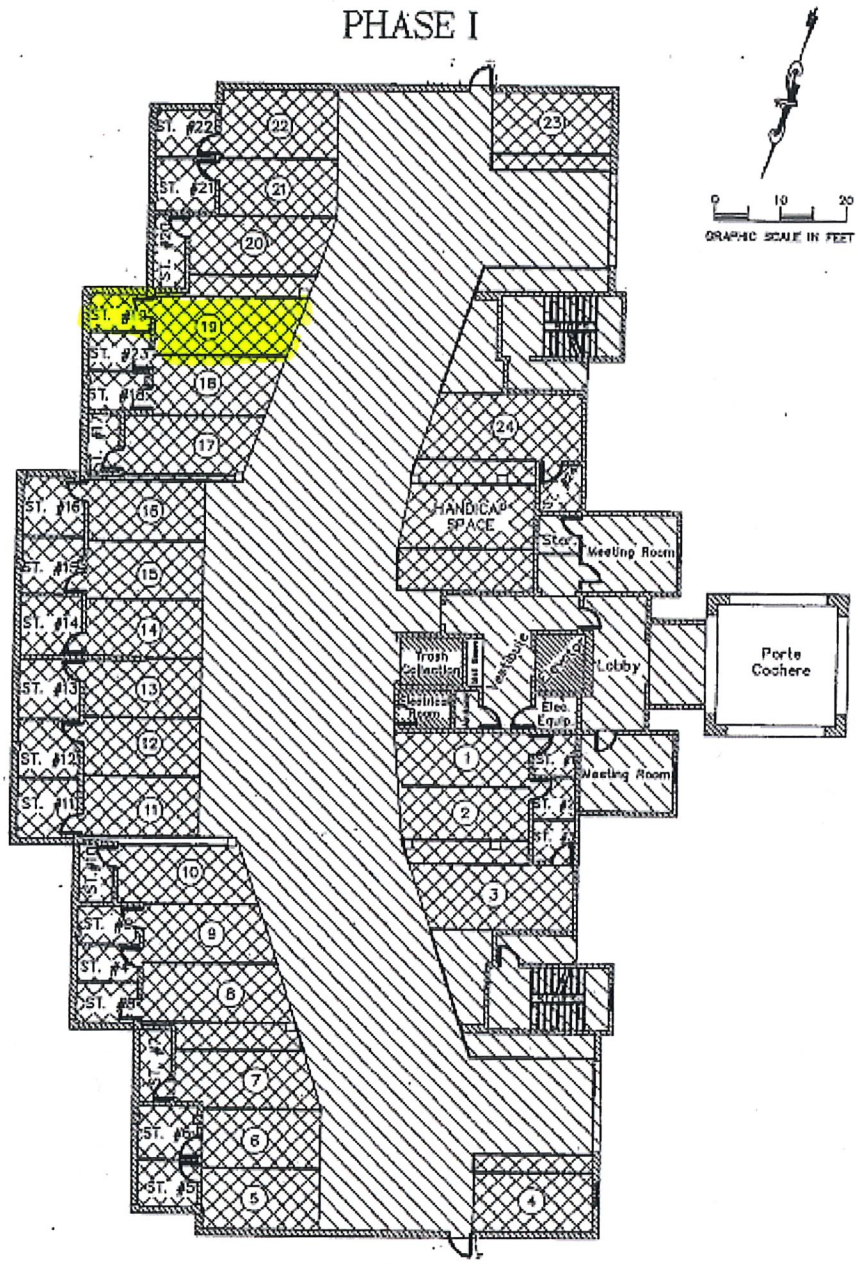


EXHIBIT "I", Page 1

EXHIBIT "F", Page 5



OCEANHOUSES AT SOUTHPOINTE, A CONDOMINIUM PHASE I



GROUND FLOOR

The information shown hereon, along with the Declaration of Condominium for OCEANHOUSES AT SOUTHPOINTE, A CONDOMINIUM, shall define the perimetrical boundary of each unit.

Elevation of Upper Boundary = xx.xx
Elevation of Lower Boundary = yy.yy

Legend

Denotes Common Elements

Denotes Limited Common Elements

Sheet 2 of 7

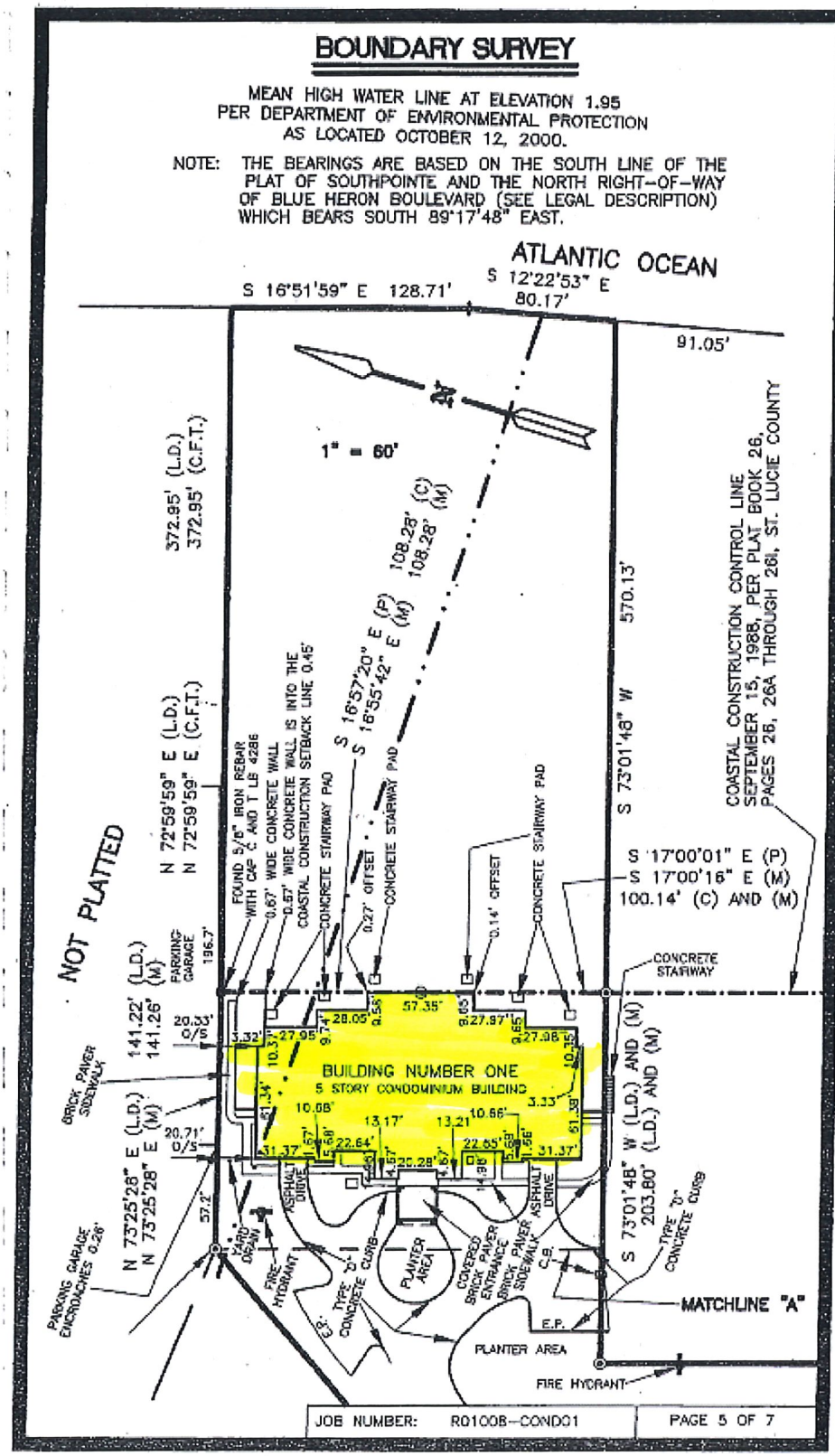
ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3171 SOUTHWEST ANN ARBOR ROAD
PORT ST. LUCIE, FLORIDA 34953

OR BOOK 1668 PAGE 262

BOUNDARY SURVEY

MEAN HIGH WATER LINE AT ELEVATION 1.95
PER DEPARTMENT OF ENVIRONMENTAL PROTECTION
AS LOCATED OCTOBER 12, 2000.

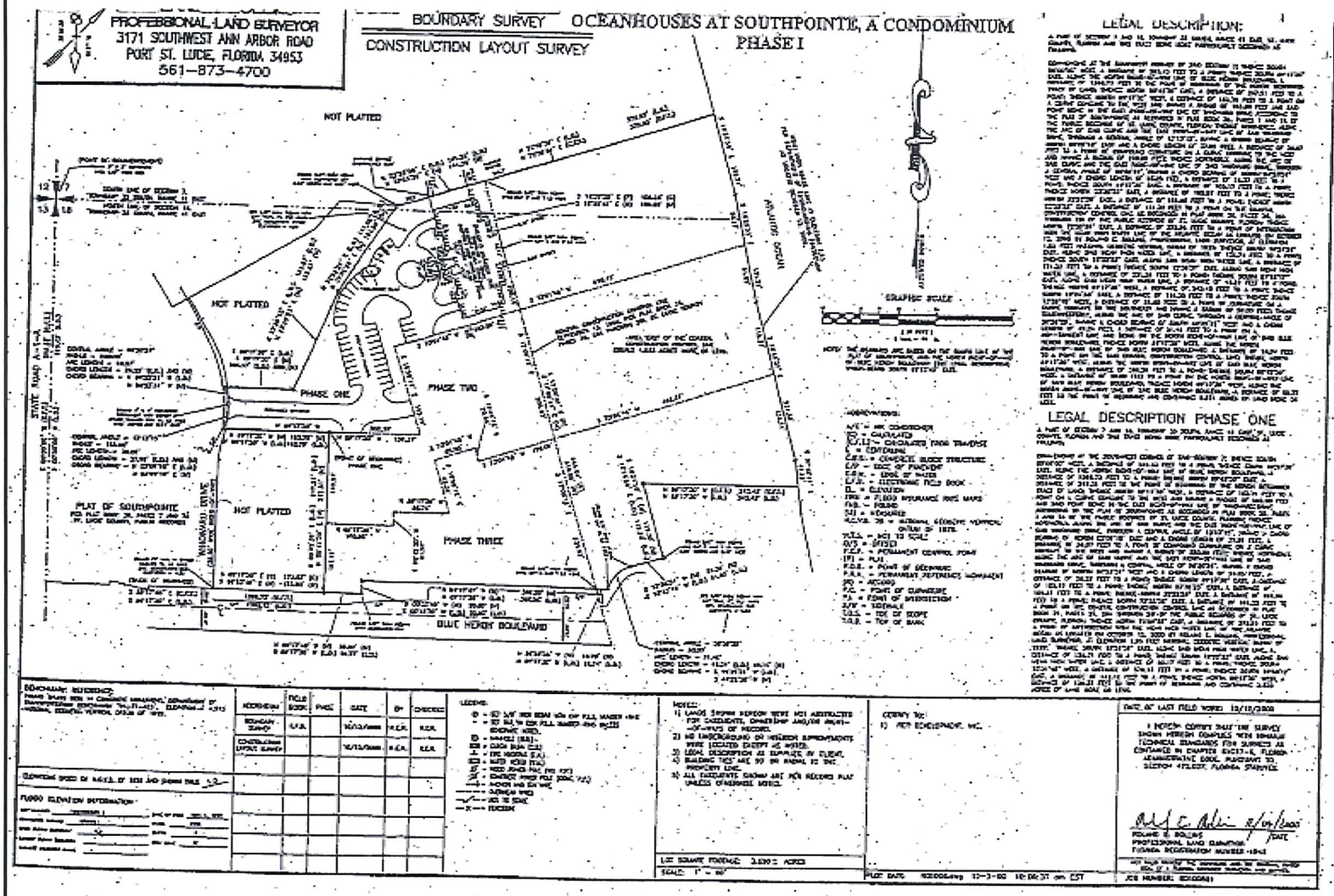
NOTE: THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE PLAT OF SOUTHPOINTE AND THE NORTH RIGHT-OF-WAY OF BLUE HERON BOULEVARD (SEE LEGAL DESCRIPTION) WHICH BEARS SOUTH 89°17'48" EAST.



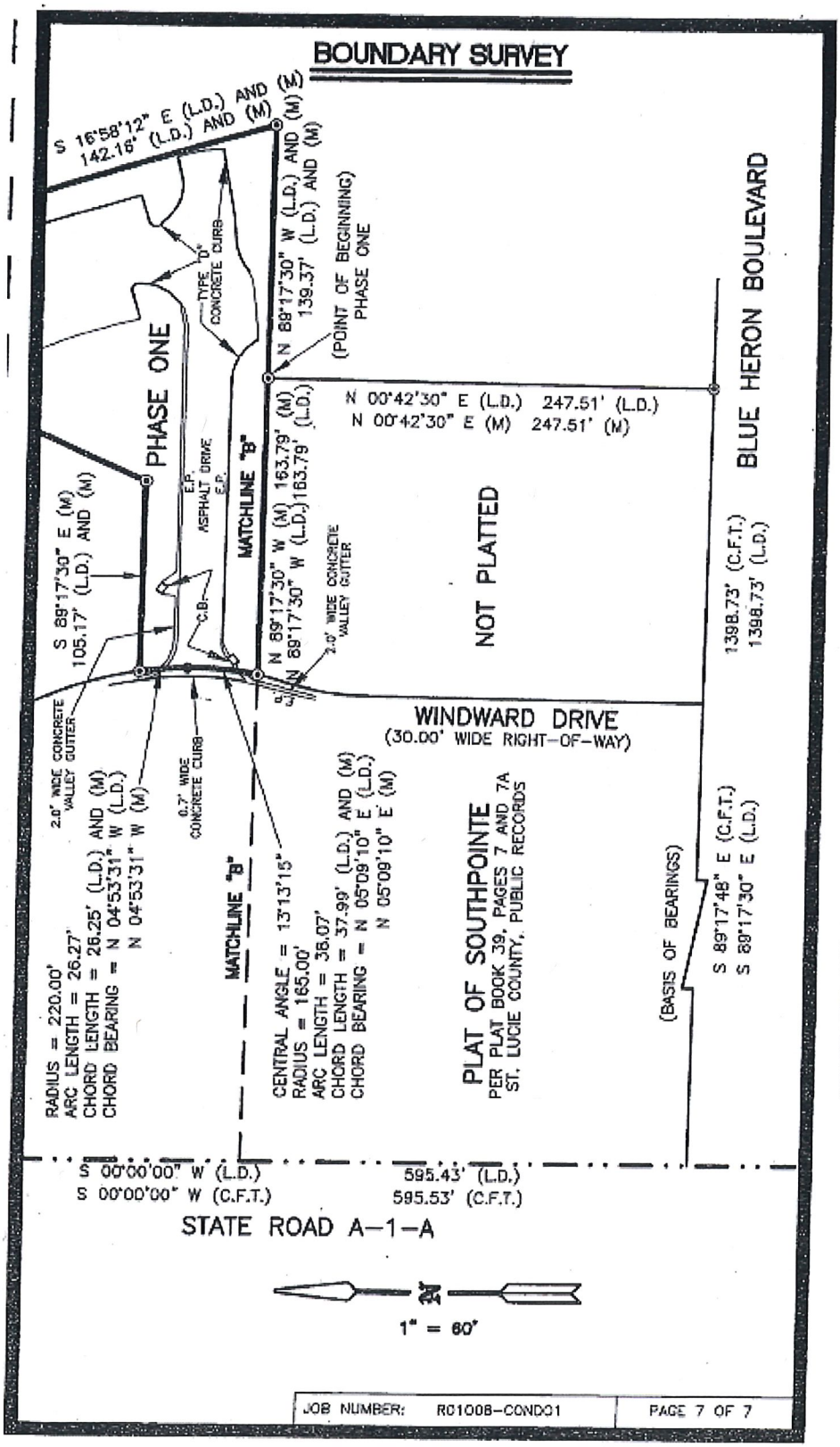
JOB NUMBER: R0100B-CONDO1 | PAGE 5 OF 7

EXHIBIT "B", PAGE 5

OR BOOK 1668 PAGE 258



OR BOOK 1668 PAGE 290



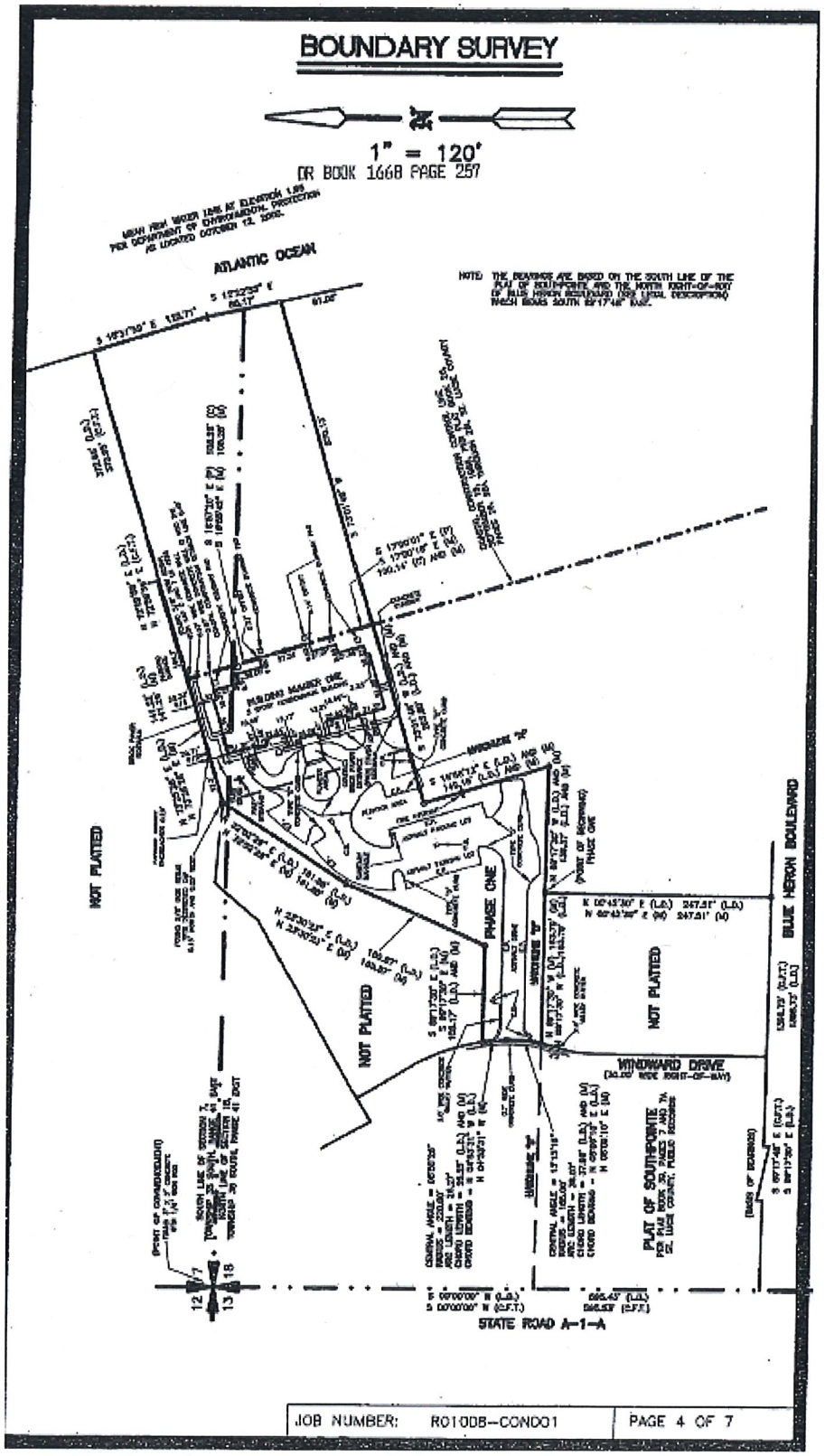
OR BOOK 1668 PAGE 240

EXHIBIT "B", PAGE 7

BOUNDARY SURVEY

1" = 120'

OR BOOK 1668 PAGE 257



JOB NUMBER: R0100B-CONDO1	PAGE 4 OF 7

RULES AND REGULATIONS

OF

OCEANHOUSES AT SOUTHPOINTE ASSOCIATION, INC.

Protecting the safety of Oceanhouses' residents and property is paramount to the Association. Although the Association's Rules and Regulations have included Rule 7.2 dealing with proper hurricane preparations to be performed by unit owners, a recent incident has indicated the need for increased enforcement. Accordingly, Rule 7.2 was revised on April 21, 2017 to enable the Association to enforce compliance by engaging the property manager and independent contractors to prepare certain units, with the cost being borne by the unit owner.

PLEASE READ THE REVISED RULE 7.2. WHILE IT DOESN'T CHANGE A UNIT OWNER'S RESPONSIBILITY, YOU'LL WANT TO BE AWARE OF THE NEW COST OF NON-COMPLIANCE.

These Rules and Regulations do not replace the Association's other primary governing documents, the "Articles of Incorporation", "Declaration of Condominium" and "By-Laws". These documents remain in full force and effect.

In addition to Oceanhouses' governing documents, owners, occupants, guests, tenants, agents, etc. should also be aware of and abide by Ocean Village's governing documents and Rules and Regulations, as amended from time to time, which R&R can be found in the back of the OV phone directory.

The change to Rule 7.2 becomes effective May 31, 2017 and will be enforced with the start of the 2017 'hurricane season' on the following day, June 1.

Adopted: April 21, 2017

Section 1. Ingress and Egress

1.1 The sidewalks, entrances, passages, stairwells and like portions of the common elements shall not be obstructed nor used for any purpose other than ingress and egress to and from the condominium property and condominium parcels; nor shall any carts, bicycles, motor vehicles, carriages, chairs, tables and or any other object obstruct such ingress and egress at any time.

1.2 Sidewalks are to be used for foot traffic only. No bicycles, skate boards, roller skates, etc.

1.3 No person shall place any item on sidewalks, entrances, passages, stairwells, catwalks or any portion or the common elements. All items that are left on common property for more than two (2) hours will be removed. Bicycles appearing to be abandoned, rusted or in disrepair may be removed at the discretion of the Board of Directors.

1.4 No person shall place any type of plant, decoration or furnishing on the west catwalk by the railing or against the walls of the A or B units. Appropriate planters and furniture may be placed inside the area of the alcoves at C units. **All items placed in C unit alcoves must be removed and stored inside the owner's unit or storage area when the owner is not in residence during hurricane season.** Plants and planters within C unit alcove areas may not be attached to or growing on the wall as it will cause damage to the paint and stucco. No decorations may be placed or hung on walls in C unit alcoves or by the front doors of A and B units; i.e. house numbers, welcome signs, etc., without written approval of the Board of Directors. Any décor must be in good taste at the discretion of the Board of Directors. Any non-complying decoration, plant, or furniture may be removed at the discretion of the Board of Directors.

Section 2. Balconies, Walkways, Fences

2.1 No equipment, materials or other items shall be kept or stored on any balcony or under the outside stairs of the first floor balcony area of the condominiums. Placing and using patio-type furniture, planters and other items normally used on residential balconies are allowed. Beach chairs and umbrellas may be unobtrusively stored on balconies.

2.2 Owners are to repair, maintain and replace when necessary their unit screens and windows. Owners are to maintain and keep in neat, fit and clean condition the floor, interior walls and screens or enclosures of their balconies.

2.3 No articles shall be hung on or thrown from any window, door, railing, balcony, walkway, or other portions of limited common elements or common elements. Any owner wishing to hose off their balcony or shutters may do so if it is raining, if the units below are not occupied and the shutters are closed, or with the consent of the unit occupant(s) below. Power washing of balconies is prohibited unless done so by the

Management company at the direction of the Board of Directors. No clotheslines are permitted anywhere on condominium property.

2.4 Residents may not adorn or decorate railings of balconies or other common or limited common elements, except as allowed in 1.4.

2.5 No owner shall cover the balcony floor with or any type of carpet, rug or fabric. Tile is permitted as long as it is meant for outdoor use. The owner assumes all liability issues related to outdoor tile. Owner will be responsible for any tile damage due to Association repair/maintenance to the balcony that requires tile removal. Small doormats are acceptable at entry doors to unit.

2.6 No wind chime or other noise emitting item shall be placed or hung on any balcony, limited common element or common element.

Section 3. Elevators

3.1 No person shall use the elevator for moving furniture, appliances, construction materials or debris or other large objects without first installing the protective elevator blankets. Elevator blankets shall be removed and stored in the foyer storage area when move is complete.

3.2 No person shall hold, by any means, the elevator doors open for extended periods of time.

3.3 Smoking is not allowed in the elevators.

Section 4. Refuse

4.1 The Association provides collection services for residential household trash **ONLY.** contractors performing work within Oceanhouses are required to remove debris caused by their work. Self-employed individuals shall not use Association receptacles to dispose of related trash. All refuse must be deposited **IN** garbage/trash containers (dumpsters). Cartons and cardboard boxes shall be broken down, collapsed and tied if necessary. All other garbage/trash shall be placed in plastic bags and securely tied or closed before placing in dumpsters. No refuse or trash shall be left outside of dumpsters. No hazardous material such as paint, fuels, electronic equipment, etc. shall be placed in or outside of the dumpsters. No other refuse/trash shall be left outside of the dumpsters. For proper disposal of bulk items or electronic equipment, please check with Association Management.

4.2 Discarded cigarette butts or other littering is not permitted on the condominium grounds.

Section 5. Management Company Employees

5.1 No owner or occupant of a unit shall be permitted to request or hire or otherwise retain the services of any Management employee for any purpose during the hours in which the employee is working for the Management. The Management Company is solely responsible for directing and supervising the Management employees during their working hours.

Section 6. Nuisances

6.1 No owner or occupant of a unit shall make or permit any disturbing noises in any unit, on limited common property, or on the common property by themselves, their family, employees, agents, guests, tenants, licensees, or pets that would interfere with the rights, comforts, or conveniences of other unit owners or occupants.

Section7. Alterations, Installations

7.1 In accordance with a vote at the Annual Meeting of March 17, 2005, the Board has pre-approved the installation or replacement of hurricane protection with white accordion style shutters. These shutters must meet all current codes and proper permits must be obtained. Pre-approval from the ARB was obtained on April 25, 2005. The shutter pre-approval was amended November 18, 2005 to include that new shutters are NOT to be installed against the glass sliding doors on the east balcony.

7.2 **HURRICANE SEASON RUNS FROM JUNE 1ST TO NOVEMBER 30TH.** Tropical storms have winds in excess of 38 mph and become hurricanes at 74 mph. Both can be named storms. In the event of a named storm 'watch' (the 48 hour notice) or 'warning' (the 36 hour notice) at any time of the year, or in the absence of an owner from his unit for more than five (5) days during hurricane season, owners are required to have hurricane protection installed and closed on both the east and west sides of their units. Corner units are also required to have protection on the north and south sides. If a unit is unoccupied for more than fourteen (14) days outside of hurricane season, owners are required to have hurricane protection installed and closed on all exposed sides of their unit.

Owners must understand that it is their responsibility to comply with the above for the protection of their unit, surrounding units and Oceanhouses' property as a whole. Neither Elliott Merrill nor its maintenance employees can be hired by a unit owner to perform these storm preparation duties once a storm warning or watch has been issued for Ft. Pierce by the National Oceanic and Atmospheric Administration.

If a unit is not protected in accordance with the above during hurricane season, Elliott Merrill and/or an outside service contractor may be hired by the Association to get the unit into compliance. The Association's service fee to the unit owner will be $250 plus

any property manager or outside contractor fees/costs. In the event of a hurricane watch or named storm warning, such fee will increase to $500 for unoccupied units. In the event of a hurricane warning, such fee will increase to $500 for occupied units.

If a unit needs to be prepared outside of hurricane season during a hurricane watch or named storm warning, the above fees apply except that the Association may waive $250 of such fees.

If despite the effort of the Association the unit cannot be brought into compliance, any resulting storm damages are the responsibility of the unit owner.

To illustrate, hurricane shutters must be CLOSED as follows:

	Occupied Unit	**Unoccupied Unit**
Outside of Hurricane Season:		
No storm watch or warning	No action required	Close shutters if unoccupied >14 days - $250 service fee applies for Association involvement
During hurricane 'watch'	Prepare to close shutters	Close shutters at 'watch' - $250 service fee applies for Association involvement*
During storm 'warning'	Close shutters at 'warning' and prepare to evacuate	Close shutters at 'warning' - $500 service fee applies for Association involvement*
During Hurricane Season :		
No storm watch or warning	No action required	Close shutters if unoccupied >5 days
During storm 'watch'	Prepare to close shutters	Close shutters at 'watch' - $250 service fee applies for Association involvement
During storm 'warning'	Close shutters at 'warning' and prepare to evacuate - $250 service fee applies for Association involvement	Close shutters at 'warning' - $500 service fee applies for Association involvement

* If the Association is involved in storm preparations on behalf of a unit owner during a storm 'watch' or hurricane 'warning' outside of hurricane season, Association may waive $250 of its service fee - but property manager or outside contractor fees will still be charged

7.3 No unit owner shall install, erect or place any temporary furnishings or accessory such as, but not limited to, kiddy pools, tents, BBQ's or other items on common or limited common elements. Pool furniture shall not be removed from the pool deck.

7.4 Only curtains, drapes, plantation shutters and/or blinds shall be installed on windows and glass doors and shall be white or off-white in color. Owner, occupant or tenant will be required to remove all other forms of window covering.

7.5 Any new interior flooring that is made of tile, laminate, or wood (anything but carpet) shall be laid over a sound-deadening underlayment that meets a minimum of IIC rating of 70. Owners will need to have proof through receipts, pictures, etc. that such a floor underlayment has been installed, and will be available for the Board of Directors review upon their request.

7.6 Storm doors on the west entrance of a unit were pre-approved by the Board of Directors in September 2005 as follows:

a) Must be forest green in color.

b) Must be full glass/screen, no solid panels.

c) Installer is required to obtain any necessary permits.

Section 8. Signs

8.1 No signs other than decorative wall signs (see point 1.4) shall be exhibited, placed, inscribed or affixed in or on any portion of the limited common elements or common elements.

Section 9. Barbequing

9.1 No barbecuing or cooking by any manner shall be permitted on any limited common element or common element of the Association property.

Section 10. Flammable Substances Storage

10.1 No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit, limited common element or common element, except one federally approved gasoline container with the maximum capacity of 2 gallons. **PROPANE storage** is strictly prohibited with the exception of a maximum of 2.5 lb. barbeque canister. No fuel storage is allowed during an owner's absence.

10.2 Fireworks or the setting off of fireworks are not allowed within the confines of the condominium property.

Section 11. Pass Keys

11.1 The Association has the irrevocable right to access each unit during reasonable hours when necessary to repair, maintain, exterminate or replace any common element or for emergency repairs which are necessary to prevent damage to the common elements or other units. Each unit owner must provide the Association with a means of access in case of emergency as set out in the governing documents. In the case of an emergency, if the Association does not have a means to access a unit, a locksmith will be called to gain access or access will be gained by necessary means and the cost will be charged to the unit owner.

Section 12. Vehicles and Parking

12.1 The speed limit within the condominium property is eleven (11) mph.

12.2 All vehicles shall be maintained in good repair. This includes mufflers, which shall meet State Standards to control noise. Vehicles that leak oil, gasoline, grease or any other substance that damages the pavement or other limited common element or common elements are prohibited. Vehicles which cannot operate under their own power or unlicensed vehicles shall not be permitted on limited common elements or common elements unless permission has been given in writing by the Board of Directors.

12.3 A resident must give notice to the Management Office identifying himself and his unit number no later than the first regular business day after arrival, by telephone or through their website, of the vehicle make, model, license plate number, date in and date out of any guest staying in their unit for one week or longer.

12.4 Under-building parking spaces are designated for the exclusive use of the unit to which it is assigned in the governing documents. Transfer or assignment is not allowed independent of change of ownership of a unit. Vehicles must comfortably fit within the confines of the designated parking spot to not encumber access to neighboring vehicles. Owners, occupants and guests are required to obtain the appropriate vehicle parking stickers or tags from the Ocean Village Office. Outside parking spaces are not designated.

12.5 No commercial vehicles, boats, trailers or RVs shall be parked overnight on the common property.

12.6 The Board of Directors or its agents shall have the right to tow any unauthorized vehicle at the owner's sole expense.

Section 13. Pets

13.1 No person shall keep any pet upon the condominium property except as follows:

Owners, tenants or other residents (hereinafter Occupant) may keep as pets domesticated cats, dogs, birds, and other mammals. Occupants may not keep more than two (2) pets per Unit, which pets shall not exceed an aggregate weight of 150 lbs., exclusive of service dogs. No occupant may keep exotic cats, non-human primates, fowl, reptiles, obnoxious animals, farm livestock or zoo-type animals on the condominium property. The determination of what may be an obnoxious animal, fowl or reptile shall be determined by the Board in its sole and absolute discretion.

13.2 All pets must be on a leash at all times when outside their unit and must be curbed or carried when on common elements.

13.3 It shall be the Occupant's obligation to remove and otherwise properly dispose of their pet's waste material from the condominium property. Failure to remove and dispose of the pet's waste material shall be deemed a nuisance. Failure to pick up waste will result in a written warning for the first offense and a fine for each subsequent offense.

13.4 No animal shall be left on a balcony or any of the other common or limited common elements without the owner being present.

13.5 If the pet of any Occupant shall make excessive noise or otherwise act in a way which is obnoxious to, or otherwise interferes with the quiet enjoyment of the Occupant of another unit, then the Board may issue a warning, if further incidents occur with respect to the same pet then the Board may fine the unit owner. If further incidents shall occur with respect to the same pet or Occupant after the initial fine, then the Board may fine the unit owner for each day that the interference of the quiet enjoyment of the other Occupant remains uncured.

13.6 The Board shall have the right to order the removal of any pet which, **in the Board's sole and absolute discretion,** is considered a nuisance and the same shall be done without compensation to the owner of the pet.

13.7 **THINGS TO KNOW:**

i) Ft. Pierce City Ordinance required that all dogs and cats within City limits for a period of six (6) months or more to have a Ft. Pierce animal license.

ii) All owners of pets must complete and submit a Pet Permission Form to the Ocean Village office.

iii) Oceanhouses is your property, please help ensure pet owners are removing their pet's waste from your property.

iv) See attached Ocean Village key policy.

Section 14. Pool Rules

POOL HOURS ARE DAWN TO DUSK. (Anyone wishing to swim after Oceanhouses pool hours can use the community pools which are open until 10:00 p.m.)

14.1 Oceanhouses pool is a private pool that is operated and maintained by 72 unit owners through their monthly maintenance fees, its use is for Oceanhouses occupants and their guests only.

14.2 No children under 3 years of age are allowed in the pool. (Children's wading pool is open at the main pool.)

14.3 No diapers **OF ANY KIND** are allowed in the pool, including "pool diapers".

14.4 It is a violation of Florida Law and the Rules of Oceanhouses to bring or allow pets on the pool deck or in the swimming pool

14.5 No food, drink, or smoking in pool. No smoking on pool deck.

14.6 No food, ceramic, glass or any other breakable item is allowed on pool deck.

14.7 No diving.

14.8 NO LIFEGUARD.....SWIM AT YOUR OWN RISK!!

14.9 Children under 13 must be accompanied by an adult over 21 years of age.

14.10 Remove any tar and/or sand before entering the pool area.

14.11 All persons entering pool must shower each time they enter the pool.

14.12 Persons with any infections or contagious health conditions are not permitted to use the pool.

14.13 Chairs and lounges must be covered with a towel before use.

14.14 Pool keys are required to open the pool gates. Each unit has received two (2) keys. **Gates are to be locked at all times.**

14.15 Pool area is restricted:

No pets

No bicycles, skates, skateboards, surfboards, boogie boards, etc.

No toys of any kind (that includes balls, Frisbees or floats)

No fishing equipment

Children's arm flotation devices are allowed

14.16 No disturbances such as, but not limited to, diving, running, boisterous conduct, ball throwing or radios will be permitted which will interfere with the peaceful pursuit of other bathers and the homeowners who overlook the pool.

14.17 Proper swimming wear is required...no cut-offs, tank tops, shorts or other inappropriate attire. It is a rule of Ocean Village that persons wearing bathing suits away from pool areas or beach must wear an appropriate cover-up.

14.18 Oceanhouses does not have a pool attendant; all pool furniture is to be returned to its proper location, fold the back of lounge chairs down, **close and tie umbrellas when you leave the pool area.** Pool furniture shall NOT be removed from the pool deck.

14.19 Guests per unit are limited to four (4), anyone who wishes to have more than four guests may obtain written permission from the Board. Day guests must be accompanied by an owner. Anyone wishing to have a private function around the pool may seek written permission from the Board.

Section 15. Lighting

15.1 All exterior lighting shall be installed and maintained in accordance with lighting schematics and cut sheets approved by the Bureau of Protected Species Management in the Office of Environmental Services of the Florida Fish and Wildlife Conservation Commission, or its successor, and no additional exterior lighting is authorized.

15.2 All balcony lights shall utilize (turtle friendly) incandescent or LED bulbs of 50 watts or less for any lighting facing east and/or visible at the top of the dune from the beach.

Section 16. Leases

16.1 If anyone other than the unit owner uses the unit for any length of time without the presence of the owner, for which remuneration of any kind is received by the owner or the owner's proxy, such arrangement is considered the rental of the unit, requiring a lease. Such lease is thus subject to the provisions of this section.

16.2 No lease shall be for a term of less than thirty (30) days or more than two (2) years. No unit shall be leased or subleased more than three (3) times in a calendar year. (Declaration: Article XVII 6)

16.3 All leases must be written and forwarded to Management prior to the start of the lease.

16.4 A copy of the lease must be forwarded to the Association or its Agent within three (3) business days of signing. All tenants must acknowledge that they have received and will observe all provisions of the By-Laws and these Rules and Regulations, as may be mended from time to time. All leases must be approved by the Association or its Agent.

16.5 Should the owner fail to forward a lease, the Board of Directors will send notice to the owner to correct the omission. If the omission is not corrected within fourteen (14) days, the Board may levy a fine.

Section 17. Unit Owner Responsibility

17.1 Each unit owner will make his family members, guests, visitors, tenants, agents, or contractors, etc. aware of the recorded Documents of Oceanhouses at Southpointe, Inc., these Rules and Regulations, as amended from time to time, Ocean Village Rules and Regulations, as amended from time to time, and to apprise them of the importance of compliance herewith.

17.2 The owner is expected to leave a copy of these Rules and Regulations and the Rules and Regulations of Ocean Village within easy access for any occupant of the unit.

17.3 **Each unit owner is required to furnish a purchaser with a copy of the recorded Condominium Documents, and these Rules and Regulations, as amended from time to time; Ocean Village recorded Documents, and Rules and Regulations as amended from time to time.**

17.4 Each unit owner and occupant, jointly and severally, shall be responsible for damages caused by owner, occupant, tenant, guest, contractor, pet, etc. to the common elements, and Association property, including all facilities and equipment used in common by owners and occupants and their guests, family members, agents, etc. This liability for damage includes damage caused by the delivery, installation or moving of personal items. **Owner shall be responsible to verify that any contractor under their employ, shall have adequate and appropriate insurance.**

17.5 Each unit owner and occupants shall be responsible for any violation of the Declaration of Condominium, Articles of Incorporation, By-Laws, and the Rules and Regulations, as may be amended from time to time, by any tenant, guest, family member, agent, etc.

17.6 All complaints and suggestions to the Board of Directors must be in writing (or email) and signed by the owner or occupant and submitted to the Management Company.

17.7 **Owners must shut off water valves when owner(s) will be absent from the unit for more than 24 hours.**

17.8 Owners will limit non-emergency construction/renovation to the hours between 8 a.m. and 6 p.m., Monday through Saturday. If possible, major renovations should ideally be done in the off- season, from May 1 to September 30.

Section 18. Miscellaneous

18.1 The invalidity in whole or in part of any provision, sentence, clause, phrase or word contained in these Rules and Regulations, shall not affect the validity of the remaining portions herein, all of which shall remain in full force and effect.

18.2 The captions in these Rules and Regulations are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of these Rules and Regulations.

18.3 The failure of the Association to enforce any provision of the Rules and Regulations shall not constitute a waiver of its right to do so thereafter.

18.4 The Board of Directors is authorized to impose fines in accordance with the procedures set forth in our Declaration of Condominium and By-Laws.

18.5 All monies received from fines shall be allocated as directed by the Board of Directors.

Limited exceptions to Rules and Regulations may be made with written permission from Board of Directors.

Board of Directors

Oceanhouses at Southpointe

2000 Windward Drive

Ft. Pierce, FL 34949

Ocean Village Property Owners Association

Key Policy

The following procedures for keys have been implemented by the Ocean Village

Board of Directors effective December 1, 2006.

1. All keys have been moved from the Maintenance Building to the Administration Building. No owner keys will be held by Maintenance or Security.

2. Administrative staff will give out owner keys to the exterminator for regular service. Under no circumstances will keys be given out to contractors, housekeepers, window washers, guests, delivery services, or anyone else other than to the owner himself or herself. Owners requiring a key on a non-emergency basis will incur a charge. Locking yourself out of your Unit is not considered to be an emergency. (It is suggested that owners install a lock box for use by contractors, housekeepers, window washers, tenants, guests, etc.

Liability to the POA and the Security and Maintenance staffs require these changes. There have been a number of law suits along the Treasure Coast arising from the failure of communities to address the key issue. Some clusters are having their own management companies retain duplicates of all owner keys in their cluster, while others are requiring their residents to install lock boxes, which can be obtained and installed at minimal cost. Please make sure that your owners are aware of these changes.

* * *

RESIDENTIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this _____ day of _____, _____

BETWEEN:

Vincent and Vanessa Reyda

(the "Landlord")

- AND-

TBD

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the condo, municipally described as #3034, Windward Drive, Ft. Pierce, Florida 34949 (the "Property"), for use as residential premises only.
2. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
3. No animals are allowed to be kept in or about the Property.
4. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking on or about the Property.
5. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

6. The Tenant and members of Tenant's household will not vape anywhere in the Property nor permit any guests or visitors to vape in the Property.

Term

7. The term of the Lease commences at 12:00 noon on April 1, 2020 and ends at 12:00 noon on May 1, 2020.

Rent

8. Subject to the provisions of this Lease, the rent for the Property is $_____ per month (the "Rent").

9. The Tenant will pay the Rent on or before the 1 of each and every month of the term of this Lease to the Landlord at #Unit #4, 247 Wayland Ave, Providence, Rhode Island 02906 or at such other place as the Landlord may later designate by check.

Security Deposit

10. On execution of this Lease, the Tenant will pay the Landlord a security deposit of $500.00 (the "Security Deposit").

11. The Landlord will hold the Security Deposit at a non-interest bearing account solely devoted to security deposits at _____ located at _____

12. The Tenant is not entitled to interest on the Security Deposit.

13. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the applicable legislation of the State of Florida (the "Act").

14. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:

    a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;

    b. repainting required to repair the results of any other improper use or excessive damage by the Tenant;

    c. unplugging toilets, sinks and drains;

d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;

e. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;

f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;

g. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;

h. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;

i. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and

j. any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

15. The Tenant may not use the Security Deposit as payment for the Rent.

Inspections

16. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Tenant Improvements

17. The Tenant may NOT make improvements to the Property.

Insurance

18. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

Attorney Fees

19. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a

reasonable sum for the successful Party's attorney fees.

Governing Law

20. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Florida.

Severability

21. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

22. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

23. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

24. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Damage to Property

25. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

26. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

27. The Tenant will not engage in any illegal trade or activity on or about the Property.

28. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

29. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.

30. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

31. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Address for Notice

32. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

    a. Name: TBD.

    b. Phone: _____

33. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Vincent and Vanessa Reyda.

    b. Address: #Unit #4, 247 Wayland Ave, Providence, Rhode Island 02906.

    The contact information for the Landlord is:

    c. Phone: (973) 765-7488.

General Provisions

34. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

35. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any

subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

36. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

37. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

38. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

39. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

40. The Tenant will be charged an additional amount of $0.00 for each N.S.F. check or checks returned by the Tenant's financial institution.

41. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

42. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

43. This Lease constitutes the entire agreement between the Parties.

44. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

45. Time is of the essence in this Lease.

IN WITNESS WHEREOF TBD and Vincent and Vanessa Reyda have duly affixed their signatures on this _____ day of _____, _____.

_____

Vincent and Vanessa Reyda

_____

TBD

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the _____ day of _____, 20____.

_____

TBD

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Reyda Dwelling Rental - 3034 Windward Drive, Unit 1305

NOTICES PROVIDED PURSUANT TO: City Code Section 22-143. Public Hearings A,B,C, & D

NOTICE BY NEWSPAPER: March 1st, 2020

NOTICE BY MAIL: March 5th, 2020

NOTICE BY SIGNS: March 6th, 2020

VERIFIED BY: Vennis Gilmore **TITLE:** Planner

SIGNATURE: _____ **DATE:** March 6th, 2020



Location Map

3034 Windward Drive, Unit 1305

Reyda Dwelling Rental

THE SUNRISE CITY
FORT PIERCE
Florida

1
Tegelarius LLC
5755 SW Ranchito ST
Palm City, FL 34990-5257

2
Tr Int Imp Trust Fund
3900 Commonwealth Blvd
Tallahassee, FL 32399-6575

3
Seascape II Inc
543 NW Lake Whitney PL , Unit Ste 101
Port St Lucie, FL 34986-1604

4
Oceanhouses At Southpointe Association Inc
835 20th PL
Vero Beach, FL 32960-5357

5
Ocean Village POA Inc
2400 S Ocean Dr
Fort Pierce, FL 34949-8018

6
Elayne Gidney
3087 NE 8th Ave
Boca Raton, FL 33431-6910

7
Richard J Esteves ETAL
2400 S Ocean DR , Unit # 913
Fort Pierce, FL 34949-8018

8
Miriam Dewaal (TR)
2400 S Ocean DR , Unit # 914
Fort Pierce, FL 34949-8018

9
Moya M Ochse
2400 S Ocean DR , Unit # 915
Fort Pierce, FL 34949-8018

10
John Tybor ETAL
12 Corey St
Amsterdam, NY 12010

11
Salvatore J Garro ETAL
2400 S Ocean DR , Unit Apt V921
Fort Pierce, FL 34949-8066

12
Paul M Kumpitsch III ETAL
2400 S Ocean DR , Unit Apt V922
Fort Pierce, FL 34949-8066

13
Robert W Ulbrich (TR) ETAL
PO Box 207
Chester, VT 05143

14
Mike Rewkowski ETAL
532 Park Cres
Pickering, ON L1W 2C9

15
George D Broyhill Jr
2400 S Ocean DR , Unit Apt 4183
Fort Pierce, FL 34949-7979

16
John K Drake ETAL
1849 Baldridge Rd
Columbus, OH 43221

17
Carmel Laroche ETAL
268 Rue du Bord-de-L`eau
Tingwick, QC J0A 1L0

18
George A Miller ETAL
831 Rivanna River Reach
Chesapeake, VA 23320-9235

19
Wayne M Wheeler ETAL
348 Shawnee DR
Brick, NJ 08724-4466

20
Mileva Stanimirovic
2400 S Ocean DR , Unit Unit V1015
Fort Pierce, FL 34949-7994

21
Forman Vacation Rental Properties LLC
1905 Armstrong DR
Allen, TX 75002-2621

22
Maria B Bosch ETAL
15813 SW 10th ST
Pembroke Pines, FL 33027-2242

23
Shawn Du Fault
1138 Hernando St #A
Fort Pierce, FL 34949

24
Andrew A Ferlito ETAL
2400 S Ocean Dr Apt V1023
Fort Pierce, FL 34949-8047

25
Nancy Kerley
2126 Hoof Print Ln
Lakeland, FL 33811

26
John W Martin ETAL
173 Varnum Ave
Dracut, MA 01826-5414

27
Thomas Ownby ETAL
2400 S Ocean DR , Unit V1026
Fort Pierce, FL 34949-8047

28
Leland K Payne ETAL
2400 S Ocean Dr # V1031
Fort Pierce, FL 34949

29
Jerri L Dietz (TR)
3701 S Indian River DR
Fort Pierce, FL 34982-7740

30
Andrew A Ferlito (TR) ETAL
2400 S Ocean DR , Unit Apt V1023
Fort Pierce, FL 34949-8047

31
Adela Szymanski (TR)
917 SW Grand Reserve Blvd
Port St Lucie, FL 34986-2344

32
Annalane Harris
2400 S Ocean DR , Unit # 1035
Fort Pierce, FL 34949-8018

33
Manuel Parrish
3305 SE Ford LN
Port Saint Lucie, FL 34984-6437

34
Kenneth Walsh ETAL
1 Hayes Hill DR
Northport, NY 11768-1331

35
Andrea H Abernethy
5807 S Indian River Dr
Fort Pierce, FL 34982-7720

36
Edward J Klem (TR) ETAL
1260 NW 90th WAY
Plantation, FL 33322-4435

37
Lisa McCarthy-Moore
25 Litchfield Turnpike
New Preston, CT 06777

38
Pat Jonen ETAL
PO Box 104
Maple City, MI 49664-0104

39
Joyce M Steward
7258 Belle Isle Glen
Lakewood Ranch, FL 34202

40
Jeffery C Camp ETAL
1250 Little Conestoga RD
Glenmoore, PA 19343-1816

41
Alexander M Urbani (TR) ETAL
906 Whitehorse Hamilton Square Rd
Hamilton, NJ 08610

42
Stephen Hanley ETAL
PO Box 206
Chepachet, RI 02814-0206

43
Bernard Dye ETAL
2400 S Ocean Dr #1124
Fort Pierce, FL 34949-8018

44
Noreen Lomonte
320 Golf View DR
Little Egg Harbor Twp, NJ 08087-4230

45
Douglas A Forslund ETAL
3906 Rosemere Ln
Kalamazoo, MI 49048

46
Jorge D Andrade ETAL
15737 SW 98th St
Miami, FL 33196

47
George Robert Seiler ETAL
6933 Seagrape Terrace
Miami Lakes, FL 33014

48
Allen Schroeder ETAL
109 W Washington AVE , Unit Apt 21
Jackson, MI 49201-2481

49
Holly D Frisk ETAL
2400 S Ocean DR , Unit Unit V1134
Fort Pierce, FL 34949-8051

50
Michael J Busse
8669 Oldham Way
West Palm Beach, FL 33412-1114

51
Polett G Williams ETAL
1721 SW 127th LN
Davie, FL 33325-5829

52
Marlene Sherwin (EST)
2400 S Ocean DR , Unit Apt V1212
Fort Pierce, FL 34949-8052

53
Lori D Allee ETAL
881 SE Seahouse DR
Port St Lucie, FL 34983-4681

54
Darlene M Aliperto
2111 Niles AVE
Saint Paul, MN 55116-1138

55
Lawrence Blondin ETAL
154 High St
Newburyport, MA 01950

56
Diane M Ashkouti (TR) ETAL
50 Old Strattan Chase
Atlanta, GA 30321

57
Anne T Murphy
7466 Harbour Isle
Indianapolis, IN 46240

58
Robert Barrocas ETAL
11115 SW 129th CT
Miami, FL 33186-4713

59
John T Sexton
PO Box 444
Oakdale, NY 11769

60
Joseph W Zayac ETAL
96 E George Ave
Pearl River, NY 10965

61
Tamera P Ownby
1604 Hilltop St
Jensen Beach, FL 34957

62
Kurt E Schultz (TR) ETAL
6815 Grand Estuary TRL , Unit Unit 206
Bradenton, FL 34212-7272

63
Edward C Olson ETAL
205 Olive Ave
Port St Lucie, FL 34952-1347

64
Robert J Koll Jr ETAL
7266 Plainville Rd
Memphis, NY 13112

65
Michael Flanagan ETAL
11132 SW 26th St
Davie, FL 33324

66
Neil McGoldrick ETAL
86 2nd St
Garden City, NY 11530-4416

67
William S Evans ETAL
3104 Ogidaki TRL
Traverse City, MI 49686-8542

68
William K Bainter
25417 305th AVE
Barry, IL 62312-2120

69
Robert P Slipp (LF EST) ETAL
2400 S Ocean Dr Seascape II 8131
Fort Pierce, FL 34949-8018

70
Patricia Slevin
2400 S Ocean Dr Apt 8132
Fort Pierce, FL 34949-7961

71
John Line ETAL
33 Central St
Saugus, MA 01906

72
Joseph Matera ETAL
2400 S Ocean DR , Unit Apt 8141
Fort Pierce, FL 34949-7961

73
Glenn Matera ETAL
2400 S Ocean DR , Unit Apt 8142
Fort Pierce, FL 34949-7961

74
George Kohl ETAL
1885 Yennecott Dr
Southold, NY 11971

75
Angelo Palmieri ETAL
2400 S Ocean DR , Unit Apt 8144
Fort Pierce, FL 34949-7961

76
Melvin D Fink ETAL
61 Cherry Hill
Springfield, VT 05156

77
Mark Stephan ETAL
68 Covered Bridge RD
Warwick, NY 10990-2813

78
Curt Keppel ETAL
127 La Gorce DR
Chesterfield, MO 63017-3205

79
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11162 SW Maple Tree LN
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80
Julie E Hutchins ETAL/Joyce Sween
1906 Holly Rd
Highland Park, IL 60035-2122

81
Marilyn H Gunter (LF EST)
2400 S Ocean DR , Unit Apt 8162
Fort Pierce, FL 34949-7978

82
Stephen Evans ETAL
3685 E Lake Rd
Sheffield, OH 44054-1003

83
Trudi R Schifter
2400 S Ocean Dr Unit 8164
Fort Pierce, FL 34949-7961

84
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2400 S Ocean Dr Apt 8171
Fort Pierce, FL 34949-7978

85
Candace H Burd (TR)
2400 S Ocean Dr Apt 8172
Fort Pierce, FL 34949-7978

86
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Fort Pierce, FL 34949-7962

87
Carol Betz
3921 Darby LN
Seaford, NY 11783-3604

88
Lou Ann Counihan (TR) ETAL
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Bloomfield Hills, MI 48302

89
Paul Ruschak ETAL
111 Saratoga DR
McMurray, PA 15317-3624

90
Donald E Carcich ETAL
2400 S Ocean Dr Apt 8183
Fort Pierce, FL 34949-7962

91
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Fort Pierce, FL 34949-7962

92
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235 West Van Buren St , Unit 3801
Chicago, IL 60607

93
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Fort Pierce, FL 34949-7962

94
Clarence A Wachinski ETAL
146 Carter`s Grove Ln
Malvern, PA 19355

95
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Fort Pierce, FL 34949-8043

96
Ina Bolland
2400 S Ocean Dr #8102
Fort Pierce, FL 34949-8018

97
Audrey M Harris
2400 S Ocean DR , Unit Apt 8103
Fort Pierce, FL 34949-7962

98
Sandra A Foley (TR) ETAL
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Fort Pierce, FL 34949-7962

99
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4 Hansel RD
Newtown, PA 18940-4213

100
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Fort Pierce, FL 34949-7962

101
Patricia A Gibbons
2400 S Ocean Dr Apt 81114
Fort Pierce, FL 34949-7962

102
Donald Neary ETAL
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Fort Pierce, FL 34949-7962

103
Walter L Chwazik ETAL
2400 S Ocean Dr Apt 81122
Fort Pierce, FL 34949-7962

104
Kris R Adams
51 Lincoln Street
Allentown, PA 18102

105
Ira Pike (TR)
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Fort Pierce, FL 34949-7962

106
J Boyd Bert Jr ETAL
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Fort Pierce, FL 34949

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Gregory D Ffolkes ETAL
212 Loyola AVE , Unit # 1414
New Orleans, LA 70112-2009

108
Robert L Krawcheck ETAL
130 E Sunrise Ave
Coral Gables, FL 33133

109
Eric Acosta ETAL
12454 SW 76th ST
Miami, FL 33183-3541

110
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2400 S Ocean DR , Unit Apt 81151
Fort Pierce, FL 34949-7963

111
Grace E Scarola (TR) ETAL
2400 S Ocean Dr Apt 81152
Fort Pierce, FL 34949-7963

112
John Delucca ETAL
2400 S Ocean Dr Apt 81153
Fort Pierce, FL 34949-7963

113
Ruth Conley
2400 S Ocean Dr # 81154
Fort Pierce, FL 34949-8018

114
Judith A McCarty ETAL
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Fairfield, CT 06824-2075

115
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116
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Susan M Kumnick (TR)
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118
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4 Half Mile CMN
Westport, CT 06880-2246

119
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120
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121
Donald A Saltarelli ETAL
3008 Windward Dr # 1104
Fort Pierce, FL 34949-9138

122
Margaret L Hinterleiter ETAL
3010 Windward Dr
Fort Pierce, FL 34949-9138

123
David A Clewell ETAL
1272 Robynwood Ln
West Chester, PA 19380-5747

124
Stephen J Giovanisci
3630 Karen Sue Ln
Flintridge, CA 91011-4103

125
Frances M Mahr (TR)
930 Regency SQ , Unit Apt 126
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126
John Perdisatt ETAL
3018 Windward DR , Unit # 1203
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127
Elizabeth L Borrelli (TR)
3020 Windward Dr Apt 1204
Fort Pierce, FL 34949-9138

128
Sue E Dasso (TR)
3022 Windward Dr #1205
Fort Pierce, FL 34949-9138

129
Michele J Smith ETAL
248 S White Rock RD
Holmes, NY 12531-5329

130
Michael A Spinelle (LF EST) ETAL
3026 Windward Dr #1301
Fort Pierce, FL 34949-9138

131
Charles M McLaughlin ETAL
1305 Greenleaf Dr
Royal Oak, MI 48067-1107

132
Peter L Heller ETAL
3030 Windward Dr #1303
Fort Pierce, FL 34949-9138

133
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659 North Broadway
Upper Nyack, NY 10960

134
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Bethesda, MD 20817-1681

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Fort Pierce, FL 34949-9138

136
Margaret M Stolley (TR)
3038 Windward DR , Unit Apt 1401
Fort Pierce, FL 34949-9138

137
Clay F Wilson ETAL
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138
Dominic A Affuso ETAL
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Fort Pierce, FL 34949-9138

139
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3044 Windward Dr Unit 1404
Fort Pierce, FL 34949

140
Raymond K Yerks ETAL
3046 Windward DR , Unit # 1405
Fort Pierce, FL 34949-9138

141
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59 Meriam Rd
Concord, MA 01742-2614

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Fort Pierce, FL 34949-9139

144
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Malvern, PA 19355-3441

145
Gregory Cormier
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Fort Pierce, FL 34949-9139

146
Jerry M Baarman ETAL
2010 Windward Dr
Fort Pierce, FL 34949

147
Kenneth L Bassin ETAL
2012 Windward DR
Fort Pierce, FL 34949-9139

148
Louise C Teising (TR) ETAL
2014 Windward DR , Unit Unit 2201
Fort Pierce, FL 34949-9139

149
Anneliese S Tippery Rev Trust
215 Vorn Ln
Bloomfield Hills, MI 48301

150
M Rita Bedford
2018 Windward Dr
Fort Pierce, FL 34949-9139

151
Richard A Pegher ETAL
122 Driftwood Dr
Canonsburg, PA 15317-6630

152
Robert Scanlon ETAL
2022 Windward DR
Fort Pierce, FL 34949-9139

153
Kathryn B Frey ETAL
7 Pine Path
Port Jefferson, NY 11777-1026

154
Walker E Kimbell III ETAL
3035 Dove Trl
Cumming, GA 30041-7738

155
Kevin M Davis ETAL
1101 NW 115th Ave
Plantation, FL 33323

156
Alex McArthur ETAL
2030 Windward Dr
Fort Pierce, FL 34949

157
Lisa Ann Piechocinski
804 Sunshine Ct
Parlin, NJ 08859

158
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Marla L West (LF EST)
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Fort Pierce, FL 34949-9139

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PO Box 93
Adirondack, NY 12808

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163
Alfred Abate
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Fort Pierce, FL 34949-9139

164
Paul Miller ETAL
2046 Windward Dr #2405
Fort Pierce, FL 34949

165
George Hrabovsky ETAL
136 Calico Point Dr
Paupack, PA 18451-7717

166
Rose Smith
80 Ardell Rd
Bronxville, NY 10708-6500

167
Lee F Crook ETAL
1004 Windward DR
Fort Pierce, FL 34949-9131

168
Joseph L Hughes (TR) ETAL
1448 Crepeault Hill RD
Saint Johnsbury, VT 05819-9376

169
Karen L Catalano
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Columbus, OH 43221-1166

170
Ruben Juarez ETAL
13288 Bos Ct
Holland, MI 49424

171
John Breslin (TR) ETAL
5604 Lighthouse DR
Flower Mound, TX 75022-6470

172
William D Senn ETAL
1014 Windward DR , Unit Unit 3201
Fort Pierce, FL 34949-9131

173
1016 Windward Drive LLC
8745 Windsor Pointe DR
Orlando, FL 32829-7800

174
Herbert J Brennan (TR)
1018 Windward DR
Fort Pierce, FL 34949-9131

175
Janice P Norris ETAL
1020 Windward DR , Unit # 3204
Fort Pierce, FL 34949-9131

176
Deborah P Goldstein
9508 Sea Turtle Dr
Plantation, FL 33324-2921

177
AJAAA Realty LLC
11592 Stable Watch CT
Cincinnati, OH 45249-1393

178
Brian Boyle ETAL
37 Woodhollow RD
Colts Neck, NJ 07722-1311

179
Richard F Albosta ETAL
1028 Windward DR , Unit Apt 3302
Fort Pierce, FL 34949-9131

180
Frank Marsico ETAL
24 Forest Ridge
Newark, DE 19711-6024

181
James G McLane ETAL
1032 Windward Dr #3304
Fort Pierce, FL 34949-9131

182
Diana Burban (TR)
43 Forest AVE
Massapequa, NY 11758-7806

183
Donald J Jenkins (TR) ETAL
1036 Windward Dr #3306
Fort Pierce, FL 34949-9131

184
Andrew P Stavros ETAL
37 Cumberland Dr
Lincolnshire, IL 60069

185
Nancy H Barsotti
32 Edgecliff RD
Carnegie, PA 15106-1007

186
Treasure Coast Realty Investment 2 LLC
1221 Delaware AVE
Fort Pierce, FL 34950-4084

187
Michael A Colucci ETAL
2 Daken CT
Valley Cottage, NY 10989-2608

188
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8068 Kiawah TRCE
Port St Lucie, FL 34986-3023

189
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5973 Macewen CT
Dublin, OH 43017-9417

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 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.

03/01/2020

Subscribed and sworn to before on March 1, 2020:

Tara Mondloch

TARA MONDLOCH
Notary Public
State of Wisconsin

Publication Cost: $132.60
Ad No: 0004081154
Customer No: 1330884
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-142 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 16, 2020 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owners, Vincent & Vanessa Reyda and applicant, Arlene Bauer to establish a Dwelling Rental offering lodging for less than six (6) months; with a minimum of thirty-one (31) days at 3034 Windward Drive, Unit 1305, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-888-0017-000-2.

2. Application for Site Plan and Design Review submitted by property owner, Prickett Partners, LLLP & applicant/representative Sara Battles of Kimley-Horn & Associates, Inc to construct a 10,750 square foot, Commercial Building at 5000 Okeechobee Road, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2419-602-0001-000-7.

All interested parties may appear at the meeting and be heard with respect to the applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Pub: 03/01/20 TCN4081154

City Commission Regular Meeting **12. c.**

Meeting Date: 03/16/2020

Re: 2019 Comprehensive Plan Evaluation and Appraisal Review

SUBJECT:

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

SUMMARY:

- In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment.
- If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City has now contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).
- The Planning Board at their meeting on July 9, 2019 voted 5-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approve the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity

ALTERNATIVES:

Dissapprove the Transmittal of the Evaluation & Appraisal Review document to the Florida Department of Economic Opportunity

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate Planner

COORDINATED WITH:

Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
Chris Dougherty, AICP, S&ME (Consultant)
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

19-033
Presentation
Updated EAR Document
DEO Response Letter
Staff Report Updated
Original Presentation
EAR 1st Draft
EAR 1st Draft - Strikethrough Version
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/29/2019 09:52 AM

Form Started By: Brandon Creagan
Started On: 07/23/2019 01:32 PM
Final Approval Date: 03/04/2020

ORDINANCE NO. 19-033

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-033 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on August 4, 2019 and on March 1, 2020; 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 March 16, 2020, 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 16th day of March, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT "A"

COMPREHENSIVE PLAN

See attached document.

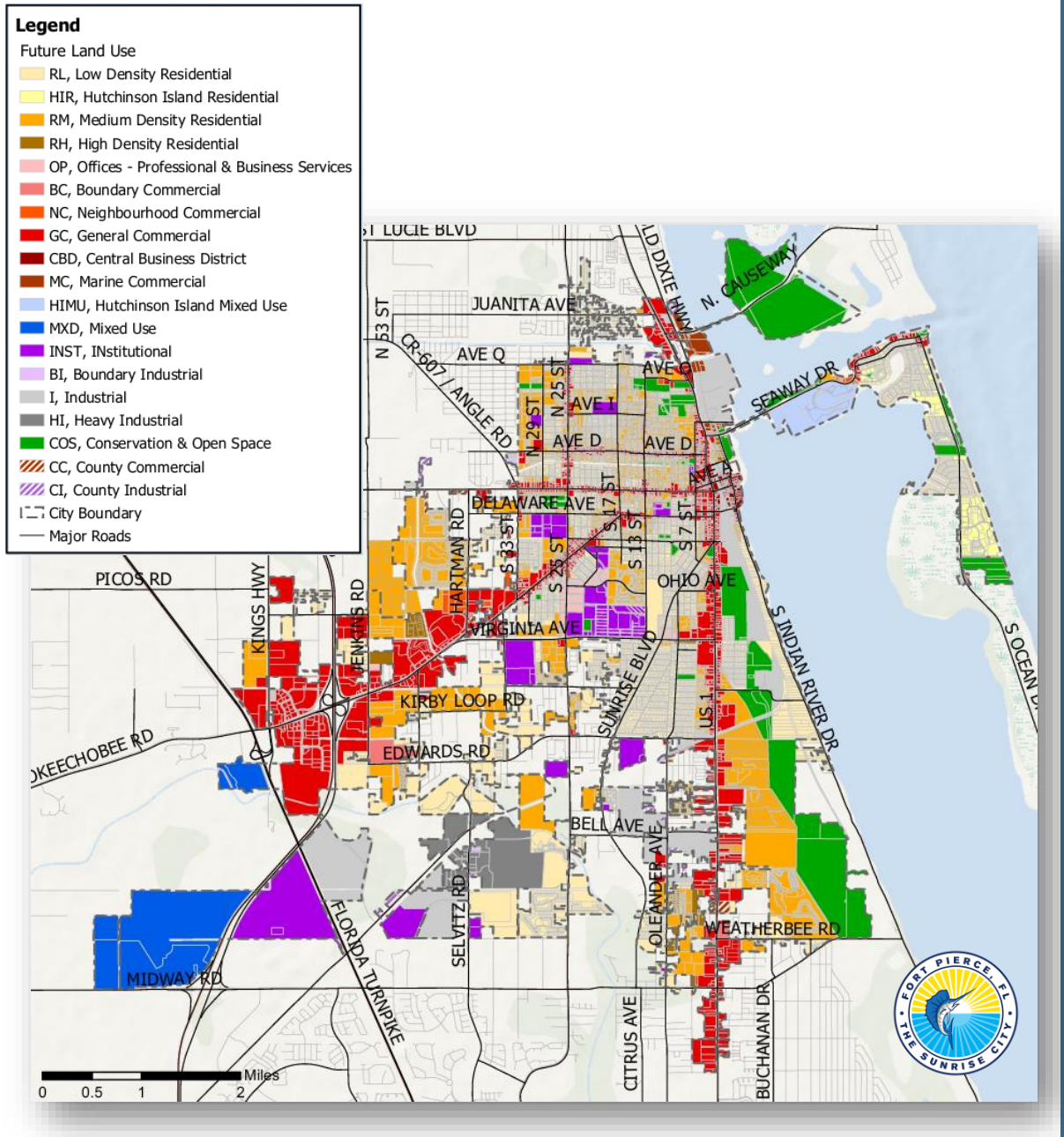
EAR-BASED AMENDMENTS

CITY COMMISSION

Adoption Hearing
March 16, 2020

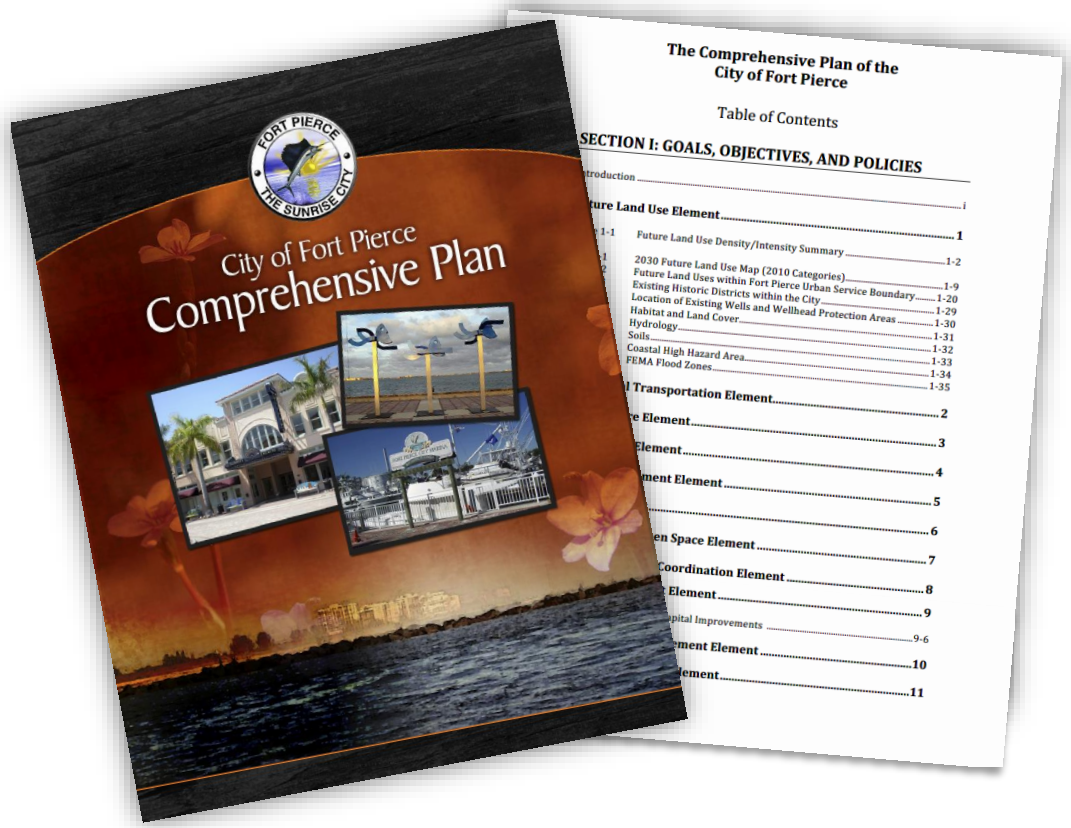
AGENDA

- Purpose
- Process to Date
- ORC Report from DEO
- Proposed Changes
- Map Changes



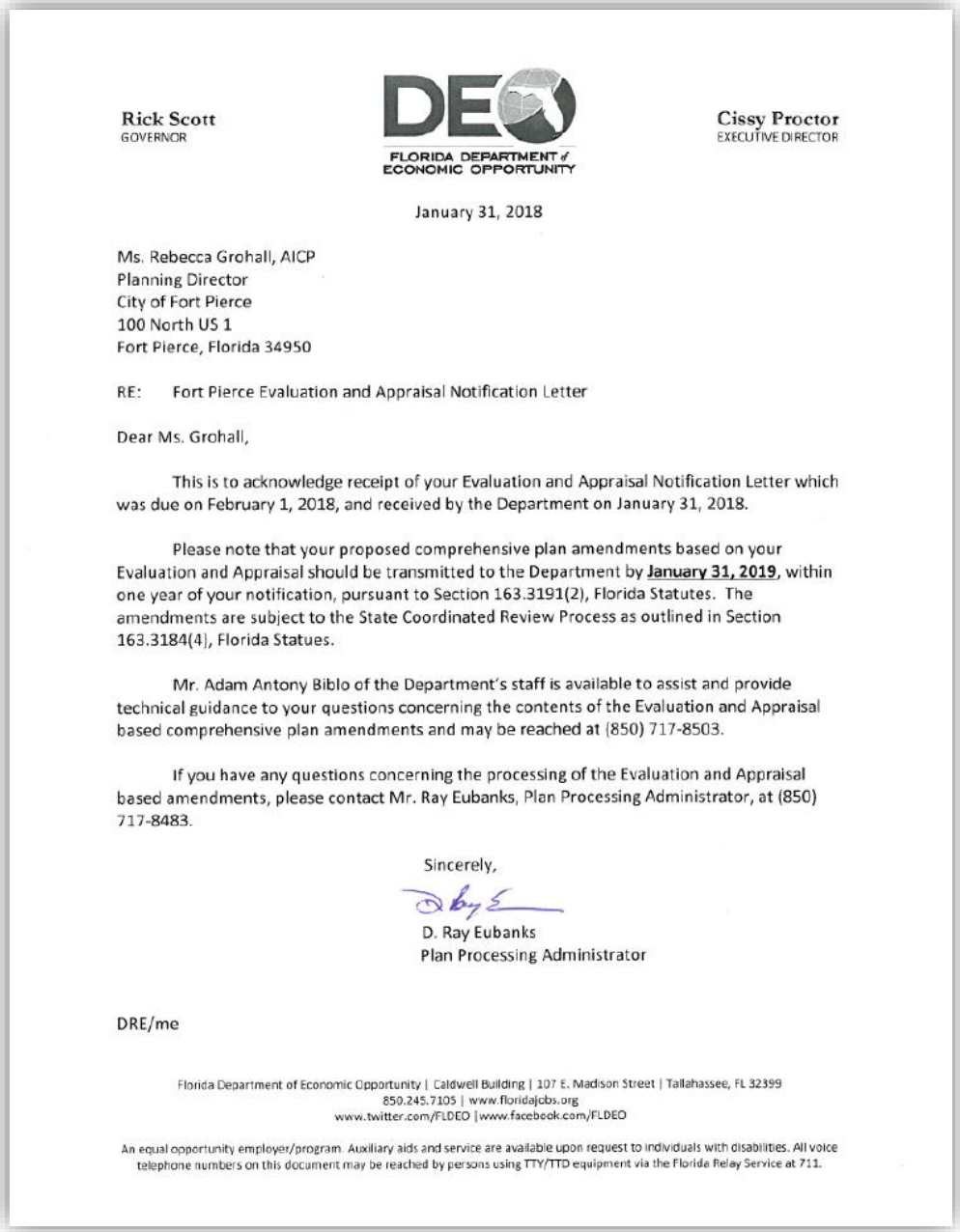
FT. PIERCE COMP PLAN

- Elements:
  - Future Land Use
  - Transportation
  - Infrastructure
  - Conservation
  - Coastal Management
  - Housing
  - Recreation and Open Space
  - Intergovernmental Coordination
  - Capital Improvements
  - Public Facilities Management
  - Public Schools Facilities



PURPOSE

- Section 163.3191, Florida Statutes:
  - Requires a review and evaluation of the comp plan every 7 years
  - Used to include a long report and a full update of the plan
  - Now requires a letter notifying the state of whether the City needs to make changes or not
  - City's letter submitted on 1/31/18
  - Amendments due **1/31/19**



Rick Scott
GOVERNOR

DEO
FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

January 31, 2018

Ms. Rebecca Grohall, AICP
Planning Director
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

RE: Fort Pierce Evaluation and Appraisal Notification Letter

Dear Ms. Grohall,

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on February 1, 2018, and received by the Department on January 31, 2018.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **January 31, 2019**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statues.

Mr. Adam Antony Biblo of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
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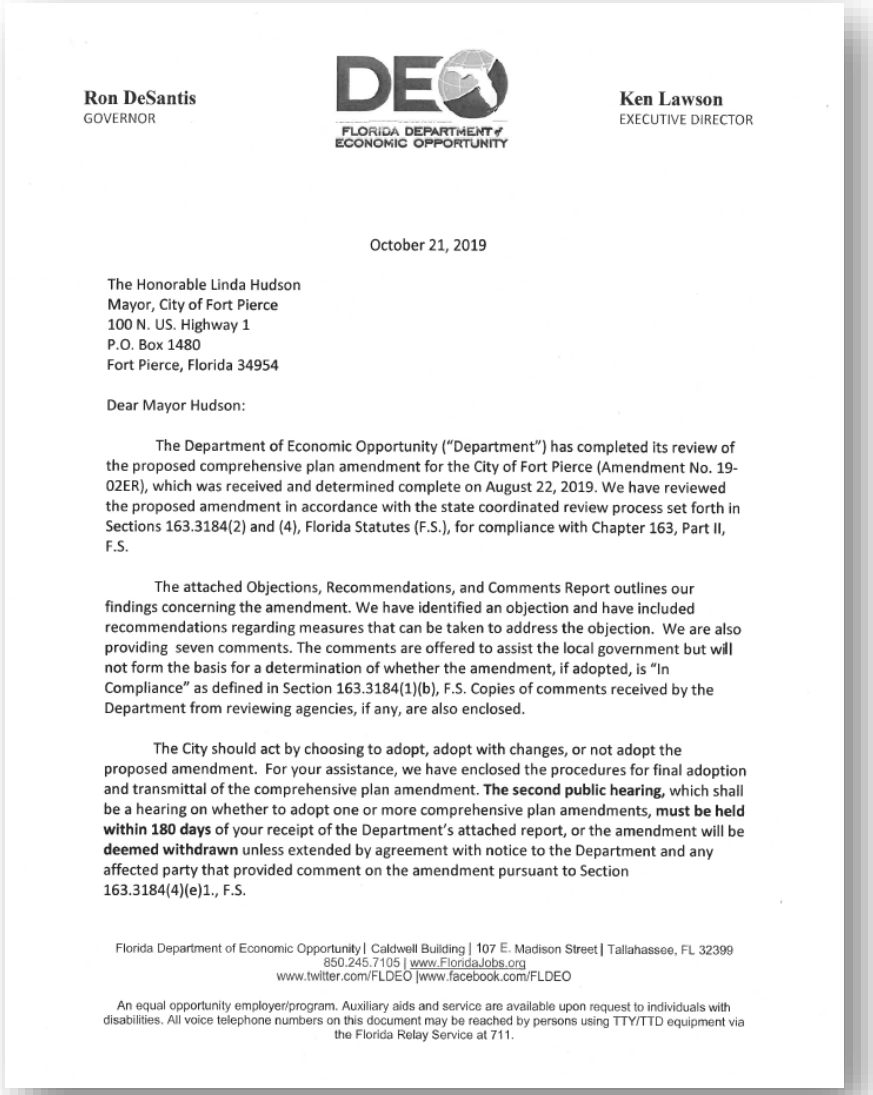
PROCESS TO DATE

- Local Planning Agency (LPA) Hearing on July 9, 2019
- Transmittal Hearing on August 19, 2019
- ORC Received October 21, 2019
- Staff Coordination
- Coordination with DEO



ORC REPORT

- Peril of Flood Policies
- Water Supply Plan
- 5-Year Capital Improvements Plan
- Mapping Edits (CHHA, FLUM, Sea Level Rise)
- Past FLUM Changes not Reflected



Ron DeSantis
GOVERNOR

DEO
FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

October 21, 2019

The Honorable Linda Hudson
Mayor, City of Fort Pierce
100 N. US. Highway 1
P.O. Box 1480
Fort Pierce, Florida 34954

Dear Mayor Hudson:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment No. 19-02ER), which was received and determined complete on August 22, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection. We are also providing seven comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

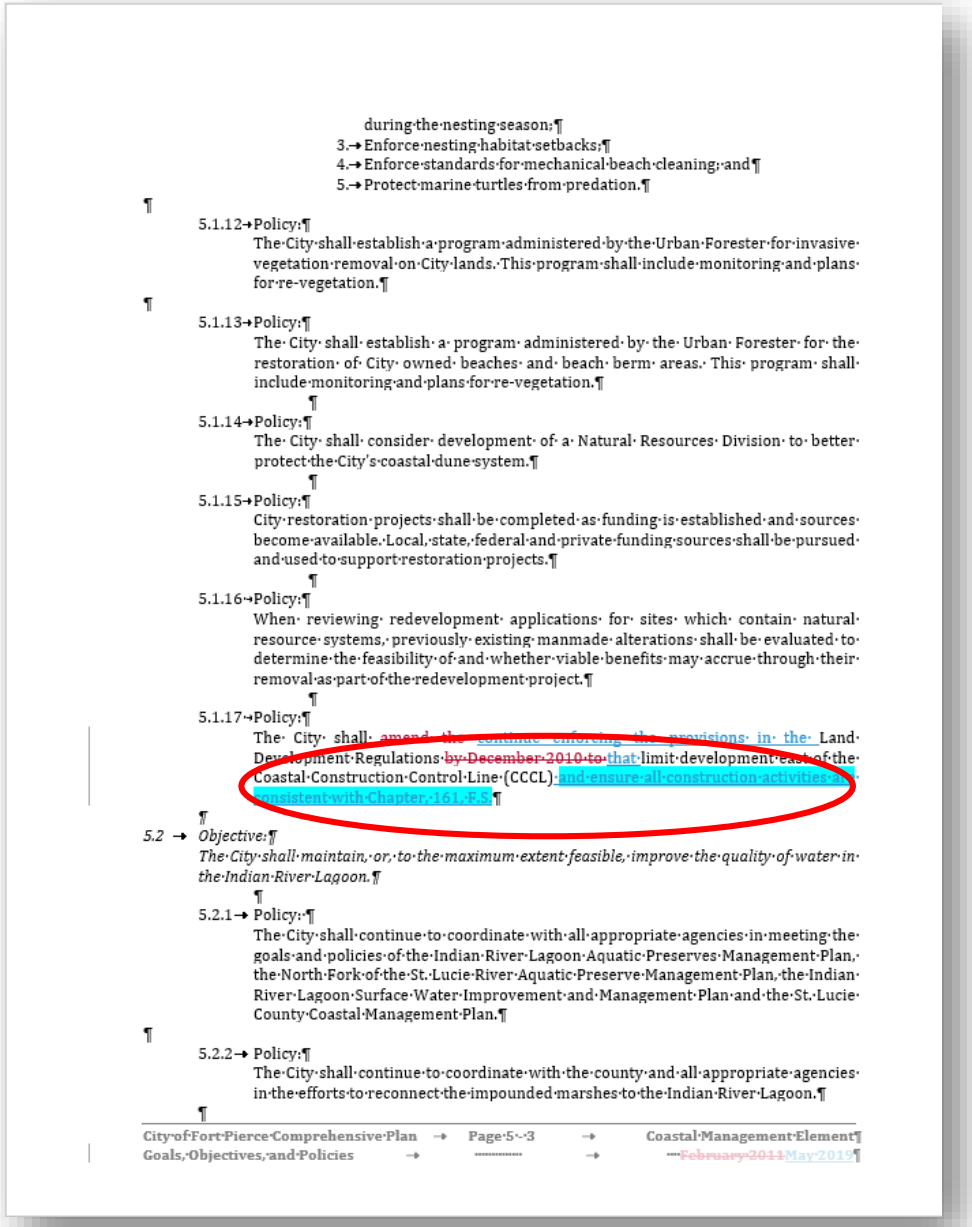
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

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TEXT AMENDMENTS

- Changes Since Transmittal Highlighted Blue
- Future Land Use Element Changes
  - Added Planning Horizon (2030)
  - Addressed Map Changes Since 2011
  - No Proposed FLUM Amendments



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

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

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

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

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

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

5.1.17 Policy:
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to~~ that limit development east of the Coastal Construction Control Line (CCCL) and ensure all construction activities are consistent with Chapter 161, F.S.

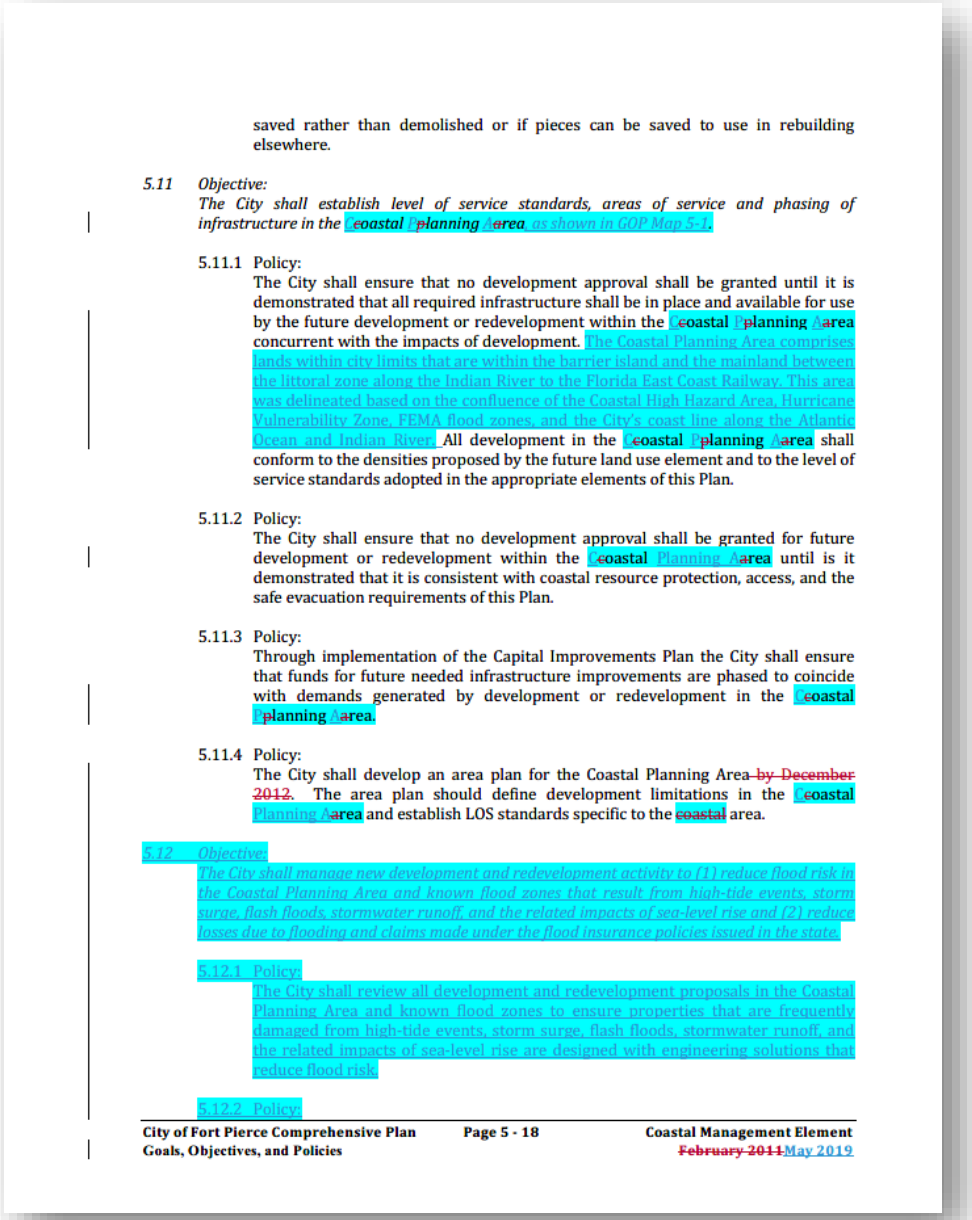
5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

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

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

TEXT AMENDMENTS

- Clarified the Coastal Area from the Coastal Planning Area
- Added Additional Language Related to Peril of Flood
  - DEO Wanted the Specific Language Provided in the Statutes
  - Coordinated with DEO – Provided Draft Adoption Package



saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the Ccoastal Pplanning Aarea as shown in GOP Map 5-1.

5.11.1 Policy:
The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the Ccoastal Pplanning Aarea concurrent with the impacts of development. The Coastal Planning Area comprises lands within city limits that are within the barrier island and the mainland between the littoral zone along the Indian River to the Florida East Coast Railway. This area was delineated based on the confluence of the Coastal High Hazard Area, Hurricane Vulnerability Zone, FEMA flood zones, and the City's coast line along the Atlantic Ocean and Indian River. All development in the Ccoastal Pplanning Aarea shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the Ccoastal Planning Aarea until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the Ccoastal Pplanning Aarea.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area ~~by December 2012~~. The area plan should define development limitations in the Ccoastal Planning Aarea and establish LOS standards specific to the ~~coastal~~ area.

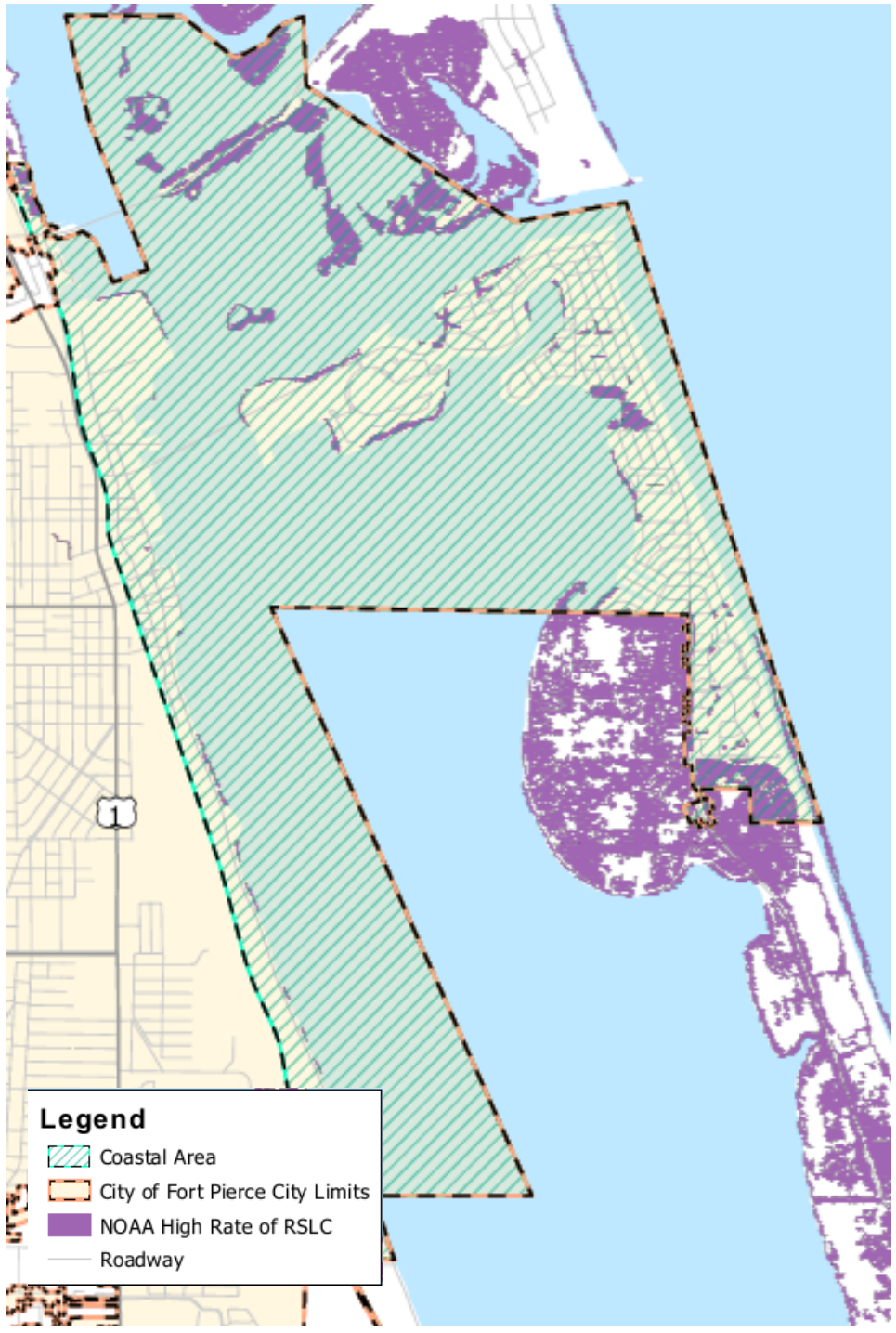
5.12 Objective:
The City shall manage new development and redevelopment activity to (1) reduce flood risk in the Coastal Planning Area and known flood zones that result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise and (2) reduce losses due to flooding and claims made under the flood insurance policies issued in the state.

5.12.1 Policy:
The City shall review all development and redevelopment proposals in the Coastal Planning Area and known flood zones to ensure properties that are frequently damaged from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise are designed with engineering solutions that reduce flood risk.

5.12.2 Policy:

COASTAL MAPPING

- Updated the CHHA to Reflect the New Surge Zones for St. Lucie County
- Added Additional Sea Level Rise Scenarios
  - 2050
  - 2060
  - 2100

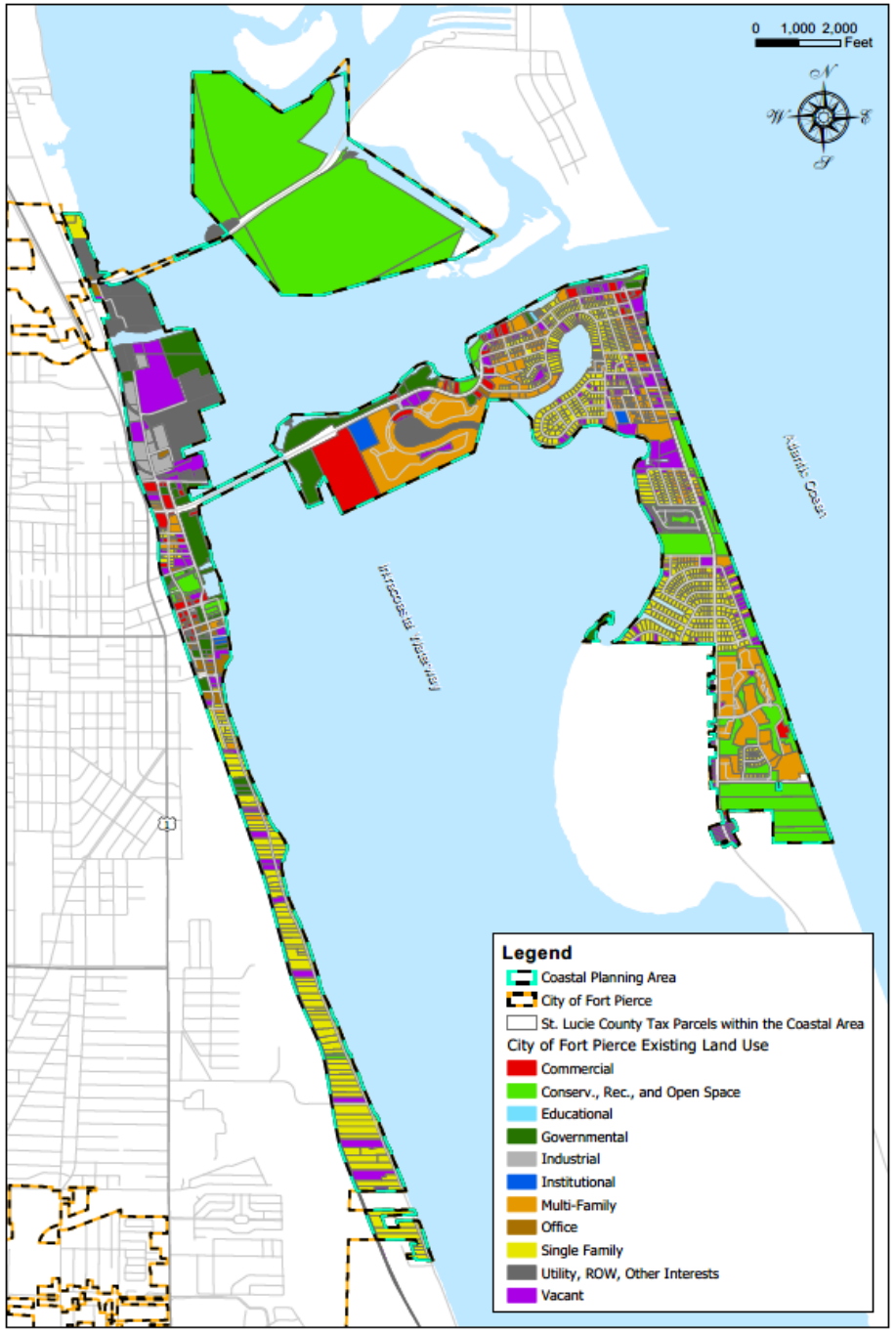


Worst Case Scenario Sea Level Rise (2050)

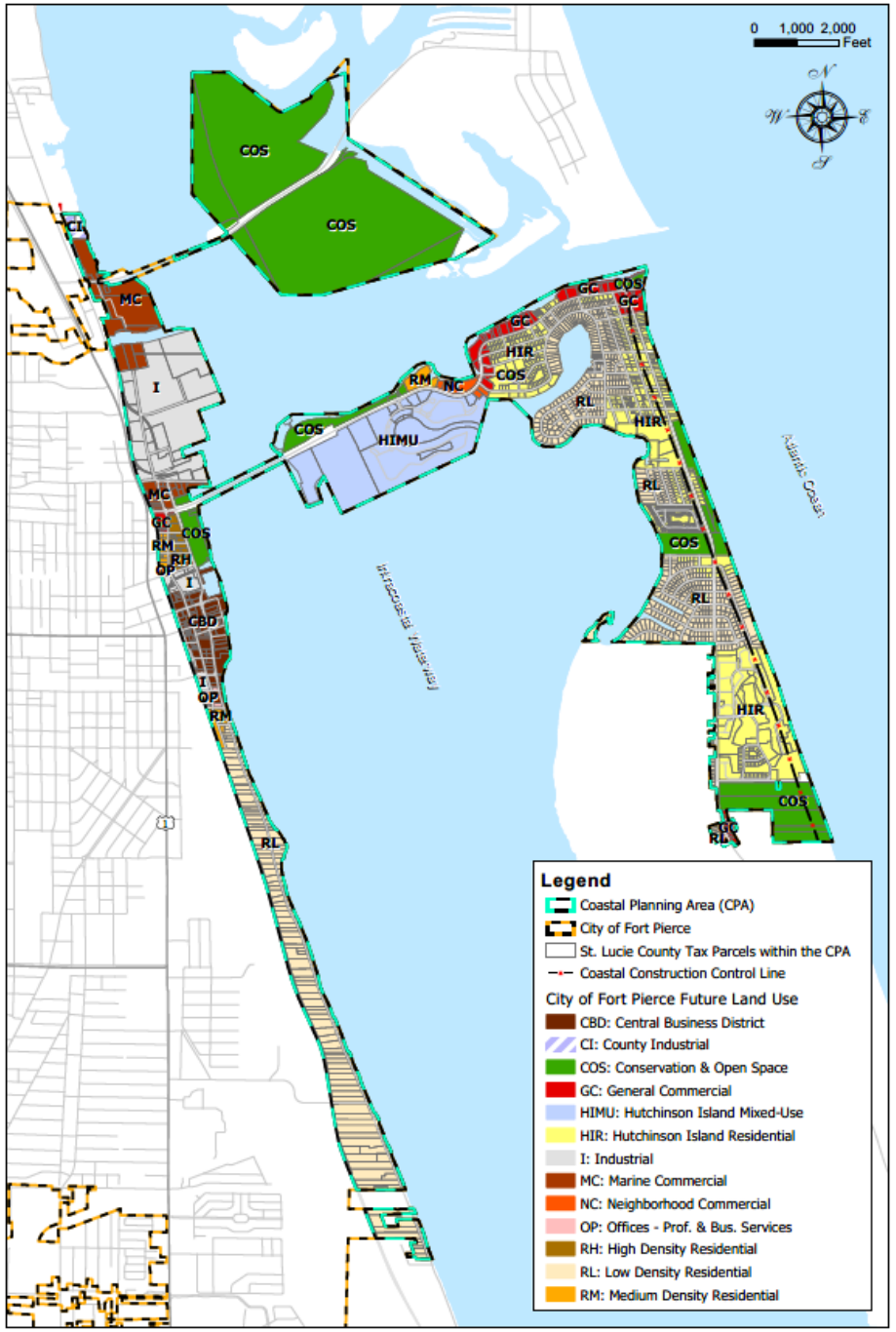
ADDITIONAL ITEMS

- FPUA Has Prepared a Draft of the Water Supply Plan Update
- FPUA to Coordinate with the Water Management District
- CIP to be Sent to DEO Annually – Separate Adoption Not Necessary
- Coordination with the County Regarding Mapping Issues

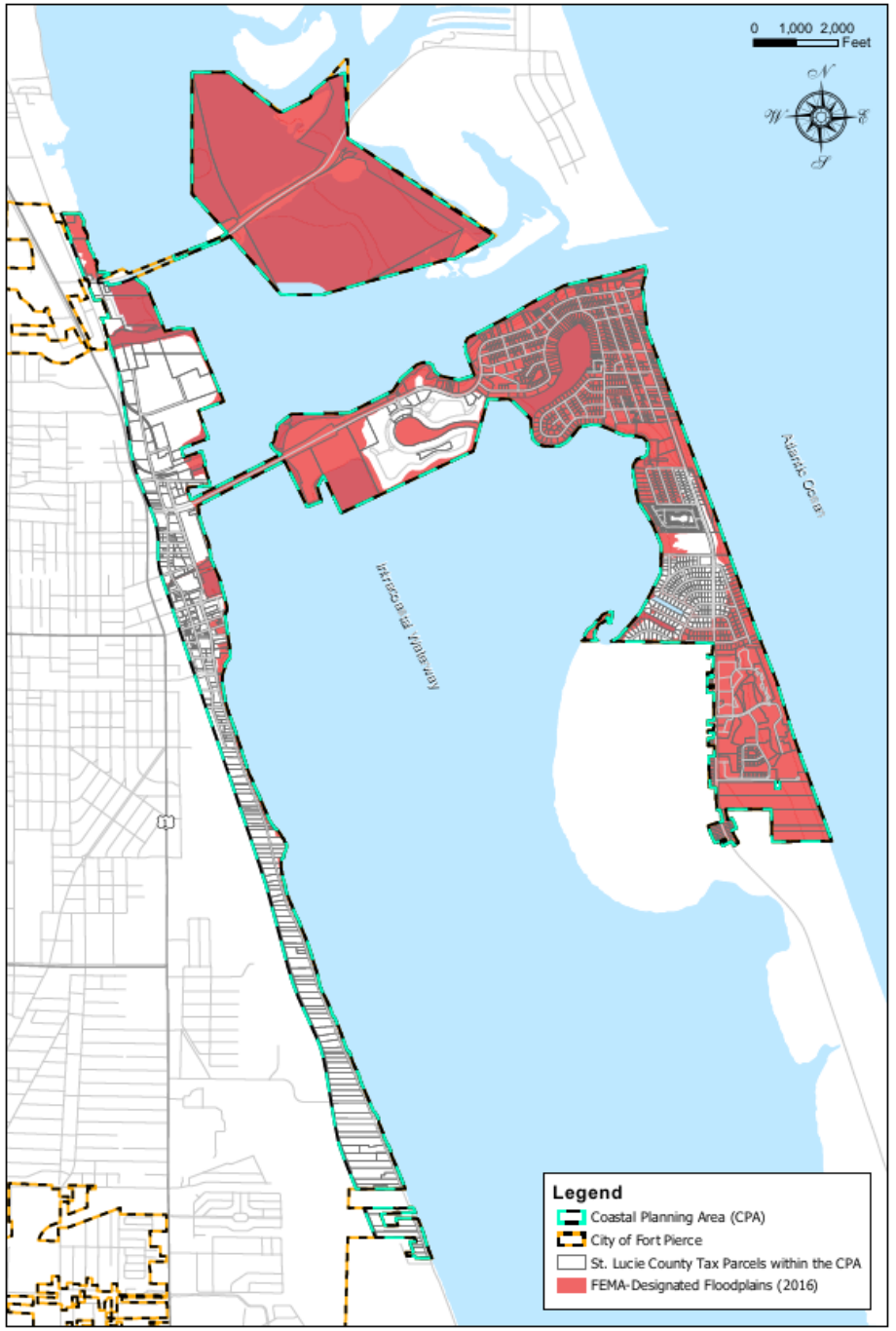




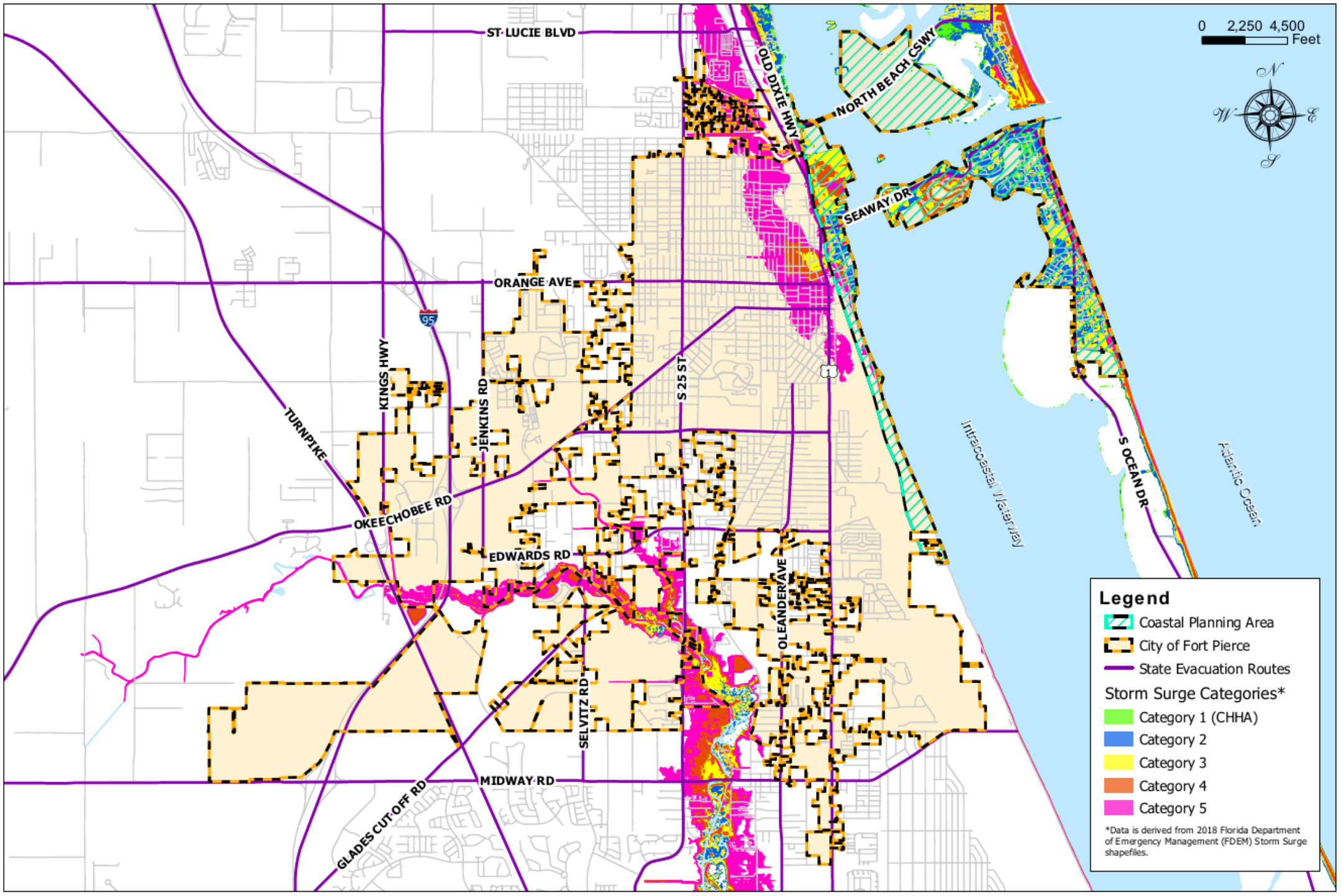
Existing Land Use within the Coastal Planning Area



Future Land Use within the Coastal Planning Area

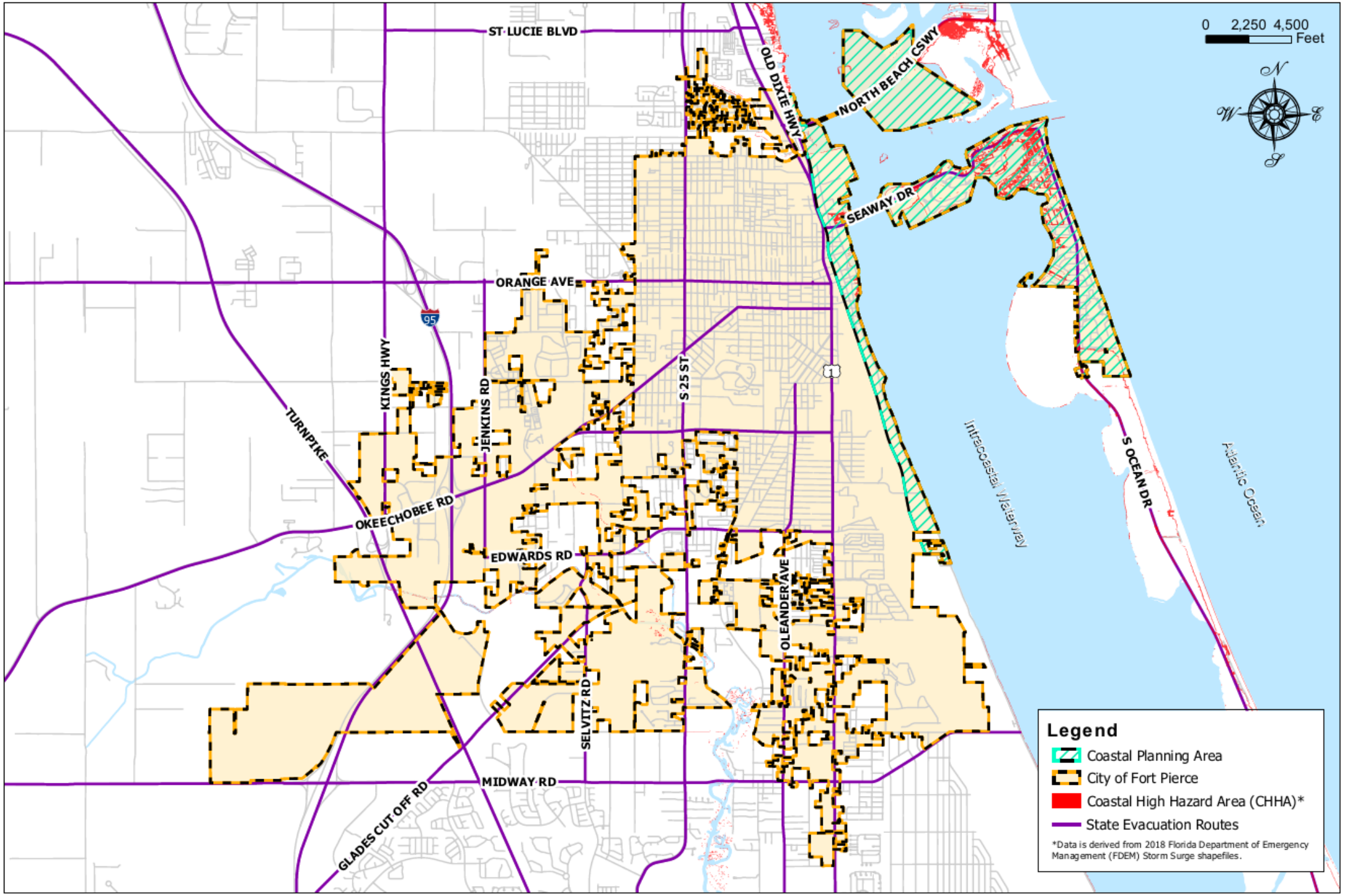


Floodplains within the Coastal Planning Area


ST LUCIE BLVD
OLD DIXIE HWY
NORTH BEACH CSWY
SEAWAY DR
ORANGE AVE
95
KINGS HWY
JENKINS RD
S 25 ST
TURNPIKE
OKEECHOBEE RD
EDWARDS RD
OLEANDER AVE
SELVITZ RD
MIDWAY RD
GLADES CUT OFF RD
S OCEAN DR
Intracoastal Waterway
Atlantic Ocean
0 2,250 4,500
Feet
N
W
E
S
Legend
Coastal Planning Area
City of Fort Pierce
State Evacuation Routes
Storm Surge Categories*
Category 1 (CHHA)
Category 2
Category 3
Category 4
Category 5
*Data is derived from 2018 Florida Department of Emergency Management (FDEM) Storm Surge shapefiles.

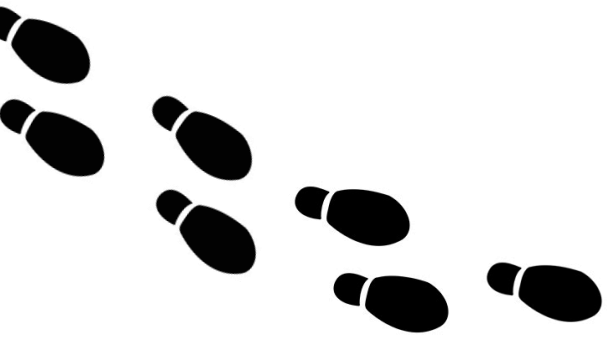
Storm Surge

Coastal High Hazard Area



NEXT STEPS

- 10 Days to Send Adoption Package to DEO
- Notice of Compliance
- 45 days Following Receipt of the Adopted Plan



INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies. The planning horizon of this plan extends to 2030.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. ~~In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act~~Comprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. ~~.~~The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida. ~~The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.~~

~~These laws~~ Chapter 163 mandates that local governments ~~must~~ maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative Code~~As part of this ongoing process~~, at least every seven years each local government is required to ~~periodically~~ evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updated~~by researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years~~. ~~The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them.~~ In 2019~~2010~~, the City performed such evaluation ~~adopted the required EAR of its Comprehensive Plan~~ which was followed by ~~the~~ EAR~~-~~based amendments to update the plan accordingly.~~ The EAR based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.~~

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

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S.~~, and Rule 9J-5~~, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). The~~An updated~~ Data, Inventory, and Analysis (DIA) section ~~which~~ provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs)~~ was prepared for each Element~~. The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the

FLUM and accompanying land use category specifications contained in the Future Land Use Element.

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

STATEMENT OF LEGISLATIVE INTENT

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

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

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

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

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

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

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

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources through the 2030 planning horizon.

FUTURE LAND USES

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

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

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

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

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

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

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

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

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

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

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

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

A. Residential

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

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

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

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

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

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

B. Commercial

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

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

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

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

- Compact and intensive development pattern on a pedestrian scale;

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

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

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

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

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

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

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

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

C. Institutional

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

D. Industrial

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

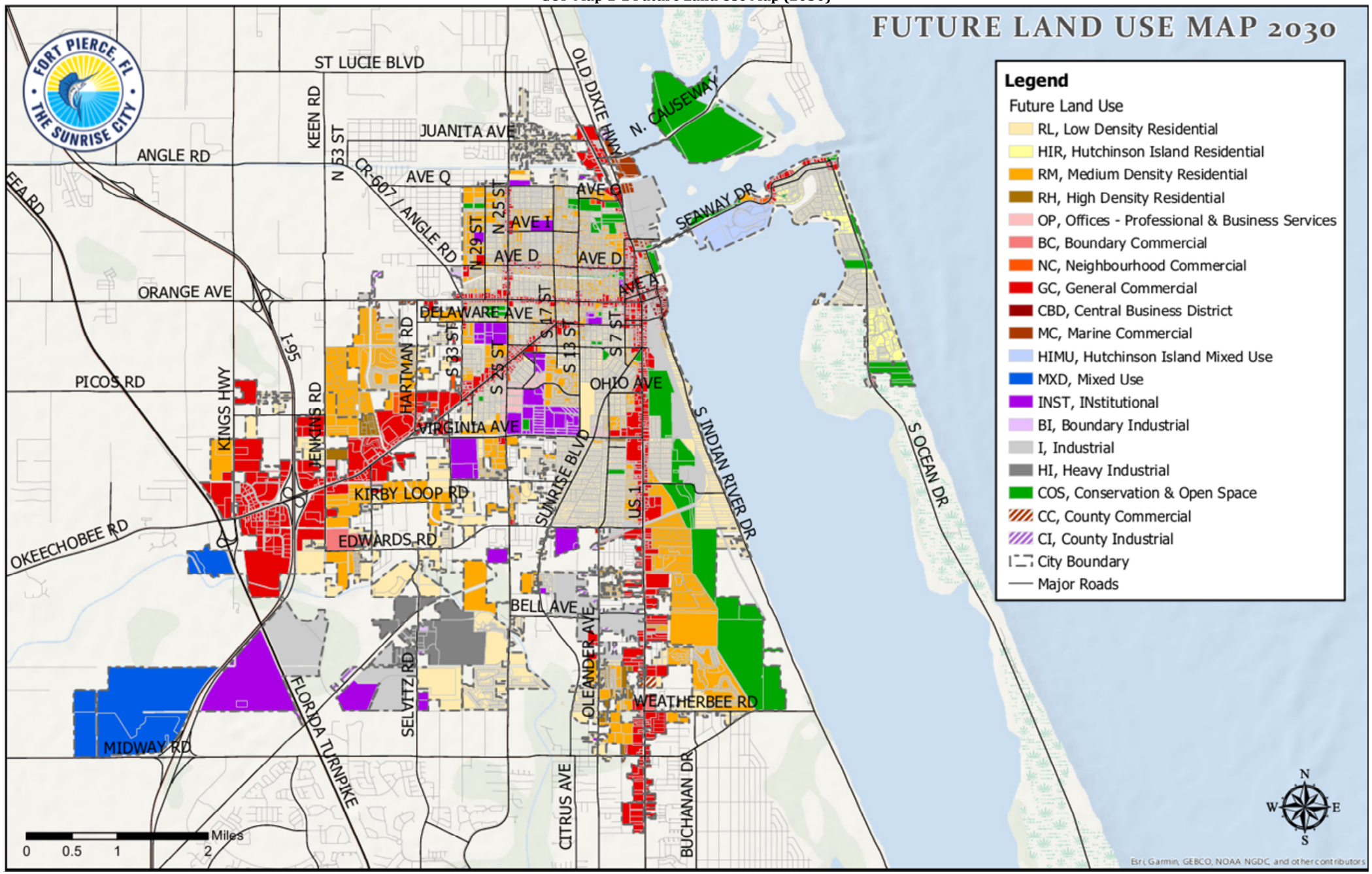
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

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

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



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

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

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

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

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

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

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

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

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

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

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

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

1.1.142 Policy:

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

1.1.153 Policy:

The City shall coordinate with St. Lucie County to implement the 201702 update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.164 Policy:

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

1.1.175 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.Rule 9J-5.006(5)(g), F.A.C.

1.1.186 Policy:

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

1.1.197 Policy:

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

1.1.2018 Policy:

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

1.1.2119 Policy:

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

1.2 Objective:

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

1.2.1 Policy:

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

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

1.2.2 Policy:

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

1.3 Objective:

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

1.3.1 Policy:

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

1.3.2 Policy:

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

LAND USE AND TRANSPORTATION

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

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

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

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

TRAFFIC CIRCULATION

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

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

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

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

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

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

CONCURRENCY

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

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

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

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

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

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

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

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

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:

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

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

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

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

1.8.3 Policy:
Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code. ~~by 2012.~~

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

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

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

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

NEIGHBORHOOD PLANNING

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

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

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

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

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

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

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

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

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

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

ANNEXATION

1.1~~2~~1 Objective
Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1.1~~2~~1.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

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

1.1~~2~~1.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.1~~2~~1.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.1~~2~~1.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.1~~2~~1.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

1.1~~2~~1.6 Policy:

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

1.1~~2~~1.7 Policy:

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

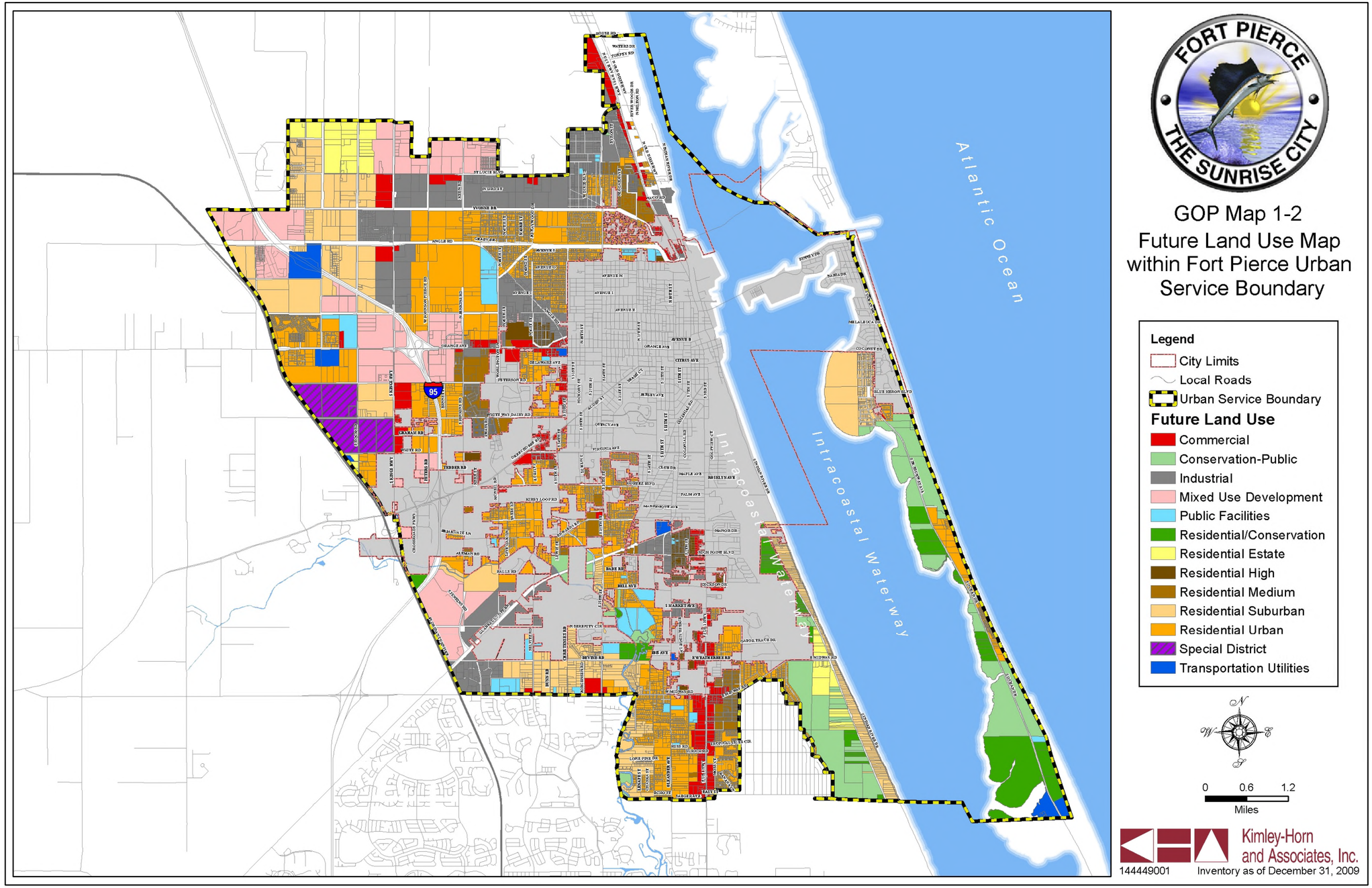
1.1~~2~~1.8 Policy:

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

1.1~~2~~1.9 Policy:

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

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



SCHOOL SITING

1.12~~3~~ Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.1~~3~~2.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.12~~3~~.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.12~~3~~.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.12~~3~~.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.12~~3~~.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.13~~4~~ Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.13~~4~~.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.13~~4~~.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.134.3 Policy:

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

1.143.4 Policy:

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

1.145 Objective:

The City shall ~~prepare~~ maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property ~~by 2012~~.

1.145.1 Policy:

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

1.145.2 Policy:

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

1.145.3 Policy:

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

HISTORIC PRESERVATION

1.156 Objective:

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

1.156.1 Policy:

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

1.156.2 Policy:

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

1.156.3 Policy:

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

1.15~~6~~.4 Policy:

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

1.15~~6~~.5 Policy:

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

1.15~~6~~.6 Policy:

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

1.15~~6~~.7 Policy:

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

1.15~~6~~.8 Policy:

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

1.15~~6~~.9 Policy:

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

1.15~~6~~.10 Policy:

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

1.15~~6~~.11 Policy:

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

1.15~~6~~.12 Policy:

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

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

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

NATURAL RESOURCE PROTECTION

1.16~~7~~ Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16~~7~~.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

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

1.16~~7~~.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16~~7~~.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16~~7~~.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16~~7~~.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16~~7~~.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17~~8~~ Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17~~8~~.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17~~8~~.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17~~8~~.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17~~8~~.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18~~9~~ Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18~~9~~.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18~~9~~.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18~~9~~.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19~~20~~ Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19~~20~~.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19~~20~~.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19~~20~~.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19~~20~~.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19~~20~~.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20~~1~~ Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20~~1~~.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.201.2 Policy:

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

1.201.3 Policy:

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

ENERGY EFFICIENCY AND CONSERVATION

1.212 Objective:

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

1.212.1 Policy:

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

1.212.2 Policy:

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

1.212.3 Policy:

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

1.212.4 Policy:

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

1.232 Objective

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

1.2~~2~~3.1 Policy:

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

1.2~~2~~3.2 Policy:

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

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

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

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

2.1 *Objective:*
~~The City of Fort Pierce is designated as a transportation concurrency exception area pursuant to Section 163.3180, Florida Statutes (F.S.)~~. ~~The City is exempt from state-mandated transportation concurrency.~~ Although transportation concurrency is no longer required, ~~T~~the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)(f)~~(b)4.~~ F.S.

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

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

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

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

2.2.1 Policy:

The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

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

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

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

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

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

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair

share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

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

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

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

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

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

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

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

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

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

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The

standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

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

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

2.8.2 Policy:
The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan ~~by 2012,~~ in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.11 Objective:

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

2.11.1 Policy:

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

2.11.2 Policy:

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

2.11.3 Policy:

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

2.11.4 Policy:

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

2.11.5 Policy:

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

2.12 Objective:

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

2.12.1 Policy:

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

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

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

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

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

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

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

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements ~~to comply with Section 163.3180(5)(b)4, F.S~~.

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

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

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

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

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

2.13.7 Policy:
The City shall ~~the City shall~~ prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City ~~to comply with Section 163.3180(5)(b)4, F.S~~.

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

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

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

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

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

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

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

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

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

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

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

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

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

SANITARY SEWER

Goal 3.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.3 Objective:

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

3.3.1 Policy:

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

3.3.2 Policy:

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

3.3.3 Policy:

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

3.3.4 Policy:

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

3.3.5 Policy:

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

3.3.6 Policy:

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

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

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

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

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

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

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

SOLID WASTE

Goal 3.2

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAINAGE

Goal 3.3

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

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

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

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

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

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

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

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

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

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

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

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

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

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

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

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

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

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

POTABLE WATER

Goal 3.4

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

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

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

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

3.9.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. ~~The Water and Wastewater Master Plan is next scheduled to be updated in 2011 [SHOULD WE ASSIGN A NEW DATE? IF SO, WHEN WOULD THE CITY LIKE TO UPDATE THE MASTER PLAN?] .~~Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

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

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

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

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

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

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

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

~~The August 2009 Capacity Analysis Report prepared for FPUA indicated that there was adequate capacity to meet the projected growth demands through 2018. If additional capacity is required in the future, an assessment of the impacts of the construction and operation of new or expanded water treatment plants and support services on adjacent natural resources shall be prepared during site review, in accordance with FDEP and SFWMD regulations.~~The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

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

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

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

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

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

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

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield

characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

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

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

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

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

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

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

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

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

3.13.2 Policy:

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

3.14 Objective:

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

3.14.1 Policy:

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

3.14.2 Policy:

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

3.14.3 Policy:

The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future ~~2006~~ Water and Sewer Master Plans ~~and the future 2011 Water and Sewer Master Plans~~.

3.14.4 Policy:

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

3.15 Objective:

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

3.15.1 Policy:

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

3.15.2 Policy

The City shall coordinate with the Fort Pierce Utilities Authority to ~~consider adopting~~ establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial~~, by 2011~~.

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

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

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

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

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

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

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

- Requiring development and redevelopment to provide a minimum of 20~~5~~% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

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

once the MWRP is constructed and operating.

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

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

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

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

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

4.1.2 Policy:
Open burning shall be prohibited.

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

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

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

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

c) Amend the design requirements for parking lots ~~by 2012~~ to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

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

4.2.1 Policy:
The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management

policies and programs, including mandating xeriscape principles for all development.

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

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

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

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

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

~~4.2.7 Policy:~~
~~Required open space shall be consistent with the promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria to be established in the Land Development Regulations by 2010.~~

4.2.7~~8~~ Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8~~9~~ Policy:
~~By 2013, t~~The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9~~10~~ Policy:

~~By 2012, t~~The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:

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

4.3.1 Policy:

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

4.3.2 Policy:

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

4.3.3 Policy:

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

4.3.4 Policy:

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

4.4 Objective:

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

4.4.1 Policy:

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

4.4.2 Policy:

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

4.4.3 Policy:

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

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

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

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

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

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

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

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

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to

serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.6.10 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

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

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

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

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

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

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

4.7.6 Policy:
~~By 2013, t~~The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:

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

4.8.1 Policy:

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

4.8.2 Policy:

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

4.8.3 Policy:

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

4.8.4 Policy:

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

4.8.5 Policy:

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

4.8.6 Policy:

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

4.9 Objective:

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

4.9.1 Policy:

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

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

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

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

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.1.17 Policy:
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to~~ that limit development east of the Coastal Construction Control Line (CCCL) and ensure all construction activities are consistent with Chapter, 161, F.S.

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

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

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

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

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

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

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

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

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

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

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

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

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

5.2.11 Policy:
The City shall adopt a Master Stormwater Management Plan ~~by December 2010~~ that ~~included~~ will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

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

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

5.3 Objective:
The City shall give priority to water-dependent uses.

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

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

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

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

5.3.3 Policy:
The City shall coordate~~will ensure coordination~~ with St. Lucie County in implementing the 20170~~2~~ update to the Port of Ft. Pierce Master Plan. The ~~revised~~ plan ~~wa s adopted by the St. Lucie County Board of County Commissioners (Ordinance 02-014), which~~ provide~~d~~ general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities ~~by December 2011~~.

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

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

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

11. Protection or enhancement of historic resources.

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

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

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

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

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

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

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

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

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

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

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

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

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

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan ~~by December 2012~~ for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

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

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

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

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

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

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

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

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments within the C~~c~~oastal Planning A~~a~~reas~~.~~

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

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

5.5.2 Policy:

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

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

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

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

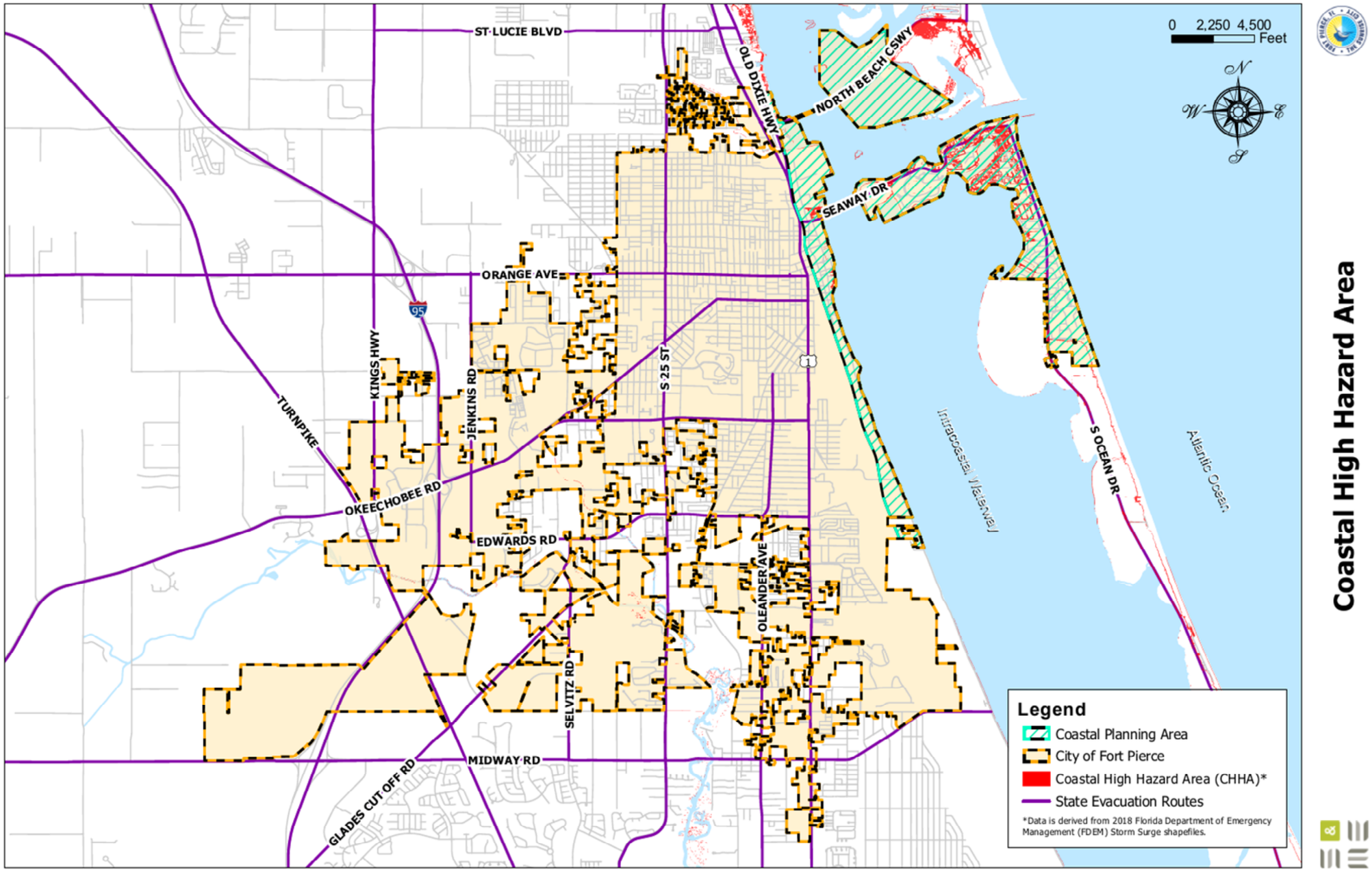
5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

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

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

5.6.1 Policy:
As defined in ~~Chapter~~ Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as identified on GOP Map 5-1.

GOP Map 5-1 Coastal High Hazard Area (CHHA)



Coastal High Hazard Area

5.6.2 Policy:
The City shall continue to enforce ~~amend~~ Land Development Regulations ~~by December 2010 to~~ restricting development in Coastal High Hazard Areas.

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

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

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in the Coastal Planning Area that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:

The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the Ccoastal Planning Aarea by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code ~~by December 2011~~.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations ~~by December 2010~~.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures ~~by December2011~~.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:

The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation

that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in the Ceoastal Planning Aareas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy. ~~The City shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan, as deemed appropriate, when the Plan is revised during the evaluation and appraisal process.~~

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other

planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~l~~Local ~~p~~Peacetime ~~e~~Emergency ~~p~~Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:

The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities ~~by December 2011~~, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives ~~by December 2011~~. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be

saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:

The City shall establish level of service standards, areas of service and phasing of infrastructure in the Ccoastal Pplanning Aarea as shown in GOP Map 5-1.

5.11.1 Policy:

The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the Ccoastal Pplanning Aarea concurrent with the impacts of development. The Coastal Planning Area comprises lands within city limits that are within the barrier island and the mainland between the littoral zone along the Indian River to the Florida East Coast Railway. This area was delineated based on the confluence of the Coastal High Hazard Area, Hurricane Vulnerability Zone, FEMA flood zones, and the City's coast line along the Atlantic Ocean and Indian River. All development in the Ccoastal Pplanning Aarea shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:

The City shall ensure that no development approval shall be granted for future development or redevelopment within the Ccoastal Planning Aarea until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:

Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the Ccoastal Pplanning Aarea.

5.11.4 Policy:

The City shall develop an area plan for the Coastal Planning Area ~~by December 2012~~. The area plan should define development limitations in the Ccoastal Planning Aarea and establish LOS standards specific to the ~~coastal~~ area.

5.12 Objective:

The City shall manage new development and redevelopment activity to (1) reduce flood risk in the Coastal Planning Area and known flood zones that result from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise and (2) reduce losses due to flooding and claims made under the flood insurance policies issued in the state.

5.12.1 Policy:

The City shall review all development and redevelopment proposals in the Coastal Planning Area and known flood zones to ensure properties that are frequently damaged from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise are designed with engineering solutions that reduce flood risk.

5.12.2 Policy:

The City shall continue to apply the flood-resistant construction requirements established in the Florida Building Code, applicable floodplain management regulations set forth in 44 C.F.R. part 60, or more stringent controls as necessary to all development and redevelopment in the Coastal Planning Area and known flood zones.

5.12.3 Policy:

The City shall explore requiring rather than encouraging the use of Low-Impact Development site design methods for new development, redevelopment, additions and retrofits, and modifications to properties in the Coastal Planning Area and known flood zones to reduce stormwater runoff, encourage greater onsite storage, reuse or absorption and mitigate flood impacts. These methods may include, but are certainly not limited to, the use of pervious pavement, native vegetation, rain gardens or barrels, dispersion techniques, etc.

5.12.4 Policy:

The City shall continue to research best practices, engineering solutions and seek to implement the following tools, site development techniques, and strategies to reduce the harmful effects of flooding, flood risk, claims and losses within the Coastal Planning Area and known flood zones:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to, street trees, landscaped areas and vegetative curb extensions, bioswales, pumps, and water flow diversion strategies.
2. Stormwater practices which integrate a combination of green and gray infrastructure, including but not limited to, bioretention, increasing pipe capacity, stormwater parks, rain gardens/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
4. Establish new parking standards and parking lot site plan design with greater water capture techniques;
5. Increase of setback lines;
6. Natural dune restoration;
7. Dry and wet flood proofing of structures;
8. Monitor sea level rise impacts on proposed and existing development;
9. Increasing area green/open spaces; and
10. Removing coastal real property from flood zones established by FEMA - particularly in the case of properties that are frequently damaged from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 *Objective*:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program ~~by 2012~~ to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study ~~by 2013~~ to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing ~~2010~~ the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. ~~by 2011.~~ The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

~~6.2.9 Policy:~~
~~The City shall create a task force to address the overcrowding issue in the City by 2012.~~

6.2.~~10~~9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.~~11~~ 10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City ~~by 2012~~.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur ~~in a financially feasible way~~.

6.3.3 Policy:
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code ~~by December 2011~~.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures ~~by 2012~~ to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance ~~by December of 2011~~ to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels ~~by December of 2011~~.

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

RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	~~2010~~	~~1.36 acre/1,000 population~~
	~~2015~~	~~1.5 acre/1,000 population~~
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	~~2010~~	~~2.50 acre/1,000 population~~
	~~2015~~	~~2.75 acre/1,000 population~~
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;

3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities ~~by December 2012~~. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations ~~by December 2010~~. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:
The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:
Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

~~7.3.1 Policy:~~
~~The City of Fort Pierce shall consider and evaluate the creation of a Parks and Recreation Department by 2015. Alternatively, the City will employ a point person within the Planning or Public Works Department that will oversee Parks and Recreation Planning.~~

~~7.3.2~~7.3.1 Policy:
The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

~~7.3.3~~7.3.2 Policy:
The City of Fort Pierce shall develop a Parks and Recreation Master Plan to ~~by December 2011. The Plan shall~~ do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

~~7.3.4~~7.3.3 Policy:
The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:
Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated ~~by December 2010~~ to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community

park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the ~~Local Government Comprehensive Planning and Land Development~~ Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan~~, and applicable campus master plans pursuant to F.S. 1013.30~~.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every ~~By~~ December ~~31, 2011 and annually thereafter~~, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
~~By December 31, 2011, t~~The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and
~~7) Financial feasibility.~~

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions.

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- ~~Financial feasibility; and~~
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan ~~Fiscal Years 2009-10 to 2014-15~~. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can

effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the ~~economic feasibility~~capital projects that support the projected growth outline in ~~of~~ the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	~~2010~~	~~1.36 acres/1,000 population~~
	~~2015~~	~~1.5 acres/1,000 population~~
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	~~2010~~	~~2.50 acres/1,000 population~~
	~~2015~~	~~2.75 acres/1,000 population~~
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, ~~development of regional impact,~~ or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, ~~developments of regional impact,~~ rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of ~~Community Affairs~~Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A ~~FINANCIALLY FEASIBLE~~ FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. ~~No later than February 1, 2011, t~~The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are ~~financially feasible~~ and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are ~~financially feasible~~ within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board ~~to be financially feasible and~~that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board ~~financially feasible~~ Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation ~~to Meet Financial Feasibility~~

Mitigation shall be directed to projects on the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM ~~[9J-5.025(3) (b) (1) and (3) F.A.C.]~~

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

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

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

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

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. ~~[9J-5.025(3)(b)(4), (5) and (6)]~~

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE ~~[9J-.025(3)(c)(5)]~~

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a ~~financially feasible~~ District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not

support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. ~~This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.~~

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

   1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

   2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

   3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

   4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

   5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

   6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

   Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

   1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

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

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, ~~developments of regional impact,~~ rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida ~~Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes~~ Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the ~~financially feasible~~ School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

October 21, 2019

The Honorable Linda Hudson
Mayor, City of Fort Pierce
100 N. US. Highway 1
P.O. Box 1480
Fort Pierce, Florida 34954

Dear Mayor Hudson:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment No. 19-02ER), which was received and determined complete on August 22, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection. We are also providing seven comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Department staff is available to assist the City to address the objection and comments. If you have any questions related to this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Jennifer Hofmeister, Planning Director, City of Fort Pierce
Brandon Creagan, LEED Green Associate, Planner, City of Fort Pierce
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Fort Pierce 19-02ER

The Department of Economic Opportunity has identified an objection and seven comments regarding Fort Pierce's proposed comprehensive plan amendment. The objection and comments are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection and comments.

Objection 1) Coastal Management Element -Peril of Flood:

Section 163.3178(2)(f)1-6., F.S., requires that the Coastal Management Element include the following:

(f) *A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:*

1. *Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.*
2. *Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*
3. *Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.*
4. *Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*
5. *Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with Chapter 161.*
6. *Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.*

The proposed evaluation and appraisal review-based comprehensive plan amendment adequately addresses the requirements of Sections 163.3178(2)(f)1 and (f)5-6., F.S. However, the amendment lacks policy language that meets the requirements of Sections 163.3178(2)(f)2-4., F.S.

Statutory Authority: Sections 163.3178(2)(f)2-4., Florida Statutes.

Recommendations: To comply with Section 163.3178(2)(f)4., F.S., the proposed Coastal Management Element policies should be revised prior to adoption to state that redevelopment shall "be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60."

The Fort Pierce adopted Comprehensive Plan and the proposed amendments provide policies related to coastal development and redevelopment. However, neither the currently adopted plan, nor the proposed policies, comply with Section 163.3178(2)(f)2-3., F.S. In response, the Coastal Management Element should be revised prior to adoption to include policy language that sets out specific principles, strategies, or engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. Similarly, policy language should be incorporated with site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

To facilitate effective outcomes, the corresponding amendment should include mandatory provisions. The Department's staff are available to provide further assistance with these planning efforts, including providing examples of policies adopted by other communities to address the peril of flood requirements.

Comment 1) Coastal High Hazard Area map (CHHA map):

As required by Section 163.3178(2)(h), Florida Statutes, the amendment seeks to update the current Coastal "Hurricane Surge Zone & Evacuation Routes" (equivalent to CHHA Map), by using updated data (2016-17) that was provided by the Florida Division of Emergency Management to the County Emergency Management. However, for clarity purposes DEO staff recommend that the CHHA map could be referenced in Coastal Management Element Policy 5.6.1. Additionally, for consistency with current and new policy language the "Hurricane Surge Zone & Evacuation Routes" map title and the legend should add the term "Coastal High Hazard Area" instead of only "Category 1" and/or "Hurricane Surge Zone." The subject map might keep using the terms "Hurricane Surge Zone" and "Category 1" but could be enhanced by also referencing "CHHA" since it is the term used within the Coastal Management Element and the Florida Statutes.

Comment 2) Coastal Area, Coastal Planning Area and Coastal Construction Line

The proposed amendment, as drafted, does not define Coastal Area, Coastal Planning Area and Coastal Construction Control Line (CCCL). Additionally, the map series does not identify the

Coastal Planning Area and the CCCL. In response, the City should define the subject terms, identify the areas on the FLUM and/or any related map and could reference the appropriate maps in Policies 5.1.17 (CCCL); 5.11.2 (Coastal Area); 5.11.1 and 5.11.3 (Coastal Planning Area).

Comment 3) Worst Case Scenario Sea Level Rise (2050) map

The Comprehensive Plan amendment includes a revised *Worst-Case Sea Level Rise (2050)* map. DEO staff suggest that to effectively monitor the sea level rise forecasts and prediction, as also required by Policy 5.8.11, the amendment should be revised to include, not only a medium-term scenario (2050), but also a short-term and long-term scenario that could be accomplished by incorporating a 2040, 2060 and 2100 sea level scenario maps. Additionally, the *Worst Case Scenario Sea Level Rise (2050)* map could be revised by incorporating the date and the source of the data. The title of the map could be modified by eliminating the term "Worst Case."

Comment 4) Water Supply Facilities Sub-Element and the Work Plan Update

The Fort Pierce Water Supply Facilities Work Plan (Work Plan) was required to be updated by September 10, 2017. The City was reminded by the South Florida Water Management District of this requirement in August 2016 and July 2018. In response, the Infrastructure Element and the Potable Water Sub-Element, and associated analysis should be revised to reference and be coordinated with the 2016 Upper East Coast Water Supply Plan Update (2016 UEC Plan) which was approved on March 2016.

The City is encouraged to seek technical assistance and coordinate the review of the City's Work Plan with the South Florida Water Management District to meet the City's future water supply needs and to protect the region's water resources. Coordination with the South Florida Water Management District is encouraged even if the City's data and analysis show that development has been slower than anticipated.

Comment 5) Capital Improvements Plan

The City's comprehensive plan does not incorporate the City's *Capital Improvement Plan* into the City's comprehensive plan pursuant to Sections 163.3177(3)(a)4, F.S. and (3)(b), F.S. The Five-Year Schedule of Capital Improvements is a required component of the Capital Improvements Element. The City should consider revising the amendment to adopt into the Capital Improvements Element the Five-Year Schedule of Capital Improvements, which identifies capital improvement projects to be implemented in the first five (5) years following adoption of the Capital Improvements Plan and include the entity responsible for the projects. If the timing for the adoption of this amendment cannot accommodate the adoption of this schedule, then it should be adopted in an expeditious manner pursuant to Section 163.3177(3), F.S.

Comment 6) Future Land Use Map (FLUM)

The FLUM does not contain a planning horizon, nor is a planning horizon referenced elsewhere in the text of the Comprehensive Plan. Chapter 163.3177(5)(a)., F.S. provides guidance for comprehensive plans to establish at least two (2) planning periods, one covering the first 5-year

period occurring after the plan's adoption and one covering at least a 10-year period. The City should make its Comprehensive Plan more meaningful and predictable by revising the amendment, prior to adoption, to incorporate in the City's Future Land Use Element policies and Future Land Use Map a new planning horizon(s) that is at least 10 years in the future.

Comment 7) Amendments enacted since the 2011 Comprehensive Plan adoption

The St. Lucie County Planning and Development Services Department identified that the current FLUM does not reflect Future Land Use Map amendments and text amendments enacted since the 2011 Comprehensive Plan adoption. Prior to adoption, the amendment should be revised to ensure that the FLUM reflects any FLUM and text amendments, including annexations completed since the 2011 comprehensive plan adoption. The City should strongly consider incorporating into the proposed amendment the comments provided by the St. Lucie County Planning and Development Services Department and coordinate with them to ensure accuracy and reflection of any FLUM amendments enacted since the 2011 Comprehensive Plan adoption. Additionally, the City of Fort Pierce is encouraged to examine if updates are needed to any Data, Inventory and Analysis to reflect changes over the past 8 years, as also suggested by the St. Lucie County Planning and Development Services Department.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

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_____ A copy of any data and analyses the local government deems appropriate.

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Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

From:	Hymowitz, Larry
To:	DCPexternalagencycomments; "bcreagan@city-ftpierce.com"
Cc:	Bush, Lois; Fasiska, Christine; Zeno-Gonzalez, Ed
Subject:	City of Fort Pierce 19-2ESR - FDOT District Four Review
Date:	Tuesday, August 27, 2019 10:54:12 AM

I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Fort Pierce comprehensive plan amendment with DEO reference number 19-2ESR.

The Department requests an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us

FDOT

From:	Plan Review
To:	Eubanks, Ray; DCPexternalagencycomments
Cc:	Plan Review
Subject:	Fort Pierce 19-2ER Proposed
Date:	Friday, September 20, 2019 3:33:59 PM
Attachments:	image002.png

To: Ray Eubanks, DEO Plan Review Administrator

Re: Fort Pierce 19-2ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Revision: 9-19-19
9-20-19

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5

From: Staff

Date: September 13, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Fort Pierce Comprehensive Plan
Amendment No. 19-02ER

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Fort Pierce was received on August 26, 2019 and contains text changes to the Introduction, Future Land Use, Transportation, Infrastructure, Conservation, Coastal Management, Housing, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Facilities Management, and Public School Facilities elements of the comprehensive plan. The proposed changes are based on the City's Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendments

The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On January 31, 2018, the City sent a letter to the Florida Department of Economic Opportunity (FDEO) indicating that amendments to their comprehensive plan were necessary. Once a letter of intent is sent to FDEO, a local government must complete the EAR process, prepare their plan amendments, and transmit them to FDEO within one year. The staff report indicates the City missed the January 31, 2019 deadline. On January 31, 2019, FDEO sent notification to the City that they could not amend their comprehensive plan until the EAR process was completed.

Overall, the proposed amendments: reflect changes in state requirements and legislation; renumber existing policies where new policies have been added or policies have been deleted or incorrectly numbered; clarify language of the current comprehensive plan; update information to reflect current practices, processes or conditions; remove outdated references or definitions; correct scrivener's errors; and correct any references to the state land planning agency. A summary of the amendments by element follows:

Introduction Element

- Add language to include the City's adoption in 2011 of St. Lucie County's Local Mitigation Strategy.

Future Land Use Element

- Add Policy 1.1.4 stating the City will ensure consistency between the updated comprehensive plan and the Land Development Regulations (LDRs).

- Add Policy 1.1.5 stating the City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation.

- Revise Policy 1.9.4 to update the list of special area plans for neighborhoods to include Peacock Arts and Lincoln Park districts.

- Revise and renumber Objective 1.15 (proposed 1.14) to indicate the City shall maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property.

Transportation

- Revise Objective 2.1 to remove language designating the City as a transportation concurrency area. The amendment also adds language to indicate that although transportation concurrency is no longer required, the City will continue to administer a roadway level of service based management system to review development impacts and that land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5) of the Florida Statutes.

- Revise Policy 2.1.3 to indicate additional land use and transportation strategies will be incorporated into the comprehensive plan consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

- Revise Policy 2.9.2 to state the Capital Improvement Program (CIP), when addressing transportation facilities, will include, but not be limited to, roads, trails, bike paths, signage, sidewalks, etc.

Infrastructure Element

- Revise Policy 3.9.3 to indicate the Water and Wastewater Master Plan is scheduled to be updated in 2021, rather than in 2011 due to lower than expected growth rates between 2006 and 2015.

- Revise Policy 3.10.3 to indicate that the Water Treatment Plant was rerated in May of 2018 from 18.99 million gallons per day (MGD) to 23.32 MGD and state there is adequate capacity to meet projected growth demands through 2030.

- Revise Policy 3.14.3 to indicate the City shall assist the Fort Pierce Utilities Authority (FPUA) in identifying possible sources of financing for water system improvement in current and future Water and Sewer Master Plans.

- Revise Policy 3.15.2 to state the City shall coordinate with FPUA to establish potable water level of service standards for non-residential land uses such as office, industrial, and commercial.

Conservation Element

- Delete Policy 4.2.7 that requires open space be consistent with promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria established in the LDRs by 2010.

- Remove deadlines for policies requiring tree inventories; open space requirements for residential developments; identification of natural habitats; discouraging onsite septic treatment; and development of non-potable sources for irrigation.

Coastal Management Element

- Revise Policy 5.1.17 to state the City shall continue enforcing the provision in the LDRs that limits development east of the Coastal Construction Control Line (CCCL).

- Revise Policy 5.2.11 to state the City shall include water quality monitoring to identify areas within the Indian River Lagoon in the Master Stormwater Management Plan.

- Revise Policy 5.3.3 to state the City shall coordinate with St. Lucie County for implementation of the 2017 update to the Port of Fort Pierce Master Plan.

- Revise Policy 5.6.6 to state that construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

- Add Policy 5.6.7 to indicate that when applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

- Revise Policy 5.8.13 to indicate the City will consider amendments to the comprehensive plan and LDRs based upon new and revised recommendations in the St. Lucie County Local Mitigation Strategy.

- Add Policy 5.8.18 to indicate the City will continue to participate in the National Flood Insurance Program Community Rating System.

- Add Policy 5.8.19 to state that, when feasible, the City will encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

- Add Policy 5.8.20 to indicate the City shall seek grant opportunities from federal, state, and local agencies to develop a coastal resiliency adaptation area action plan.

- Remove deadlines for policies requiring guidelines for water-related and water-enhanced facilities; preparation and review of a Beach Management Plan; enforcement of the LDRs restricting development in the Coastal High Hazard Area; standards for safe evacuation of the coastal area; adoption of a post-disaster redevelopment plan; incentive for dedicated easements for new development along shorelines; design standards for beach access facilities; development of historic resources; and development of a coastal planning area.

Housing Element

- Revise Policy 6.2.2 to indicate the City will use the latest Census data, City records, and field visits when doing inventories and developing a database of existing housing conditions and stock.

- Delete Policy 6.2.9 requiring the City to create a task force to address the overcrowding issue in the City by 2012.

- Revise Policy 6.3.2 to remove the requirement for financial feasibility when the Future Land Use Map is amended to include land use designations that provide sufficient densities to allow for affordable housing development to occur.

- Remove deadlines for policies requiring development of an incentive program to encourage development of various types of rental housing; conducting an affordable housing need study; conducting a survey to evaluate external housing conditions; requiring the City to review its conservation and preservation measures; adopting a Green Ordinance; and establishing standards for the appropriate placement of photovoltaic panels.

Recreation and Open Space Element

- Revise Policy 7.1.1 to remove references to 2010 and 2015 level of service standards for public recreation and open space facilities.

- Delete Policy 7.3.1 that requires the City to consider and evaluate the creation of a Parks and Recreation Plan by 2015.

- Remove deadlines for policies requiring implementation of regulatory mechanisms to facilitate accrual of financial and land resources for the provision of park services; establishing incentives for providing off-site publicly accessible recreation and open space areas as part of private development applications; developing a Parks and Recreation Master Plan; and updating the LDRs to discourage development proposals that would create incompatibilities with public recreation facilities and open space resources.

Intergovernmental Coordination Element

- Revise Policy 8.1.2 to remove the requirement of the City's comprehensive plan to be consistent with campus master plans due to legislative changes.

- Revise Policy 8.1.17 to state that each December the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify improvements in the City's coordination efforts.

- Revise Policy 8.3.5 to remove the deadline of December 2011 that requires the City to review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

Capital Improvements Element

- Revise Policy 9.1.8 to remove financial feasibility as a requirement when updating the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities.

- Revise Policy 9.2.7 to remove financial feasibility as a prioritization guideline for proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvements.

- Revise Policy 9.4.4 to indicate the City will incorporate by reference the most current Five-Year Work Plan for the St. Lucie County School Board.

- Revise language to indicate the Five-Year Schedule of Improvements and Annual Budget Report that are used to document capital projects is attached to the element as a standalone document.

Public Facilities Management Element

- Revise Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities to remove references to 2010 and 2015 level of service standards for public recreation and open space facilities.

- Revise Policies 10.5.1 and 10.5.3 to include references to Sections 163.3220-163.3243, Florida Statutes, related to provision of necessary facilities and services guaranteed in an enforceable development agreement.

Public School Facilities Element

- Revise Policies to delete references to developments of regional impact for required notification by the City to the School Board, and for approving comprehensive plan amendments.

- Revise goals, objectives, and policies throughout the element to remove the requirement of the Five-Year District Facilities Work Plan and work program to be financially feasible.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on August 28, 2019. No extrajurisdictional impacts have been identified. On September 19, 2019, St. Lucie County provided correspondence related to the proposed amendments (see Exhibit 2).

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. In 2015, under Chapter 163, Florida States (F.S.), the legislature passed requirements under the Peril of Flood Act for jurisdictions with Coastal Management Elements contained in their comprehensive plan to develop a redevelopment component with principles to use to eliminate inappropriate and unsafe development in coastal areas. The Act defines components that must be included in the comprehensive plan. Although the City does address Peril of Flood Principles in the comprehensive plan through various policies and references to the City's LDRs, Council recommends enhancing it by adding policy language to the comprehensive plan to ensure the City is meeting the requirements of the Peril of Flood Act. That language should:

- Include a policy to require the City to review all plans for construction within the floodplain area and that the requirements be consistent with, or more stringent than, the minimum requirements of the Florida Building Code for such construction.

- Include development and redevelopment best practice principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zones designations established by the Federal Emergency Management Agency.

- Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Recommendation

Council should approve this report and authorize its transmittal to the City of Fort Pierce and the Florida Department of Economic Opportunity.

Council Action – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O'Bryan from Indian River County seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit	
1	General Location Map
2	Correspondence Dated August 13, 2019 and September 5, 2019 from St. Lucie County

Exhibit 1
General Location Map

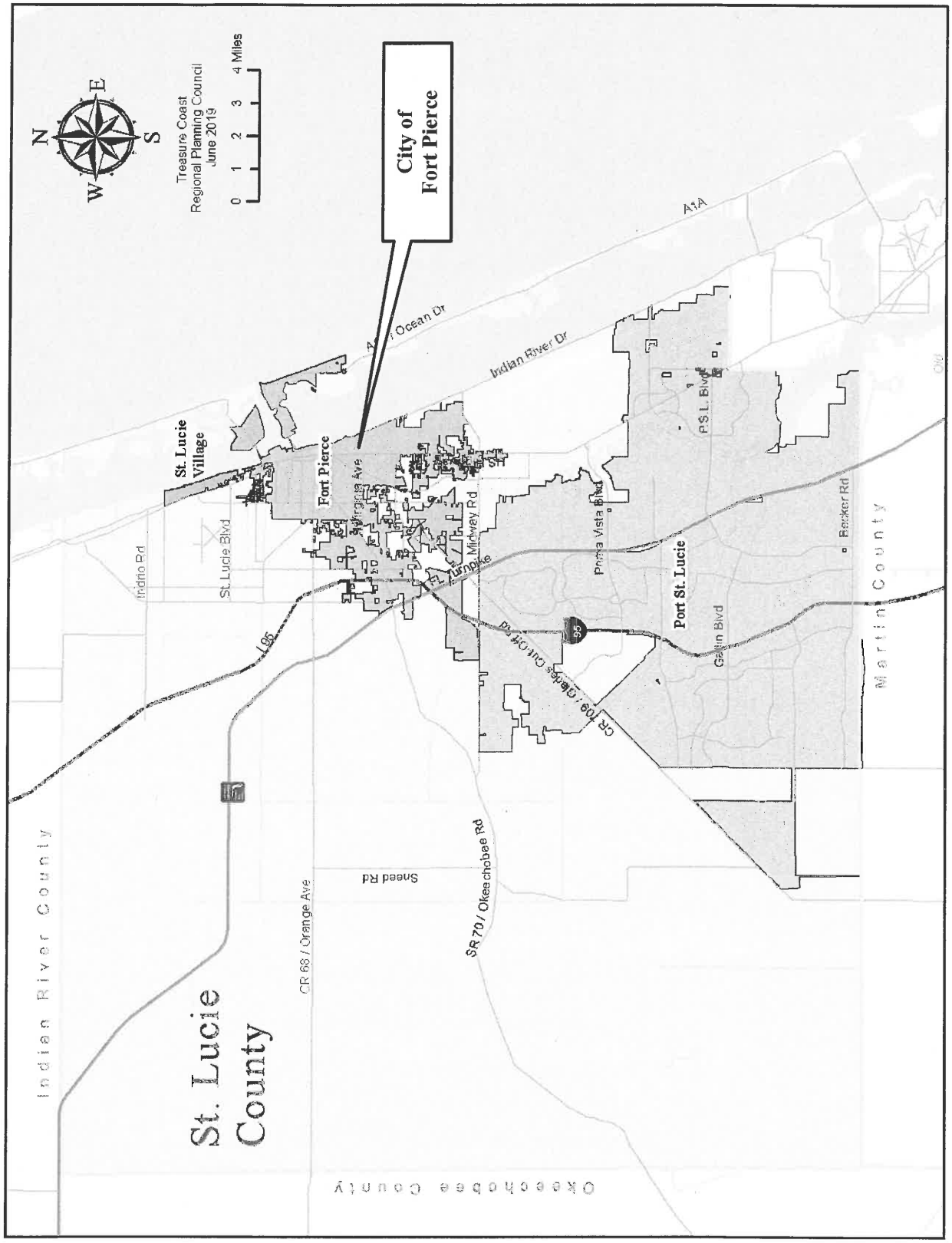


Exhibit 2
Correspondence Dated August 13, 2019 and September 5, 2019 from St. Lucie County

ST. LUCIE COUNTY FLORIDA

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
THROUGH:	Leslie Olson, AICP, Director of Planning & Development Services
FROM:	Kori Benton, AICP, Senior Planner
DATE:	August 13, 2019
SUBJECT:	**Comprehensive Plan - 2019 Evaluation and Appraisal Review (EAR) Amendment TRC Project #19-01400002**

The St. Lucie County Planning & Development Services Department has completed further review of the revised City of Fort Pierce EAR packet, TRC Project #19-01400002. The packet was revised subsequent to review by the City's TRC, however the revised copy was not supplied for further review. The updated review comments were compiled through evaluation of the packet prepared for the Fort Pierce Planning Board.

Background

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan. The City has contracted with a Planning consultant, S&ME, to draft the needed EAR amendment. The City of Fort Pierce's Local Planning Agency is holding a hearing on the proposed EAR on August 13, 2019.

Review Comments

In review of the proposed Comprehensive Plan amendments, within the *revised* EAR packet, the following comments were prepared for review and resolution:

1) The City of Fort Pierce should audit the Future Land Use Map Exhibit contained with the EAR, to ensure accuracy and reflection of the following:

a) Future Land Use Map Amendments (FLUMA) enacted since the 2011 Comprehensive Plan adoption;

- An example identified is the County's holdings at 4650 Oleander Avenue, known as Ancient Oaks Park. City of Fort Pierce Ordinance L-250 authorized a FLUMA for the 42.66 +/- acre park site, resulting in a COS, Conservation and Open Space Land Use designation. The FLU map with the revised EAR packet displays an RM land use.

b) Resolution of active/past mapping discrepancies:

- An example recently brought to the City's attention is the Future Land Use of the County's proposed at 7th & Avenue D. The FLU designation is accurate in the enclosed 2010 exhibit, however not within other published maps (City's Website - FLU Map).
- In review of the revised FLU Map, it appears the former Pleasure Cove mobile home park site has been assigned a COS, Conservation and Open Space Land Use designation in error.

Attached exhibits are background information to the identified discrepancies.

c) Annexations. The FLU Map, Comprehensive Plan EAR, and Data Inventory and Analysis (DIAs) utilized for the EAR should reflect annexations completed since the 2011 comprehensive plan adoption.

2) The City of Fort Pierce should ensure the Comprehensive Plan Text Amendments adopted via ordinance since 2011 are integrated, or appropriately amended (if intending to revert), within the EAR. These were not reflected in the initial draft presented, however may have been addressed in the revised EAR packet.

3) The City of Fort Pierce is encouraged to update the DIAs to reflect changes over the past 8 years (i.e. Population, Parks, Solid Waste Projections, Transportation Facilities, LOS, Schools, etc.).

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

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Leslie Olson, AICP, Director of Planning & Development Services
THROUGH:	Linda Pendarvis, Planning Manager
FROM:	Kori Benton, AICP, Senior Planner
DATE:	September 5, 2019
SUBJECT:	**Transmittal of Proposed City of Fort Pierce Comprehensive Plan Evaluation and Appraisal Review - State Coordinated Review Process** **TRC Project #19-01400002**

The St. Lucie County Planning & Development Services Department was provided an opportunity to review the the City of Fort Pierce's Transmittal of Proposed Comprehensive Plan Evaluation and Appraisal Review (EAR) packet, known as TRC Project #19-01400002. The Fort Pierce Planning Board, acting as the City's Local Planning Agency, held a public hearing on August 13, 2019, and voted unanimously to recommend approval of the Evaluation and Appraisal Review document, along with associated Ordinance 19-033. The City Commission then held a public hearing on August 19, 2019, and voted unanimously to transmit the Evaluation and Appraisal Review through Ordinance 19-033 for a State Coordinated Review.

Background

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan. The City has contracted with a Planning consultant, S&ME, to draft the needed EAR amendment. The City of Fort Pierce's Local Planning Agency is holding a hearing on the proposed EAR on August 13, 2019. St. Lucie County Planning Staff provided technical review comments on June 20, 2019 and August 13, 2019, without response from City staff.

Review Comments

In review of the proposed Comprehensive Plan amendments, within the transmitted EAR packet, the following comments were prepared for review and resolution:

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Attached exhibits are background information to the identified discrepancies.

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3) The City of Fort Pierce is encouraged to update the DIAs to reflect changes over the past 8 years (i.e. Population, Parks, Solid Waste Projections, Transportation Facilities, LOS, Schools, etc.).

4) The City of Fort Pierce, since adoption of the 2011 Comprehensive Plan, has granted development approval and/or annexed properties abutting aquatic and coastal areas, river/lagoon shorelines, and the Atlantic Ocean. The City is encouraged to evaluate development impacts on these environmentally sensitive areas while considering policies related to shoreline protection, wetland buffering, dune preservation, beach re-nourishment, etc.

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

Coastal Management, Conservation & Interlocal Coordination

The City is encouraged to prioritize Comprehensive Plan objectives and policies for coastal beaches and dunes, ensuring implementation through the Land Development Code (LDC) with oversight and enforcement.

1) **Conservation Element, Policy 4.6.7** – Has, or will, the City established a program to restore City owned beaches and beach berms including monitoring and revegetation initiatives?

2) **Coastal Management Element:**

- Policy 5.1.10 – What protective measures does the City have for items (1) natural shoreline vegetation and coastal beach berm and (5) beaches and shorelines from erosion?
- Policy 5.1.13 – Does the City's Urban Forester, or designee, administer a program for the restoration of City owned beaches and beach berm areas as well as plans for revegetation?
- Policy 5.1.14 - Does the City have a Natural Resource Division, or assigned Department (i.e. Engineering), tasked with better protecting the City's coastal dune system?

3) **Objective 5.4 (Policy 5.4.1. to 5.4.10)** – *The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune system.*

- What programs, policies (LDC), plans, etc. does the City have in place to protect and restore beaches & dunes?
- The City is encouraged to consider the addition of a Policy (i.e. 5.4.7a) such as "Any and all manmade structures proposed within the dune system, adjacent to Fort Pierce Beach, should include Pre-application action (notification, consultation and review) with St. Lucie County, prior to City application.

4) **Objective 5.9 (Policy 5.9.1 to 5.9.7)** – *The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.*

- Certainly a good objective. Has the City updated the Data, Inventory & Analysis to evaluate increases in public accesses, associated with population grow/projections? Will the City maintain efforts to obtain access easements, land swaps, development incentives, etc. to support this objective?

5) **Intergovernmental Coordination Element (Policy 8.1.7)** – *Does the City have active, or proposed, interlocal agreements to address (f) beach nourishment programs related to critically eroded areas of Ft. Pierce's coastline?*

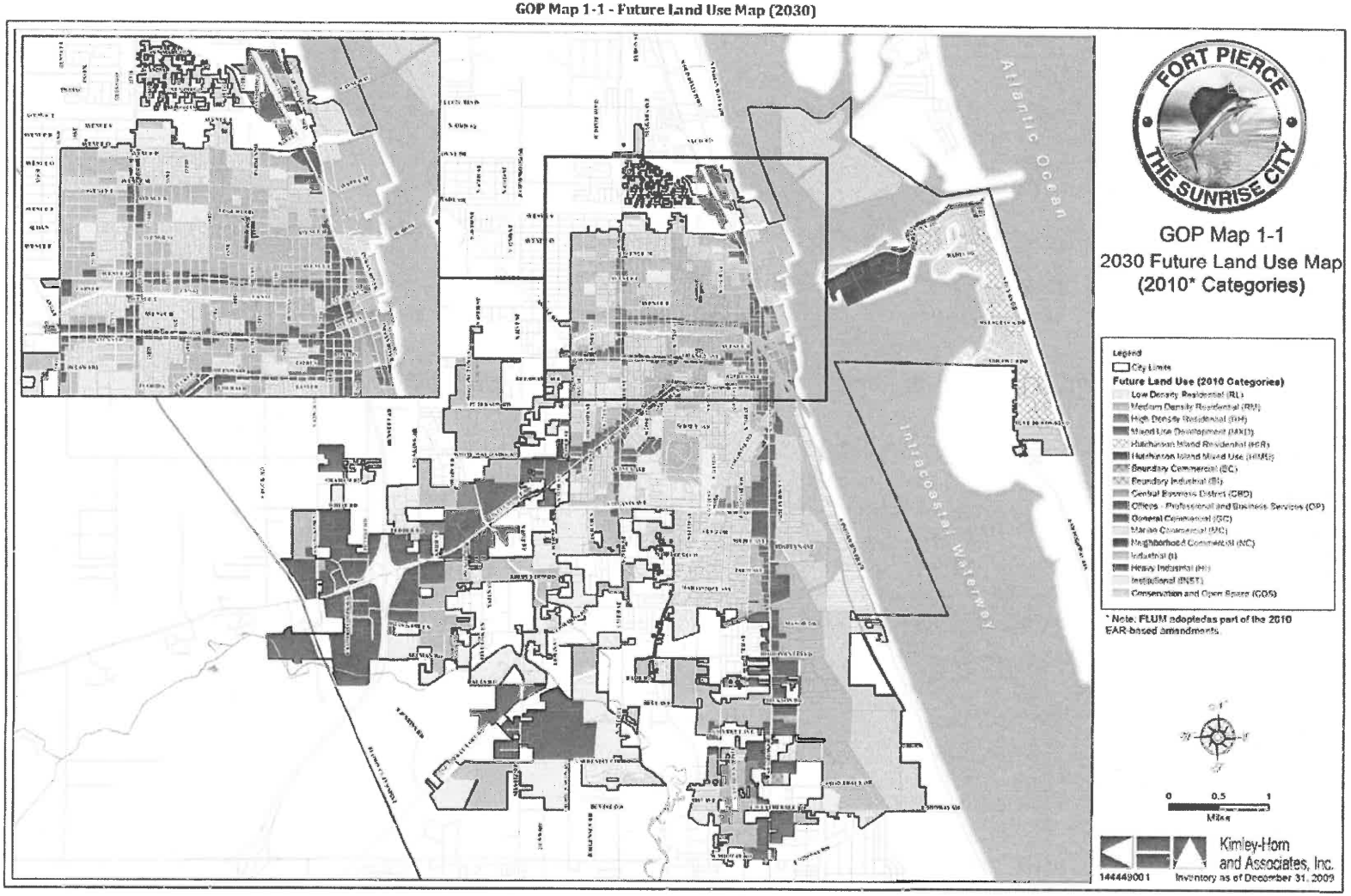
Environmental Lands, Greenways & Interlocal Coordination

The City is encouraged to:

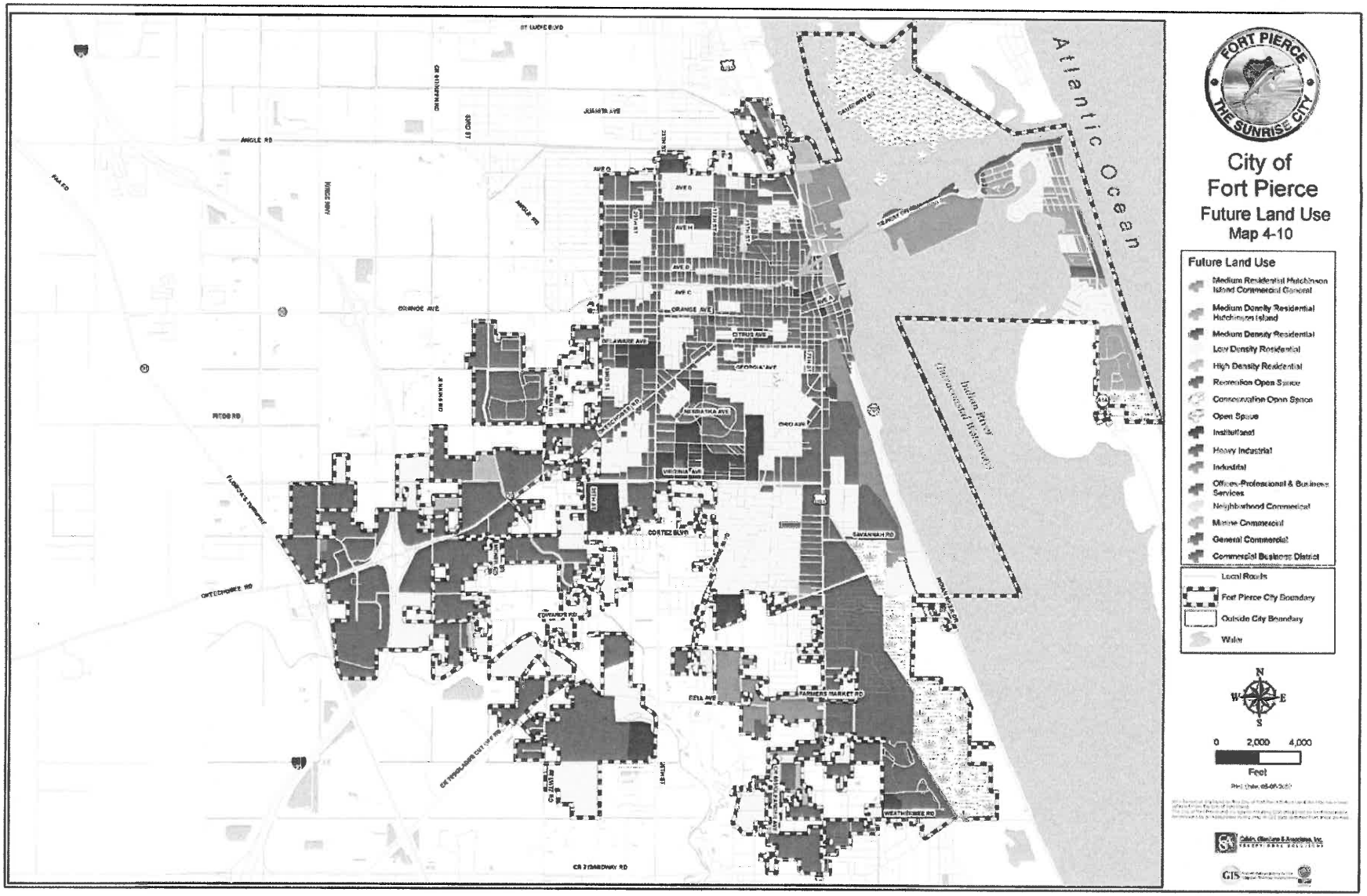
- Review, coordinate and assign appropriate Future Land Use designations for George LeStrange Preserve on Ralls Rd, Platts Creek Mitigation Area on Sunrise Blvd and SFWMD's portion of Platts Creek.
- GOPs supporting joint efforts in the County's Greenways and Trails Master Plan and the TPOs St. Lucie WalkBike Plan

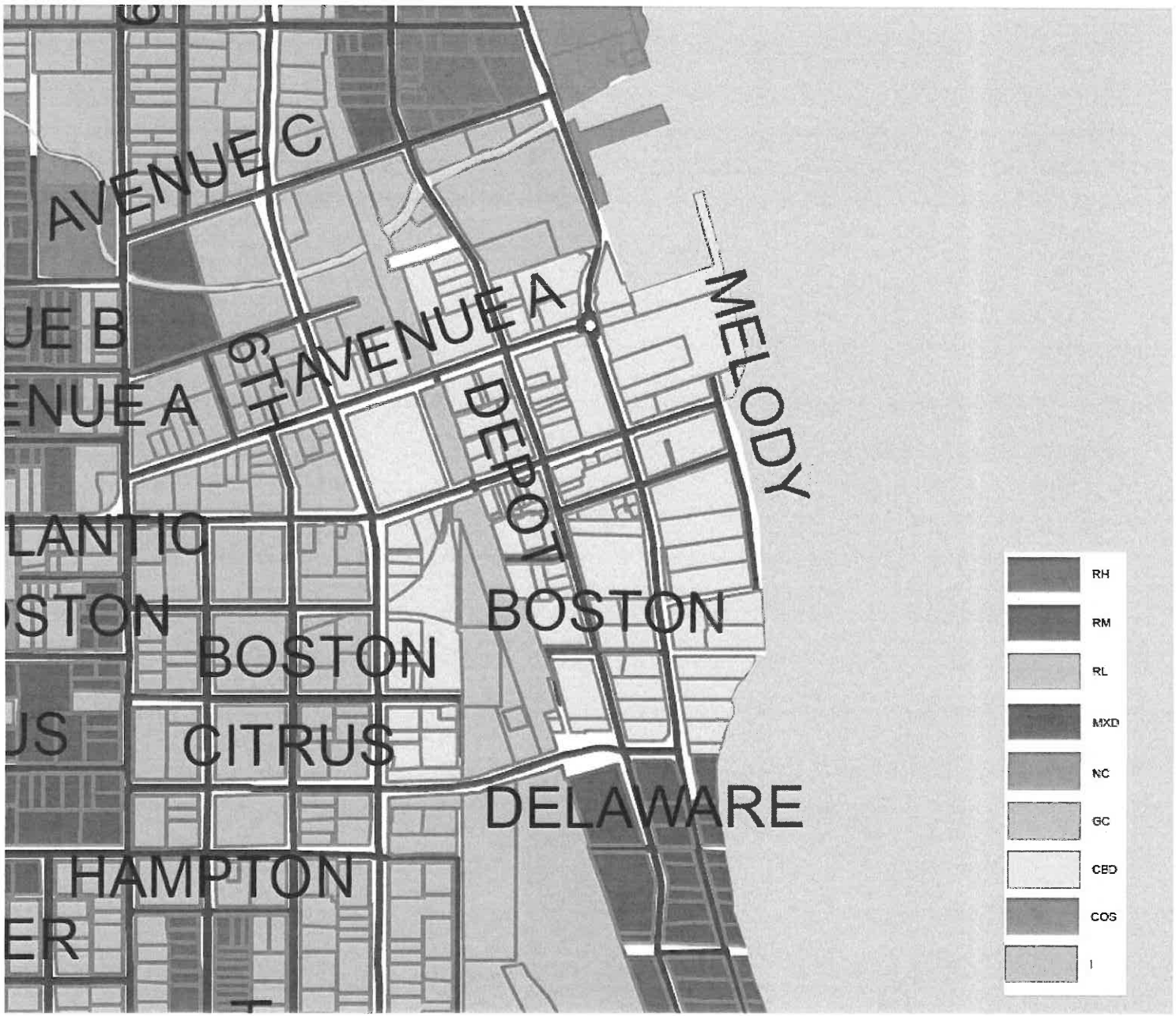
FLU Map within Published Comprehensive Plan

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



2007 Comprehansive Plan




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DELAWARE
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RL
MXD
NC
GC
CBD
COS
I

From:	Oblaczynski, Deborah
To:	Eubanks, Ray
Cc:	Corvin, Kelly D.; Brandon Creagan (Bcreagan@city-ftpierce.com); Stephanie Heidt (sheidt@tcrpc.org); tlanahan@tcrpc.org; DCPexternalagencycomments
Subject:	City of Ft. Pierce, DEO #19-2ER Comments on Proposed Comprehensive Plan Amendment Package
Date:	Tuesday, September 17, 2019 3:49:37 PM

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Fort Pierce (City). The package includes the City's Evaluation and Appraisal Review based amendments. The proposed changes do not appear to adversely impact the water resources within the District; However, the District has the following comment on Regional Water Supply Planning:

- The City is located within the boundaries of the Upper East Coast (UEC) Planning Area. On March 2016, the Governing Board of the South Florida Water Management District (District) approved the 2016 [Region] Upper East Coast Water Supply Plan Update (UEC Plan). Pursuant to Section 163.3177(6)(c)3, Florida Statutes the City was required to update their Water Supply Facilities Work Plan (Work Plan) **by September 10, 2017** (within 18 months after approval of the updated supply plan). The City was reminded by the South Florida Water Management District of this requirement to update the Work Plan in August 2016 and July 2018. The District has not yet received it for review.

  The City's update of the Work Plan will need to include updated water demand projections for the identified planning period. The Work Plan must cover at least a 10-year planning period and identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: https://www.sfwmd.gov/doing-business-with-us/work-plans

The District offers its technical assistance to the City in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District

From:	Kori Benton
To:	Rebecca Guerra (rguerra@city-ftpierce.com); Brandon Creagan; jhofmeister@city-ftpierce.com
Cc:	sheidt@tcrpc.org; lgulick@tcrpc.org; Linda Pendarvis; Benjamin Balcer; Mike Middlebrook; Joshua J. Revord; Richard Bouchard; Plan.Review@dep.state.fl.us; Eubanks, Ray
Subject:	City of Fort Pierce Transmittal of EAR Amendment Package
Date:	Thursday, September 19, 2019 8:30:27 AM
Attachments:	COFP Ear Transmittal Review Memo & Attachments.pdf 9360 Draft EAR v2 - Page 12 Marked.pdf Future Land Use Element - Map Compilation - 7th Street & Avenue D.pdf Ordinance L-250 & L-251- Ancient Oaks Park - Comprehensive Plan and Zoning.pdf EAR - TRC Comments v2.pdf Pages from 9360 Draft EAR v2 - Page 12 Marked (003).pdf

Good morning City of Fort Pierce Team,

In accordance with the State's coordinated review process for EAR amendments, the St. Lucie County Planning Division compiled the attached comments (*COFP EAR Transmittal Review Memo & Attachments*) and documents (Misc. exhibits & background) for issuance directly to the transmitting local government and the State Land Planning Agency.

The enclosed comments and documents are similar to those provided during the Technical Review Committee's evaluation of the proposed amendments. These comments are provided within 30 days of our receipt of the proposed plan amendment package, in accordance with 163.3184(3)(b)2, Florida Statutes.

Thank you for the opportunity to review and provide comments. If the team has any inquiries, please do not hesitate. Have a great day.

Kind regards,

Kori Benton, AICP
Assistant Planning Manager
Planning & Development Services, Planning Division
2300 Virginia Avenue, Fort Pierce, FL 34982
Direct: (772) 462-2518
bentonk@stlucieco.org

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Leslie Olson, AICP, Director of Planning & Development Services
THROUGH:	Linda Pendarvis, Planning Manager
FROM:	Kori Benton, AICP, Senior Planner
DATE:	September 5, 2019
SUBJECT:	**Transmittal of Proposed City of Fort Pierce Comprehensive Plan Evaluation and Appraisal Review - State Coordinated Review Process** **TRC Project #19-01400002**

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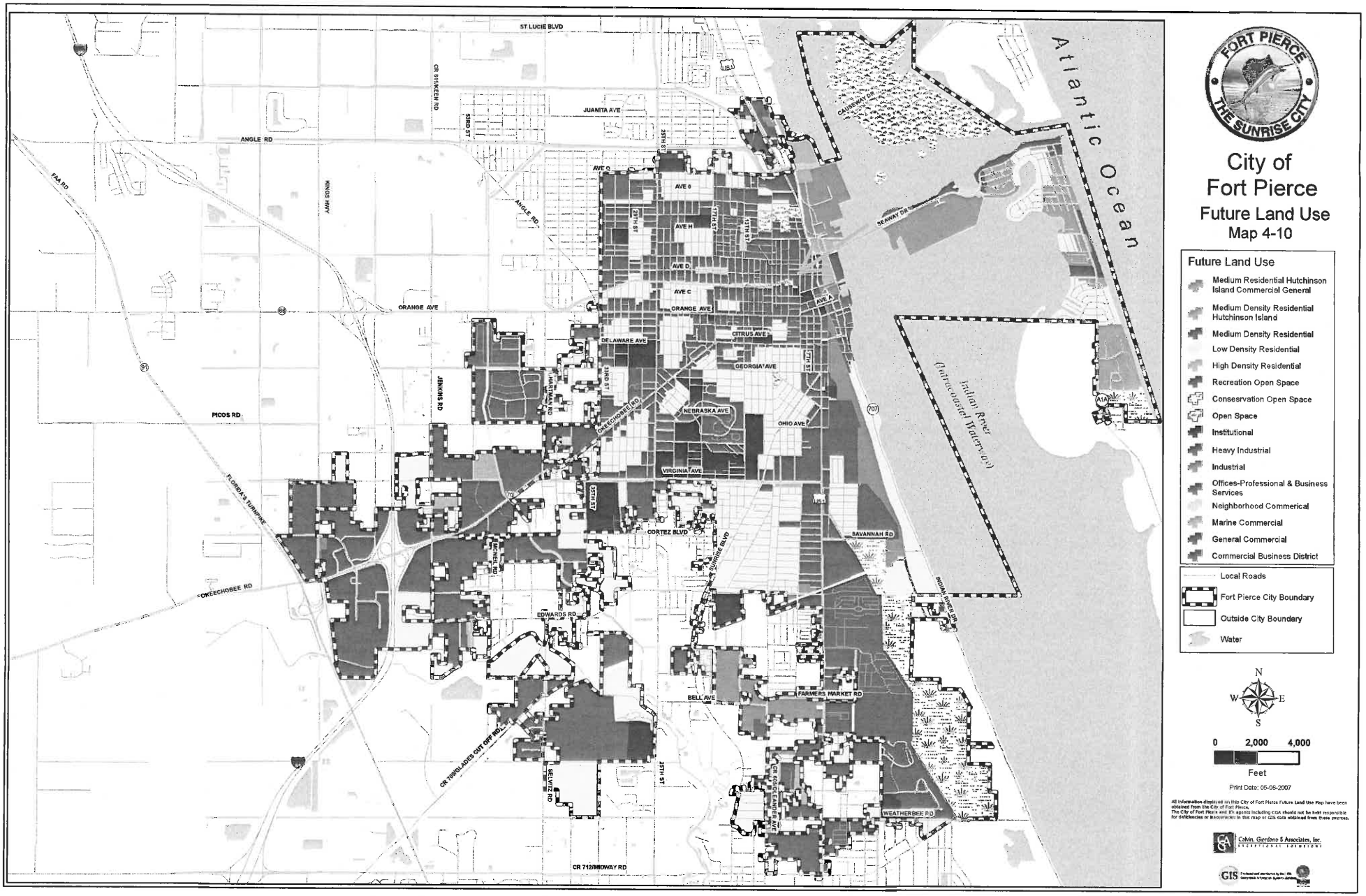
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FLU Map within Published Comprehensive Plan

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



2007 Comprehensive Plan



City of Fort Pierce

Future Land Use

Map 4-10

Future Land Use

- Medium Residential Hutchinson Island Commercial General
- Medium Density Residential Hutchinson Island
- Medium Density Residential
- Low Density Residential
- High Density Residential
- Recreation Open Space
- Consesrvation Open Space
- Open Space
- Institutional
- Heavy Industrial
- Industrial
- Offices-Professional & Business Services
- Neighborhood Commerical
- Marine Commercial
- General Commercial
- Commercial Business District

- Local Roads
- Fort Pierce City Boundary
- Outside City Boundary
- Water

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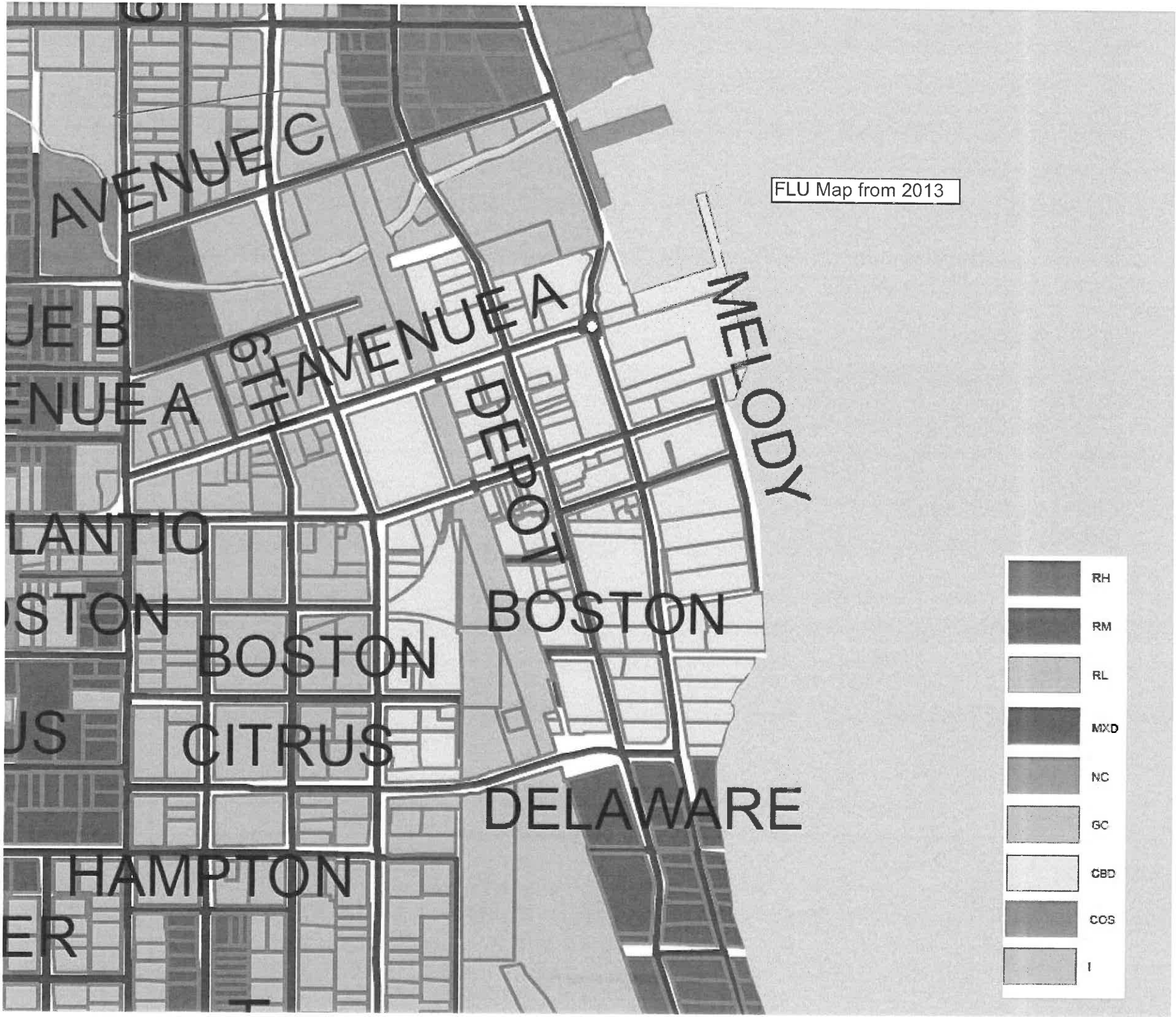
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Feet

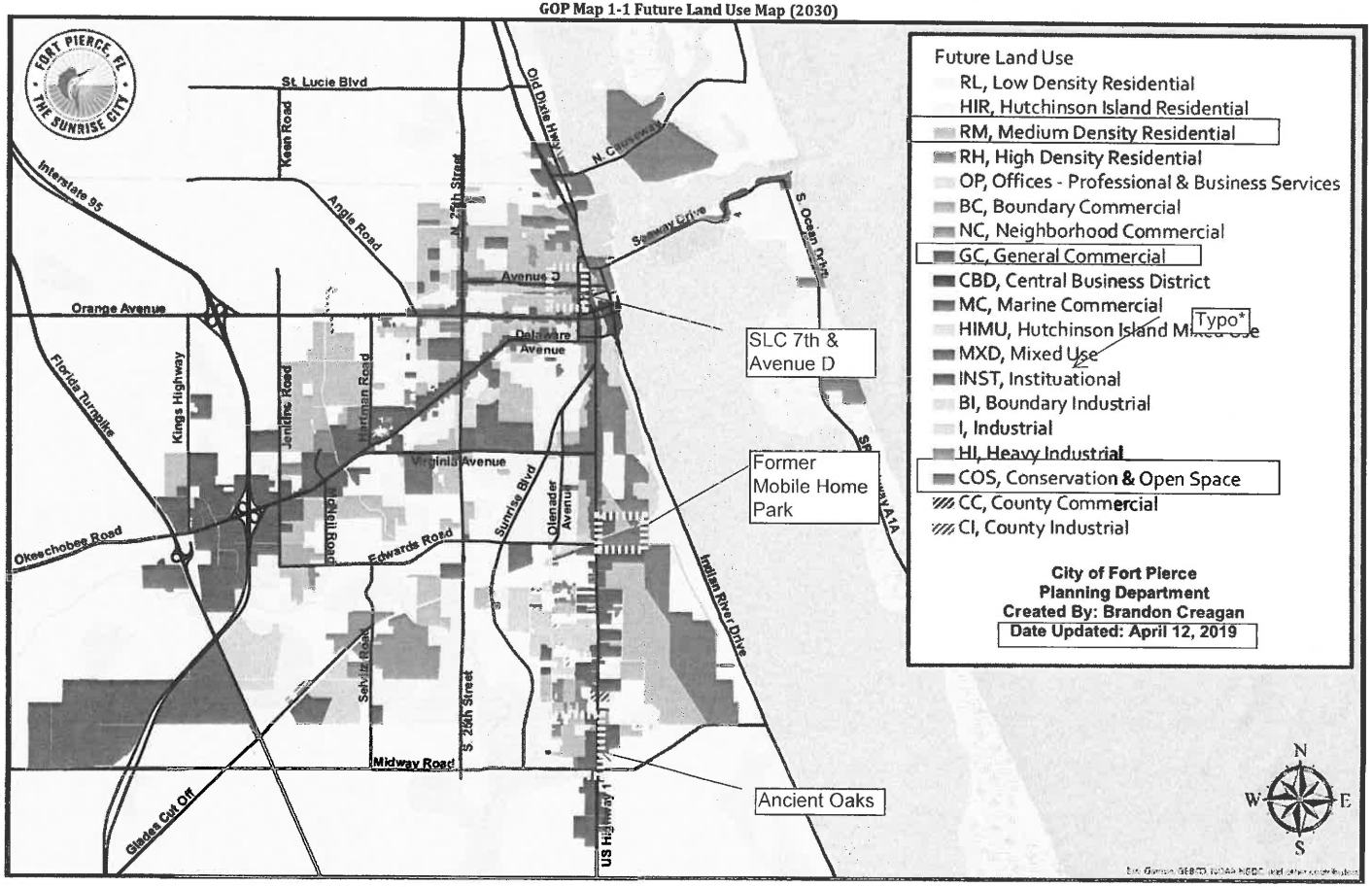
Print Date: 05-05-2007

All information displayed on this City of Fort Pierce Future Land Use Map have been obtained from the City of Fort Pierce.
The City of Fort Pierce and it's agents including CGA should not be held responsible for deficiencies or inaccuracies in this map or GIS data obtained from these sources.

Cahin, Giordano & Associates, Inc.


FLU Map from 2013
AVENUE C
AVENUE A
MELODY
DEPOT
BOSTON
BOSTON
CITRUS
DELAWARE
HAMPTON
RH
RM
RL
MXD
NC
GC
CBD
COS
I

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



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

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

SUBJECT: Proposed Evaluation & Appraisal Review Amendment

BOARD DATE: March 16, 2020

TEXT AMENDMENT
Comprehensive Plan - 2019 EAR Amendment

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

S&ME has reviewed the entire Comprehensive Plan and determined, based on changes in State Statutes, which Goals, Objectives, and Policies required revisions in order to be compliant with the Community Planning Act (aka Growth Management Act). In addition, the EAR amendment has incorporated development and redevelopment strategies into the Coastal Management Element to reduce flood risks in coastal areas and encourage use of strategies that will result in the removal of coastal property from FEMA flood zone designations. To this end, they have also created coastal flood maps to supplement and guide the strategies in the Element. Finally, as part of this amendment, S&ME has reviewed all interagency hazard mitigation reports that include recommendation s for amendments to the Comprehensive Plan.

Planning Board:

The Planning Board acting as the Local Planning Agency at their meeting on August 13, 2019 voted 5-0 to recommend approval of the request as presented.

Recommendation:

As the City of Fort Pierce is out of compliance with the Comprehensive Plan Evaluation and Appraisal Review (EAR) process, Staff recommends that the City Commission **APPROVE** the adoption of the document to the Florida Department of Economic Opportunity for their final review.

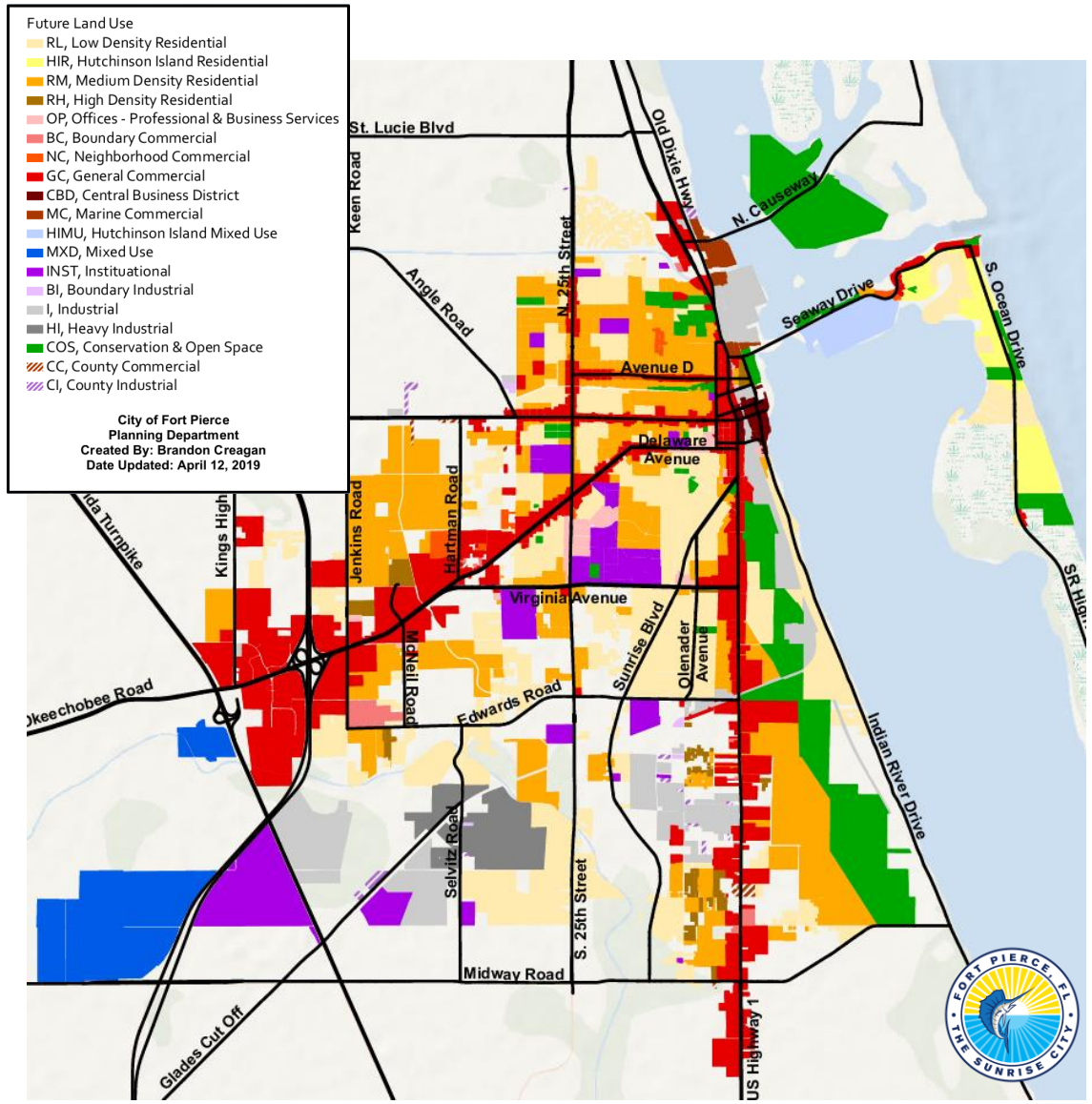
EAR-BASED AMENDMENTS

CITY COMMISSION

Transmittal Hearing
August 19, 2019

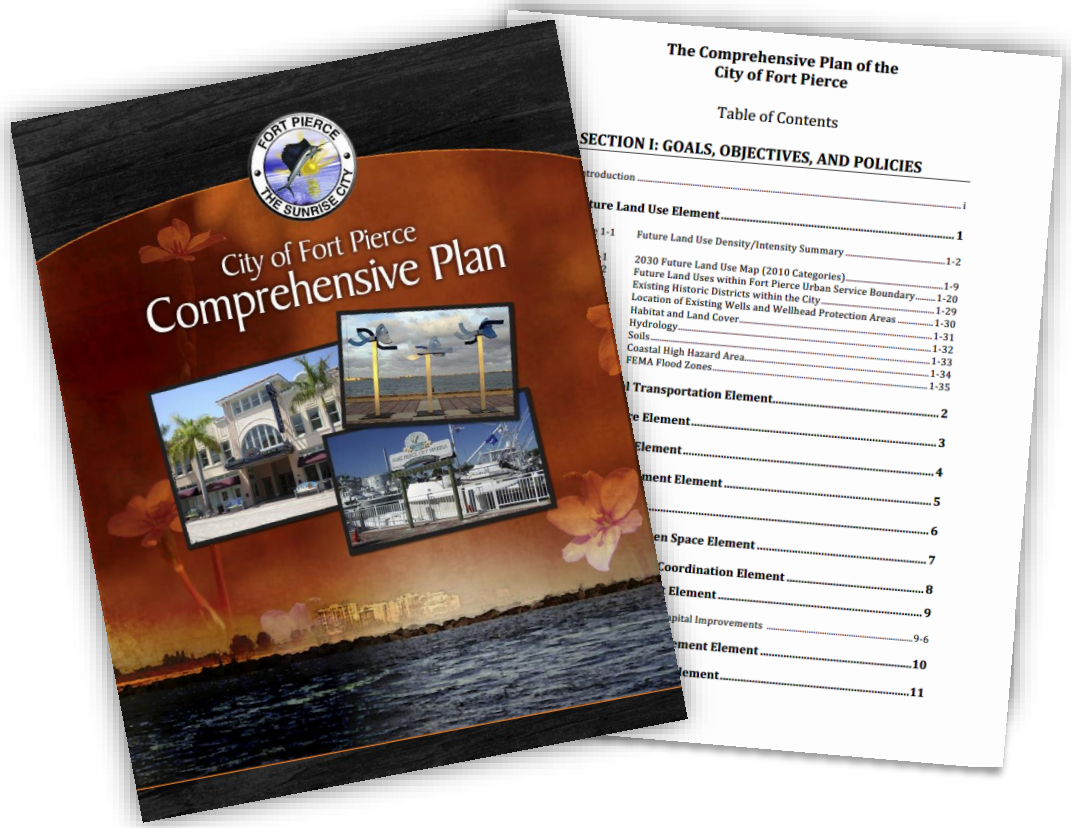
AGENDA

- Purpose
- Matrix of Proposed Changes
- Recent Growth Management Legislation
- Highlights of Proposed Amendments
- Coastal Mapping



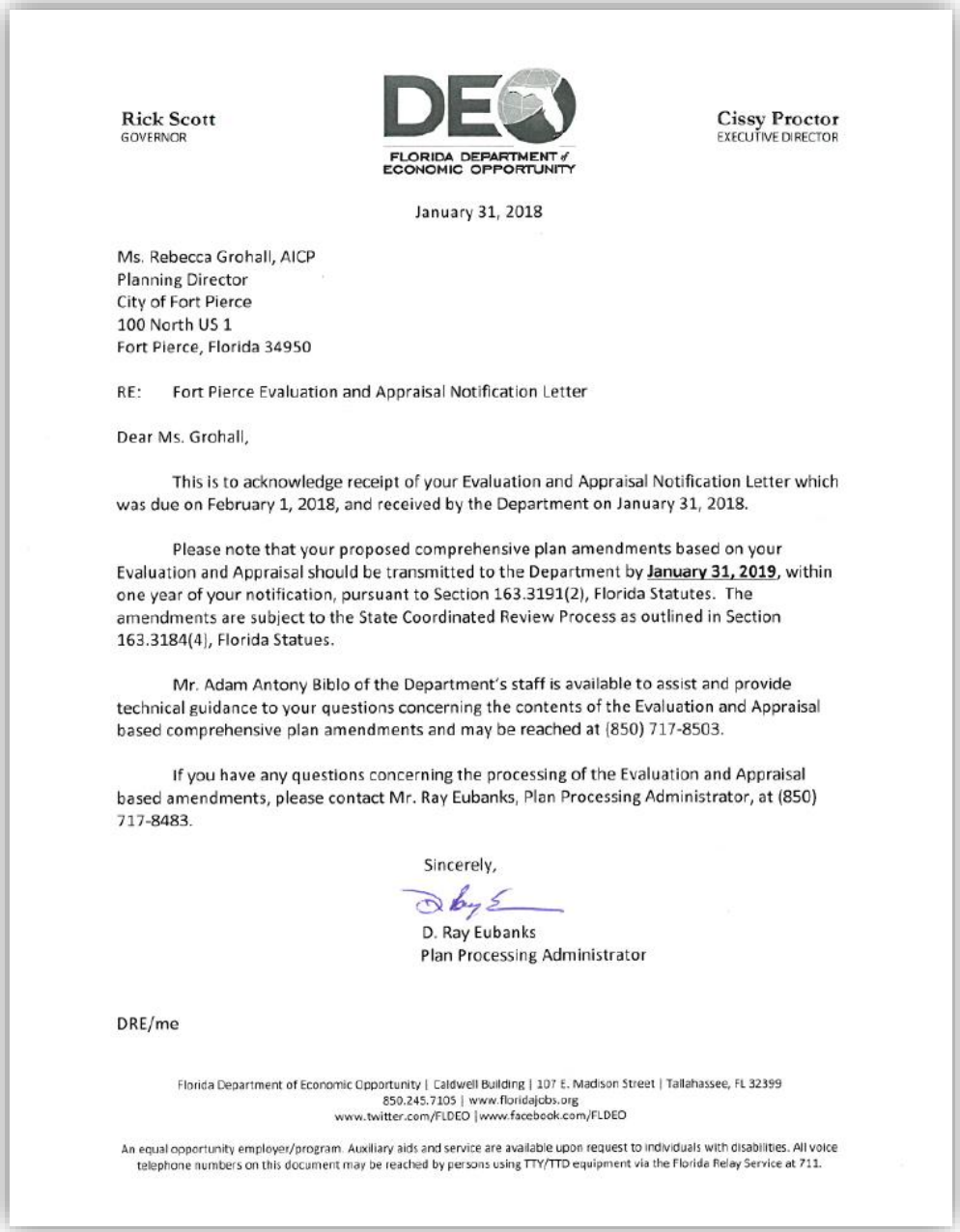
FT. PIERCE COMP PLAN

- Elements:
  - Future Land Use
  - Transportation
  - Infrastructure
  - Conservation
  - Coastal Management
  - Housing
  - Recreation and Open Space
  - Intergovernmental Coordination
  - Capital Improvements
  - Public Facilities Management
  - Public Schools Facilities



PURPOSE

- Section 163.3191, Florida Statutes:
  - Requires a review and evaluation of the comp plan every 7 years
  - Used to include a long report and a full update of the plan
  - Now requires a letter notifying the state of whether the City needs to make changes or not
  - City's letter submitted on 1/31/18
  - Amendments due **1/31/19**



Rick Scott
GOVERNOR

DEO
FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

January 31, 2018

Ms. Rebecca Grohall, AICP
Planning Director
City of Fort Pierce
100 North US 1
Fort Pierce, Florida 34950

RE: Fort Pierce Evaluation and Appraisal Notification Letter

Dear Ms. Grohall,

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on February 1, 2018, and received by the Department on January 31, 2018.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **January 31, 2019**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statues.

Mr. Adam Antony Biblo of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8503.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

MATRIX OF PROPOSED CHANGES

- Outlines changes in statutes since the last EAR (2011)
- S&ME's recommended changes
- Staff responses



MATRIX OF PROPOSED CHANGES

Years	Section	Title	Description	Proposed Action	City Response
General Comments		Change of agency name	Change 'Department of Community Affairs' to 'Department of Economic Opportunity'	Change: Page 2-1, 2.1.3 Policy. Page 11-4, 11.1.3.1 (a). Page 8-9, agency table. Page 8-9, agency table.	YES
		Remove rule reference	Remove reference to Rule 9J-5 and 9J-11	Page I, Page 1-11. Page 11-12. Page 11-14. Page 11-18.	YES
		Update of Statute References	Update specific statute sections referenced in the plan.	Update specific statute sections referenced in the plan.	YES
2016-2018	Sections 163.3246 (11), (12), and (14)		Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Delete: ", development of regional impact" from Policy 11.1.1.4, Page 11-2. Delete: "developments of regional imact" Policy 11.1.1.7, Page 11-3. Delete: "developments of regional impact" from number 16, Page 11-32.	YES
2015	Section 163.3178	Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)	· Adds a requirement that the redevelopment component of the Coastal Management Element must: · Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. · Encourage removal of coastal real property from FEMA flood zone designations. · Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. · Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. · Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.	ADD: 1) New Policy 5.2.14 "As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise." Page 5-5, after Paragraph 6. 2) "Construction seaward of the coastal construction control line shall to be consistent with chapter 161 of the Florida Statutes." to Policy 5.6.6, Page 5-11, Paragraph 7.	YES
	Section 163.3177(6)(c)4	Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida)	· Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation.· The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.	Requires the City to cooperate with any local government utility provider within its jurisdiction. Please confirm that no other water provider supplies water within the City of Fort Pierce.	CONFIRMED FOR WATER PROVIDERS
	Section 163.3202(1)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	· Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and	Add a policy to the FLUE requiring the city to ensure consistency between the updated	YES

RECENT LEGISLATION

- Changes to Chapter 163, F.S.
  - Community Planning Act 2011
    - Removed transportation, parks and school concurrency
    - EAR Process changed
    - CIPs annual update but outside of the plan amendment process
    - Repealed Rules 9J-5 and 9J-11, FAC
    - Establish Expedited/State Coordinated Review Processes
  - 2013
    - Alternatives to transportation concurrency
    - Local Manufacturing Development Program (optional)
  - 2014
    - Fuel Terminal use pre-emption

RECENT LEGISLATION

- Changes to Chapter 163, F.S.
  - 2015
    - Peril of Flood
    - Sea Level Rise and Flood Risks
    - National Flood Insurance Community Rating System encouraged
  - 2016
    - DRI sized projects require state coordinated review
  - 2018
    - Minor changes (definitions and editorial changes)

HIGHLIGHTS OF PROPOSED CHANGES

- General Changes
  - Removed References to Rules 9J-5 & 9J-11 FAC
  - Updated Timeframes and Dates
  - Ensured Cumulative Changes are Incorporated
  - Updated Statute References
  - Consistency with Florida Statutes



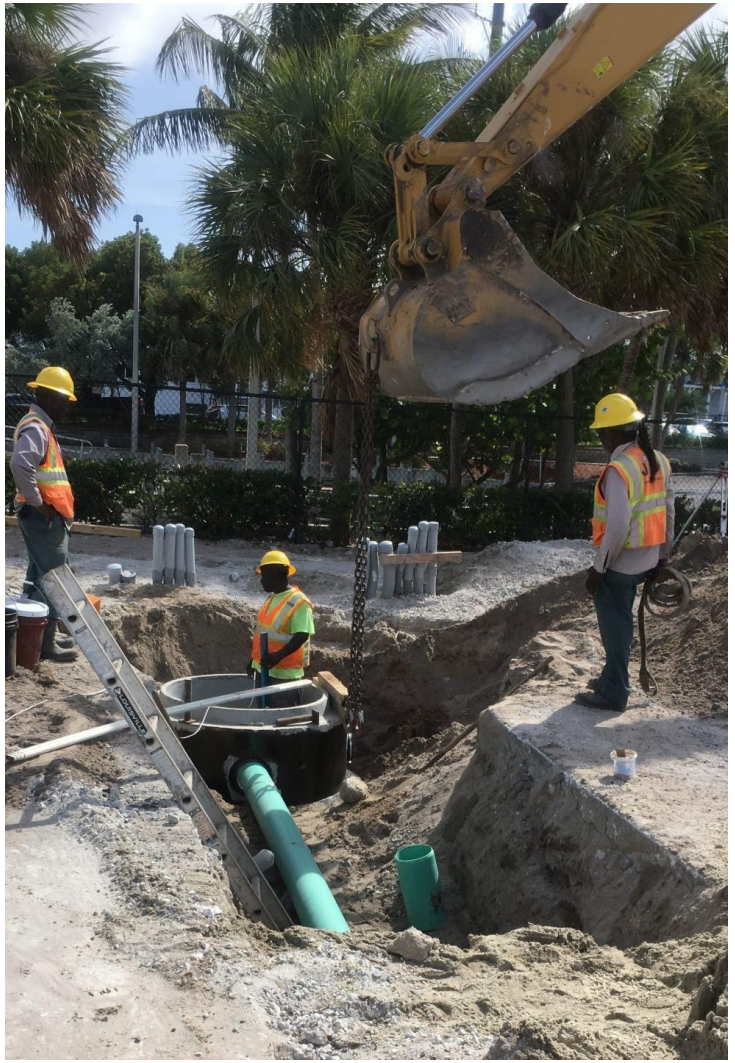
HIGHLIGHTS OF PROPOSED CHANGES

- Future Land Use Element
  - Fuel Terminal Uses
  - Incorporated Adopted FLUM
  - Updated Timeframes and Dates
  - Ensured Cumulative Changes are Incorporated
- Transportation Element
  - Confirmed Use of Transportation Concurrency
  - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Infrastructure Element
  - Ensure Coordination Occurs with FPUA
  - Updated Master Plan Status
  - Updated Capacity Analysis Policy
- Conservation Element
  - Removed Obsolete Policies
  - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Coastal Management Element
  - Peril of Flood
    - Ensure Development Occurs outside of the Coastal Construction Control Line (CCCL)
    - Reduction of Flood Risks on Redevelopment Sites
    - Ensure Consistency with the Local Mitigation Strategy
    - Continue Participation in the NFIP Community Rating System
    - Encourage Removal of Properties from a Flood Zone
    - Coastal Resiliency Adaption Area Action Planning



HIGHLIGHTS OF PROPOSED CHANGES

- Housing Element
  - Removal of Outdated Policy
- Recreation and Open Space Element
  - Updated LOS Standards
  - Removal of Outdated Policy
- Intergovernmental Coordination Element
  - Removed Obsolete Language
  - Updated or Removed Timeframes



HIGHLIGHTS OF PROPOSED CHANGES

- Capital Improvements Element
  - Removed Financial Feasible Language
  - Updated Timeframes
  - Removed CIS Table from Text of Policy
  - Added CIS Table as a Standalone Document
  - Adopt CIS and Submit to DEO Separately
- Public Facilities Element
  - Updated LOS by Timeframes
  - Updated Statute References



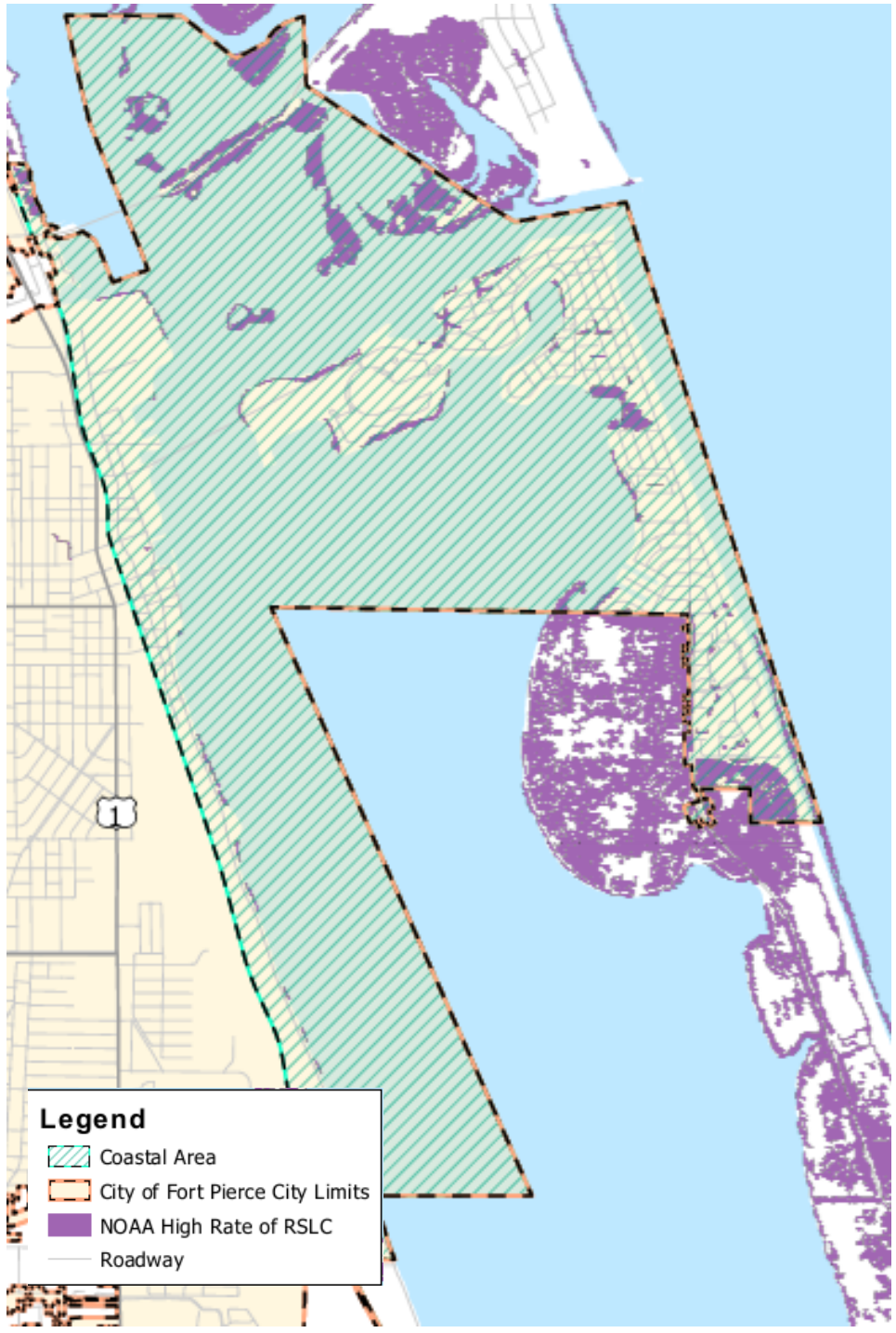
HIGHLIGHTS OF PROPOSED CHANGES

- Public Schools Facilities Element
  - Removed Rule 9J-5 References
  - Updated Statute References
  - Removed Financial Feasibility Requirement



COASTAL MAPPING

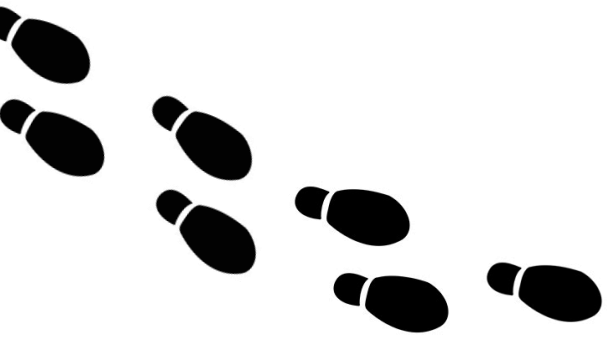
- Updated the CHHA
- Existing Land Use with Coastal Area
- FEMA Flood Zones in Coastal Area
- Surge Zones Map
- Future Land Use within Coastal Area

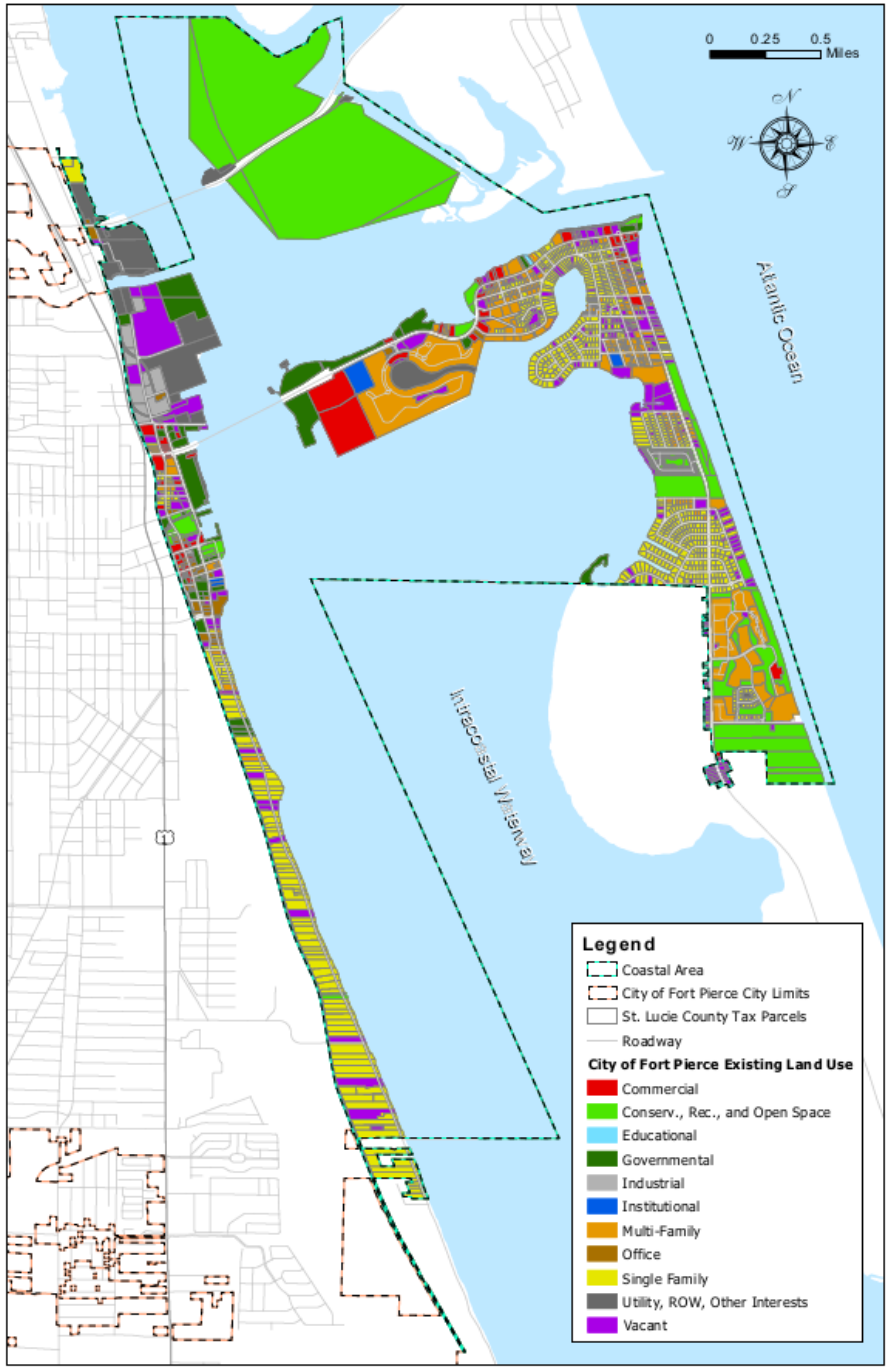


Worst Case Scenario Sea Level Rise (2050)

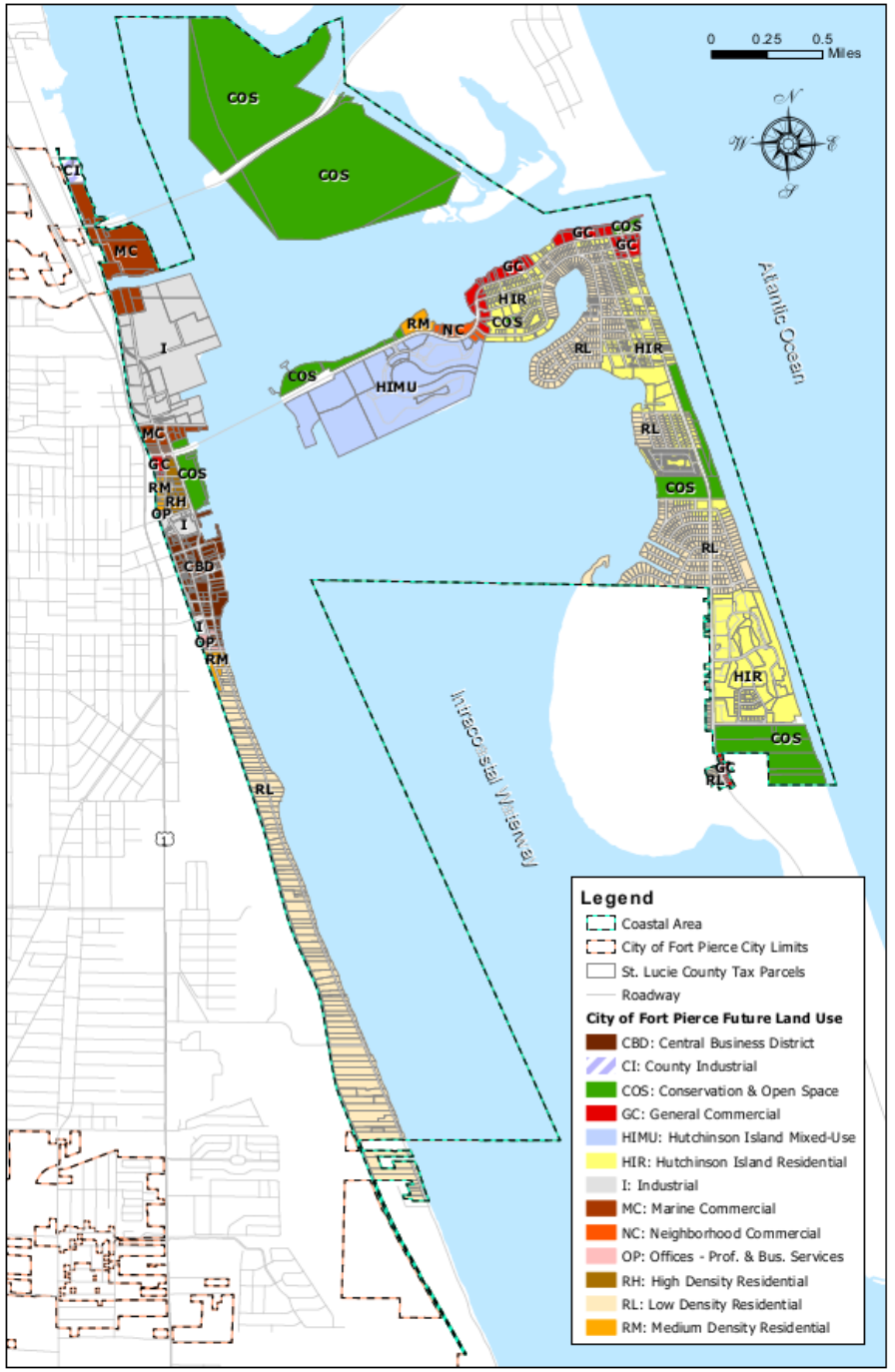
NEXT STEPS

- 10 Days to Transmit Amendments to DEO
- DEO – State Coordinated Review
  - 60 days for Agency Review
  - Respond to Objections, Recommendations, and Comments (ORC) report
- City Commission Adoption Hearing in November (TBD)

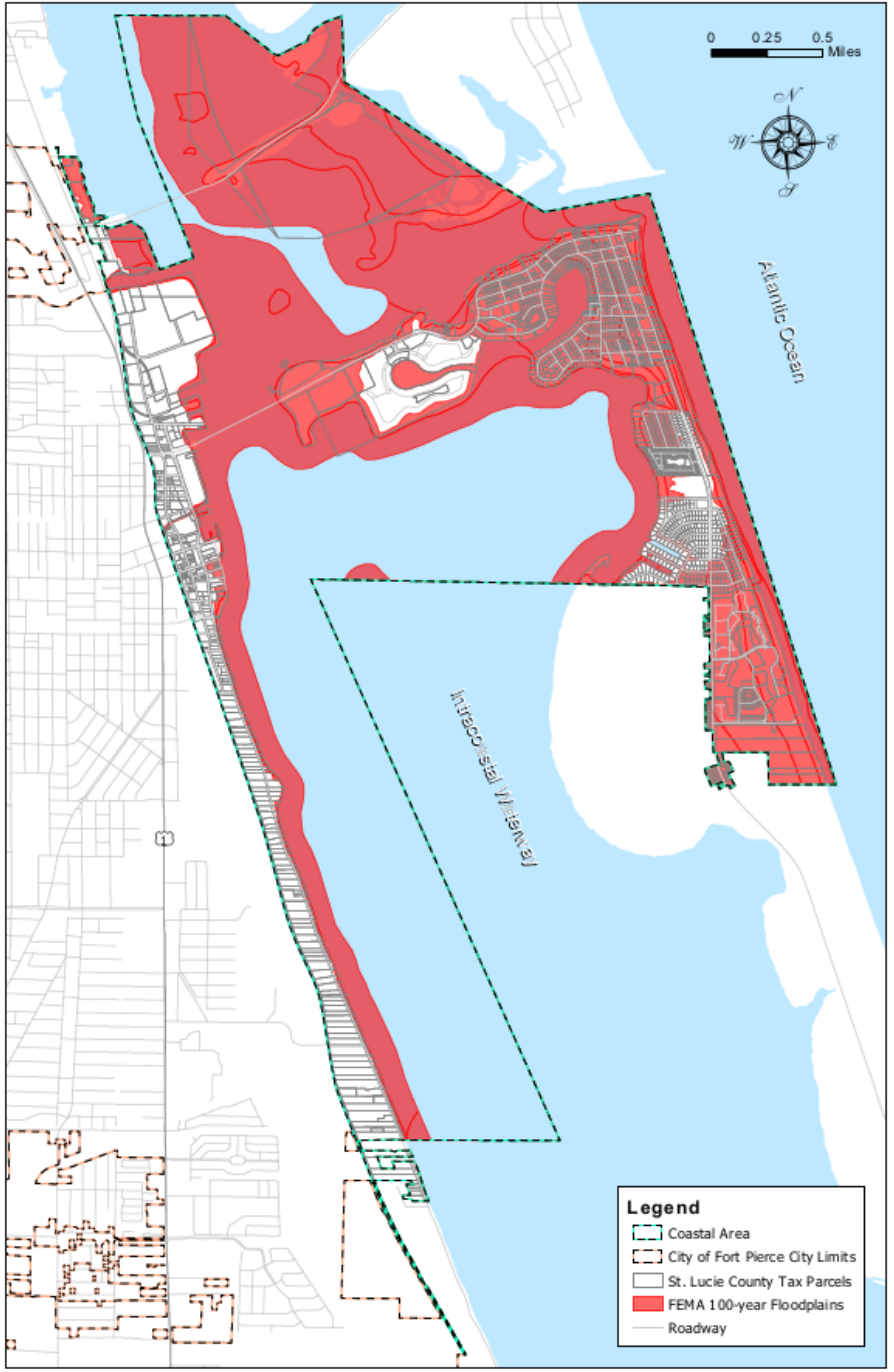




Existing Land Use Within the Coastal Area

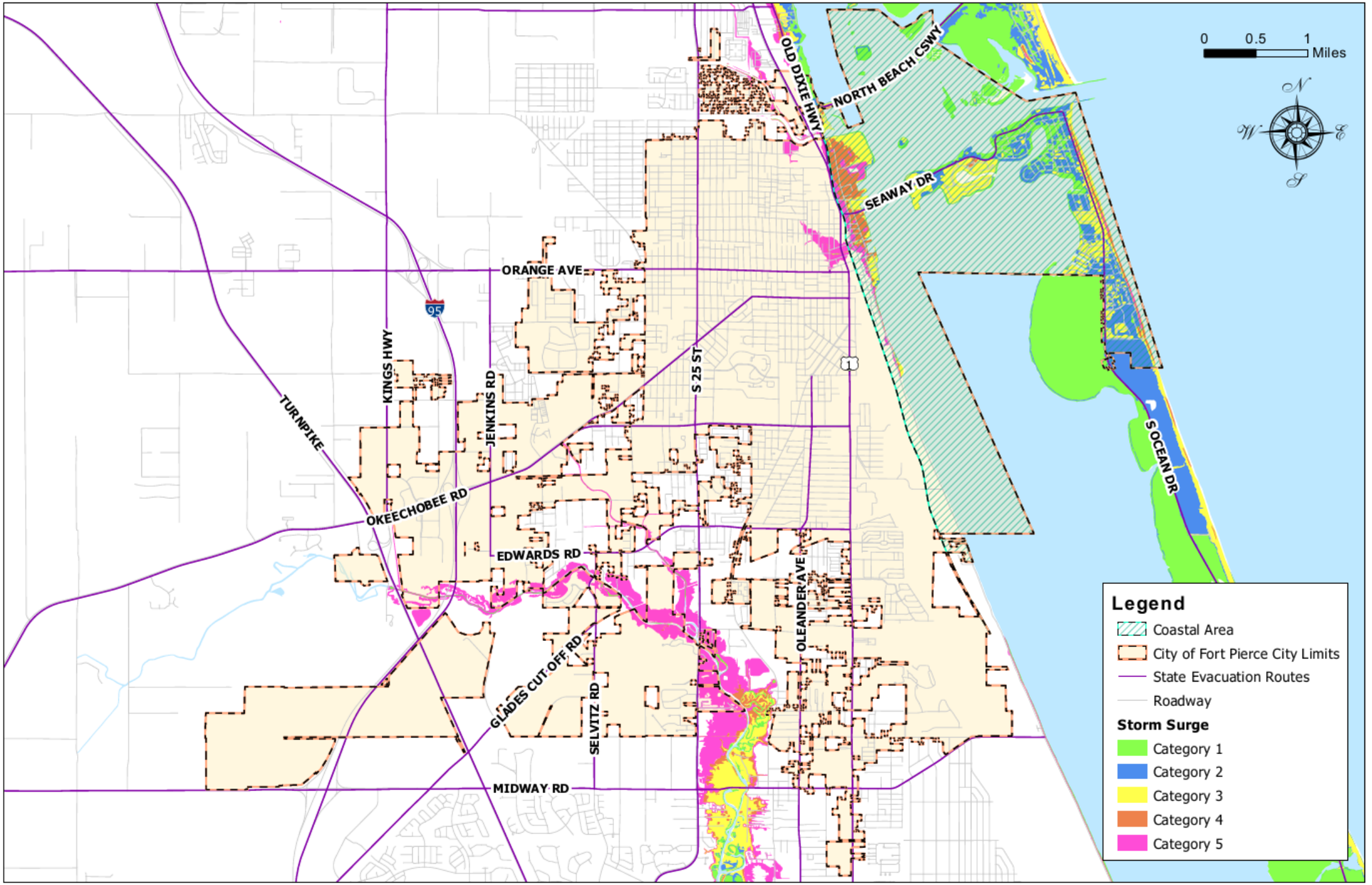


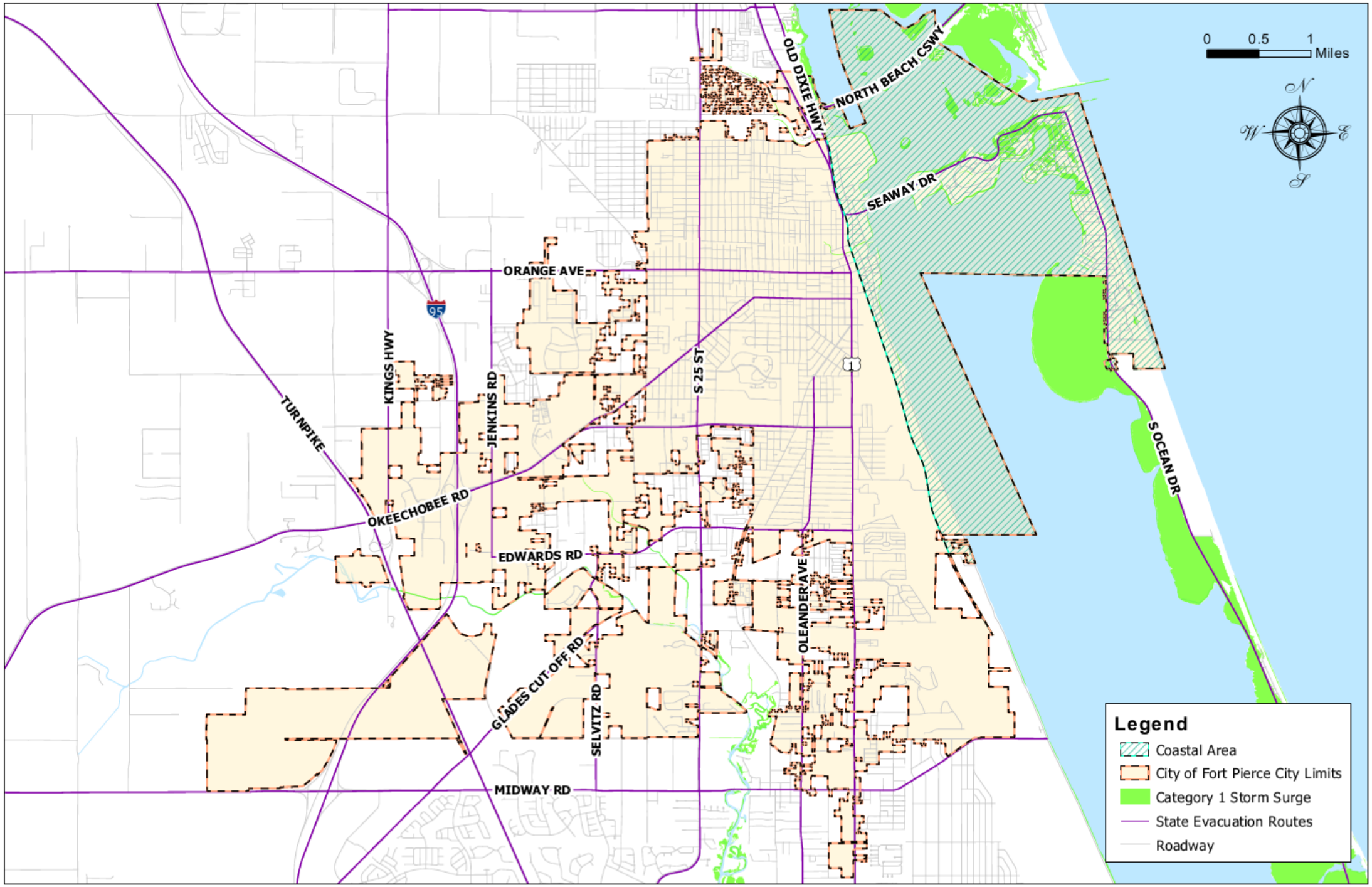
Future Land Use Within the Coastal Area



FEMA 100-year Floodplains Within the Coastal Area

Hurricane Surge Zones & Evacuation Routes





Hurricane Surge Zone & Evacuation Routes



City of Fort Pierce
Comprehensive Plan

ADOPTION DRAFT

Prepared In Collaboration With

July 2019

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INTRODUCTION

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

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

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

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

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

STATEMENT OF LEGISLATIVE INTENT

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

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

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

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

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

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

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

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

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

FUTURE LAND USES

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

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

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

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

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

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

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

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

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

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

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

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

A. Residential

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

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

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

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

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

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

B. Commercial

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

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

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

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

- Compact and intensive development pattern on a pedestrian scale;

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

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

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

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

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

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

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

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

C. Institutional

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

D. Industrial

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

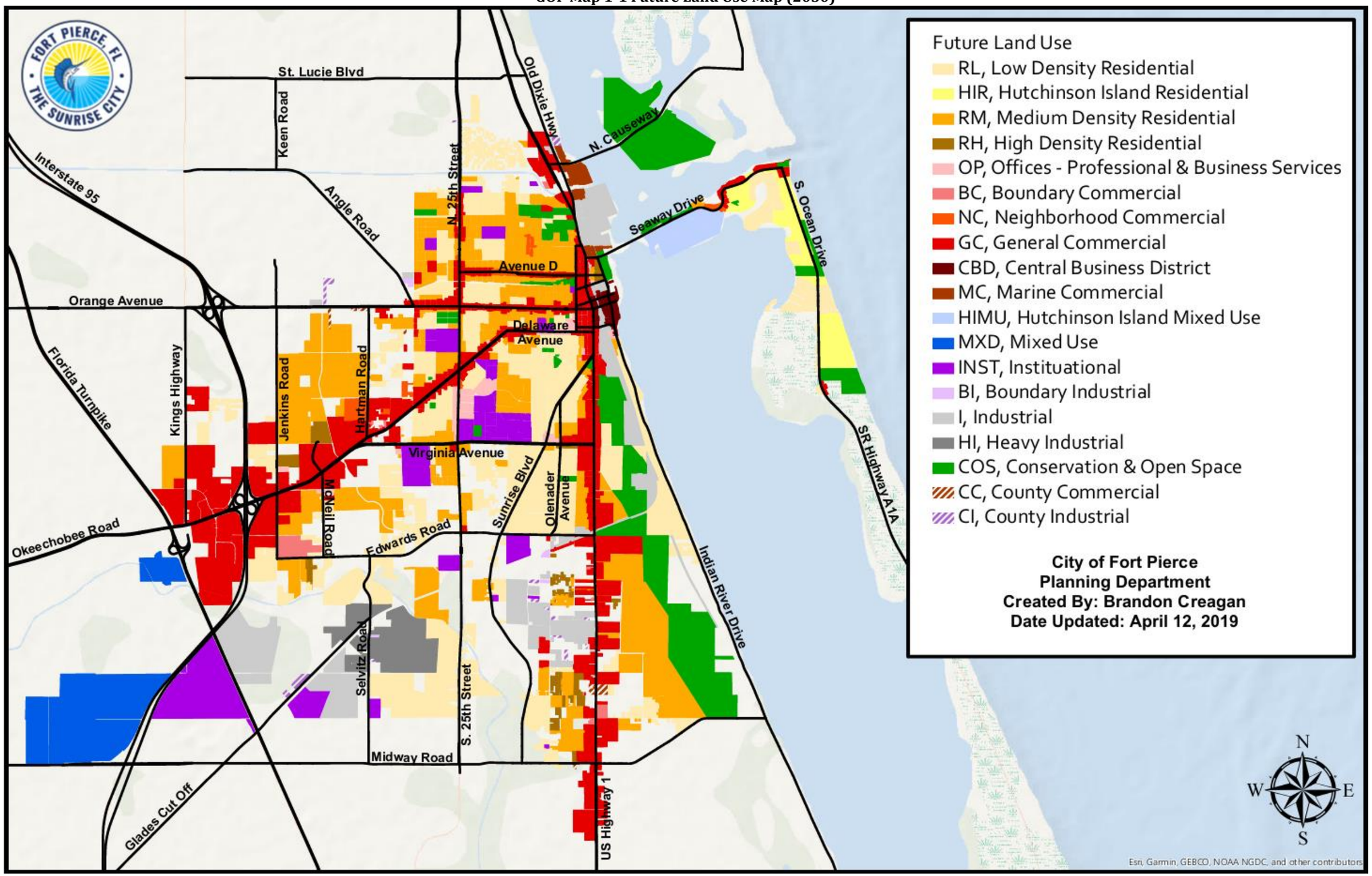
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.2 Objective:

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

1.2.1 Policy:

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

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

1.2.2 Policy:

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

1.3 Objective:

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

1.3.1 Policy:

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

1.3.2 Policy:

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

LAND USE AND TRANSPORTATION

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

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

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

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

TRAFFIC CIRCULATION

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

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

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

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

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

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

CONCURRENCY

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

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

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

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

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

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

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

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

COMMUNITY AND DOWNTOWN REDEVELOPMENT

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD PLANNING

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

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

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

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

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

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

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

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

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

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

ANNEXATION

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

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

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

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

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

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

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

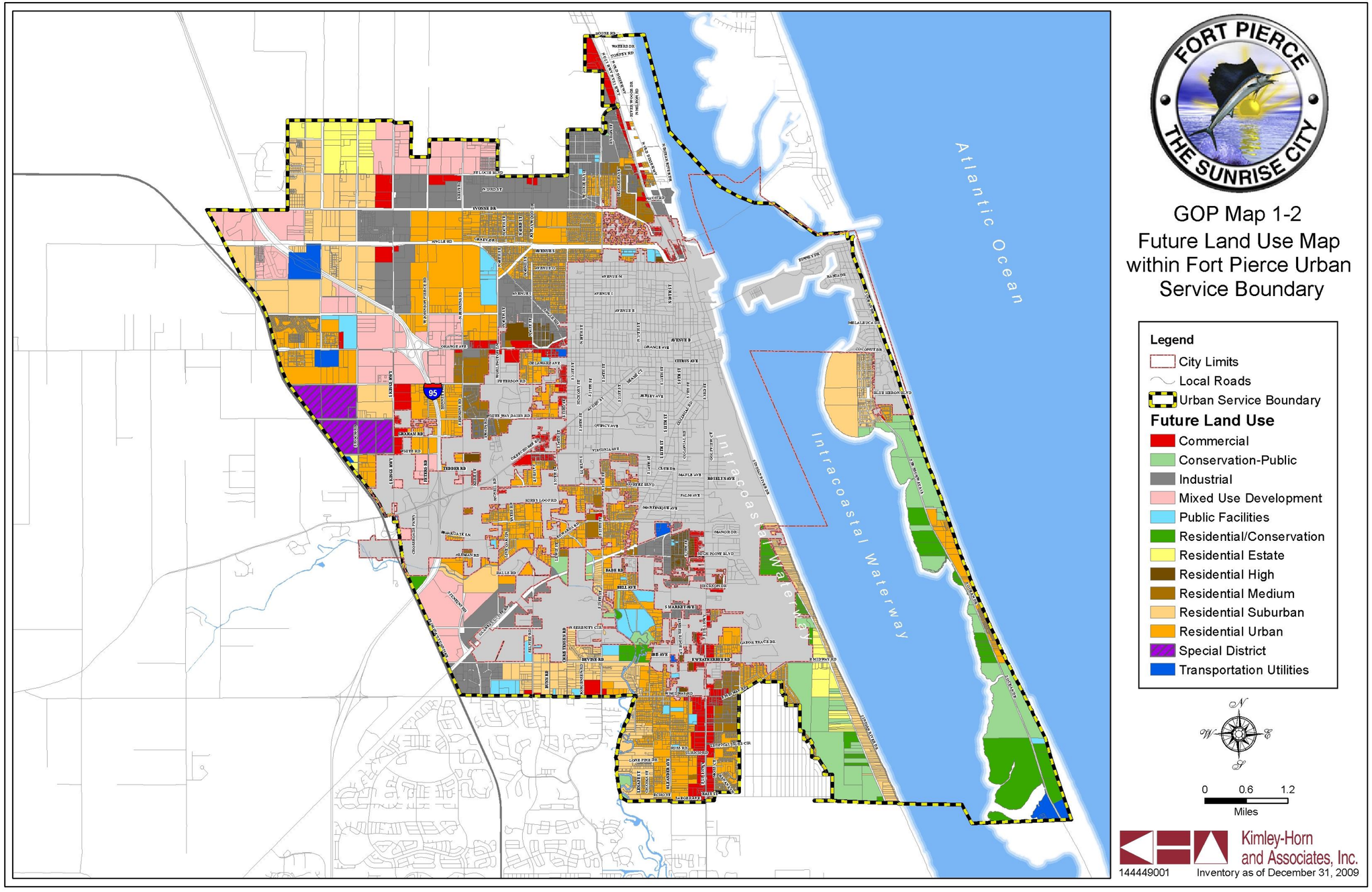
1.11.6 Policy:
The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

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

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

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

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



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

Legend

- City Limits
- Local Roads
- Urban Service Boundary

Future Land Use

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

N W E S

0 0.6 1.2
Miles

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

SCHOOL SITING

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

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

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

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

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

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

HAZARD MITIGATION

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

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

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

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

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

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

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

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

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

HISTORIC PRESERVATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NATURAL RESOURCE PROTECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

POTABLE WATER SUPPLY PROTECTION

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

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

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

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

FLOOD PROTECTION

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

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

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

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

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

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

SPOIL SITES

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

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

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

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

ENERGY EFFICIENCY AND CONSERVATION

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

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

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

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

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

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

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

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

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

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

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

2.1 Objective:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all transportation improvements as opportunities to improve

safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP for these areas, as needed. The City shall also coordinate with related agencies

having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:

The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:

The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:

The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:

ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:

Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:

The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:

The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:

The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc.

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City.

2.13.8 Policy:
The City shall implement a Bicycle Facilities Improvement Program" (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:
The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:
The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and

by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:

The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

3.10 Objective:

Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:

The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:

The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:

The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:
The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:
Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:
The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:
The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future Water and Sewer Master Plans.

3.14.4 Policy:
The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:
Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:
The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy
The City shall coordinate with the Fort Pierce Utilities Authority to establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.17 Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 20% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:

The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:

The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:

The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:

Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:

The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:

The City will continue to implement recommendations as proposed in the Water Supply Plan.

4.2.7 Policy:

The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8 Policy:

The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9 Policy:

The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:
Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:
When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:
All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:
The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:
The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:
Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:
The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:
Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:
The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and

4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on

the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;

2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas during the nesting season;

3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall continue enforcing the provisions in the Land Development Regulations that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;

2. Require proper use of turbidity screens during construction activities;
3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:

Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:

The City shall adopt a Master Stormwater Management Plan that will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:

The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:

As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:

The City shall give priority to water-dependent uses.

5.3.1 Policy:

When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy

The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordinate with St. Lucie County in implementing the 2017 update to the Port of Ft. Pierce Master Plan. The plan provides general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and
11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce Land Development Regulations restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy.

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard

mitigation annex of the Local Peacetime Emergency Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:
The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private

conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

5.11.1 Policy:
The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 Objective:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:

The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

6.2.9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur.

6.3.3 Policy:

The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION & OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;
3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;

4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:

The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:

Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

7.3.1 Policy:

The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

7.3.2 Policy:

The City of Fort Pierce shall develop a Parks and Recreation Master Plan to do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

7.3.3 Policy:

The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:

Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:

The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:

The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be

accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or

similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access

- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every December, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements

derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the capital projects that support the projected growth outline in the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation

Mitigation shall be directed to projects on the St. Lucie County School Board's 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN.

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not support a Comprehensive Plan

amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan.

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

   1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

   2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

   3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

   4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

   5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

   6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

   Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

   1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities**" - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.



City of Fort Pierce
Comprehensive Plan

ADOPTION DRAFT

Prepared In Collaboration With

July 2019

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INTRODUCTION

Under State law, the local government comprehensive plan is the ultimate regulatory authority governing all land development activities. The City Fort Pierce adopted their first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long range vision of the City. The City updated the plan again in 2010 and 2019. The 2019 update was done to reflect changes in Florida statutes and to update time specific goals and policies.

The State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation ActComprehensive planning in Florida began in the 1970s and was codified in the 1985 Growth Management Act. The Act substantially increased the requirements for comprehensive plans, and mandated that local governments adopt land development regulations to implement the policies of the Comprehensive Plan. In 2011 the Community Planning Act was adopted, which substantially changed the requirements for comprehensive planning in Florida. The Act is implemented primarily through Rules 9J-5 and 9J-11 of the Florida Administrative Code.

These laws Chapter 163 mandates that local governments must maintain a long-range, comprehensive planning program that functions as a continuous and ongoing process, rather than a one-time report. Pursuant to Rule Chapter 73C-49, Florida Administrative CodeAs part of this ongoing process, at least every seven years each local government is required to periodically evaluate the need to amend its Comprehensive Plan to reflect changes in state requirements since the last comprehensive plan was updatedby researching and writing an Evaluation and Appraisal Report (EAR) on a schedule that repeats every seven years. The EAR functions as an audit of the successes and shortcomings of the Comprehensive Plan, and provides the opportunity to identify amendments needed to address them. In 2019201**0**, the City performed such evaluation adopted the required EAR of its Comprehensive Plan which was followed by the EAR-based amendments to update the plan accordingly. The EAR based amendments generally include updates to the Comprehensive Plan necessary to reflect changes in local circumstances, address identified major issues, or address changes in state law.

In response to several natural disasters that have affected Florida, the Florida Division of Emergency Management created the Local Mitigation Strategy (LMS) program. The St. Lucie County LMS, originally adopted in 2010, is a multi-jurisdictional all hazards mitigation plan that includes vulnerabilities and a risk assessment. The City of Fort Pierce adopted the St. Lucie County LMS in 2011. The LMS is reviewed annually and comprehensively updated every five years. The City continues to coordinate its comprehensive plan updates with the current St. Lucie County LMS.

The Comprehensive Plan contained herein is consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law. The Comprehensive Plan is organized into 11 Elements (chapters). TheAn updated Data, Inventory, and Analysis (DIA) section which provides the supporting data and information used as the foundation for the Goals, Objectives, and Policies (GOPs) was prepared for each Element. The DIA for each Element of the Comprehensive Plan is not formally adopted by the City Commission. Each Element addresses an important aspect of land development and growth in Fort Pierce including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements. The Future Land Use Element contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Regulations must be consistent with the

FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The intent of the GOPs contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations can be developed. The City's Land Development Regulations which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Commission of the City of Fort Pierce with regard to the Comprehensive Plan. It is applicable to the City of Fort Pierce Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.

2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Fort Pierce.

3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan provides overall guidance for the specific implementation mechanisms that are contained in the City of Fort Pierce's Land Development Code (LDC).

4. The primary intention of the Plan is to protect the public health, safety and welfare. In the event of a conflicting provision between the Comprehensive Plan and the Land Development Code, the provisions of the Comprehensive Plan will prevail.

5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Fort Pierce to the extent that the objective or policy specifies implementation.

6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 1

The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

FUTURE LAND USES

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, stimulate tourism and the local economy, and are compatible with its small-town character.

1.1.1 Policy:
Land use shall be regulated by the adopted Future Land Use Map. (GOP Map 1-1).

1.1.2 Policy:
Gross site density and intensity of the individual Future Land Use designations depicted under Policy 1.1.1 are described in GOP Table 1-1. Within each Future Land Use Category one or more zoning districts may be permitted as set forth in the Land Development Regulations, provided that the density or intensity authorizations of the particular zoning district does not exceed general limitations set forth in GOP Table 1-1.

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (CO)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City will ensure consistency between the updated Comprehensive Plan and the Land Development Regulations.

1.1.5 Policy:
The City will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section 163.3206, Florida Statutes (F.S.).

1.1.64 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to

serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;

- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Offices – Professional and Business Services (OP): The CO designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-

intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

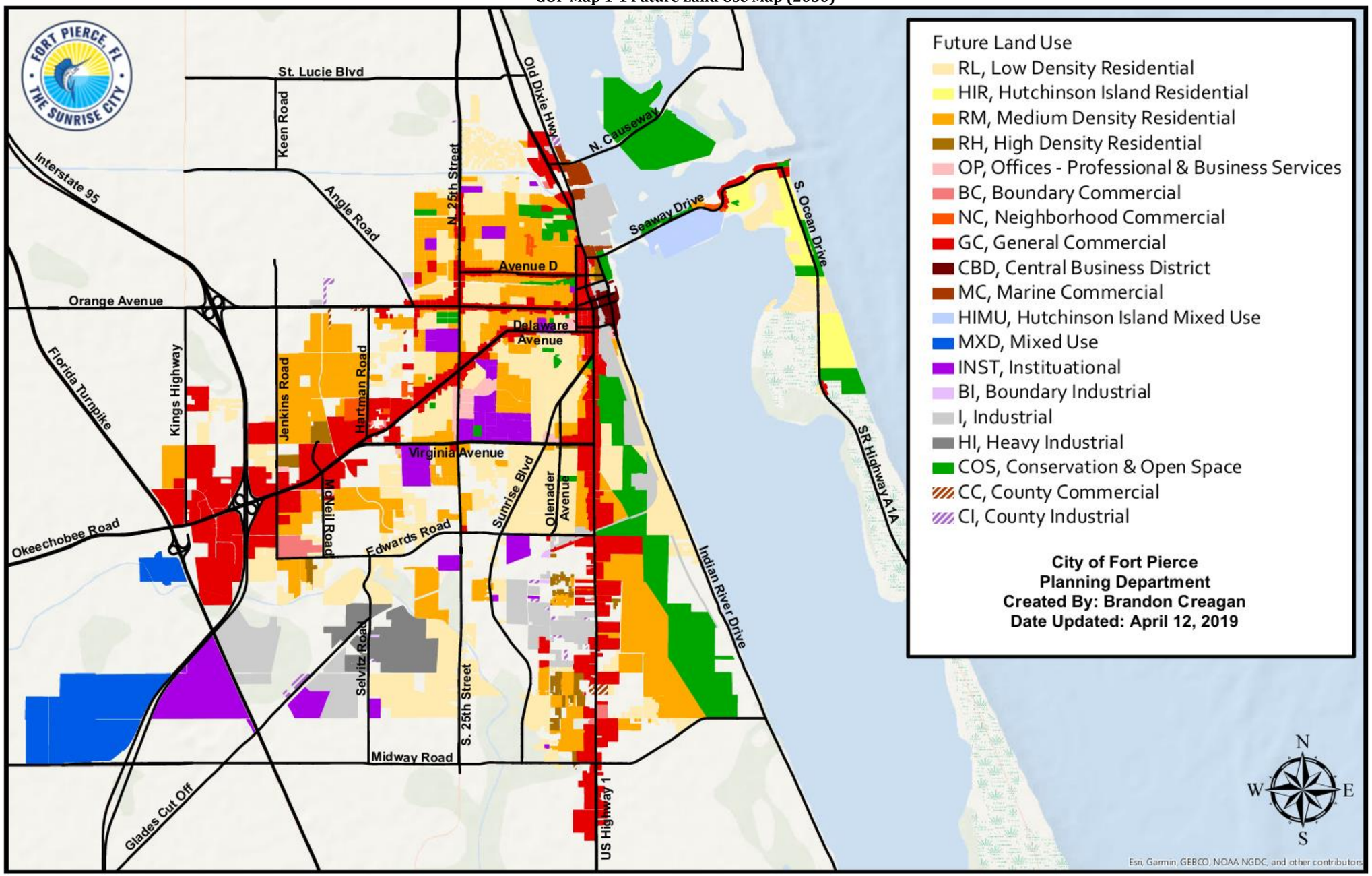
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (CO): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 Future Land Use Map (2030)



1.1.75 Policy:
The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.86 Policy:
The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

1. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;

2. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;

3. Affordable housing developments shall include a variety of housing types.

1.1.97 Policy:
The City will allow density bonuses~~,~~ if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit. Such contributions shall include park land dedication or park facilities, infrastructure and transportation facilities, beach access and fishing piers. In establishing the value of the facilities and the appropriate density bonus, the following will be considered:

i. hard costs - all material and labor costs for the construction of the facility
ii. soft costs - fees and costs required for the design of the facility
iii. land costs - land to be transferred to the City or other public agency associated with the facility

1.1.108 Policy:
Density bonuses are not permitted in the coastal high hazard area, or environmentally sensitive areas.

1.1.119 Policy:
Uses which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions, or industrial traffic shall provide adequate buffering when located adjacent to or in close proximity to uses such as residential.

1.1.120 Policy:
The City shall maintain the South Beach overlay district in the land development code for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. The City will promote opportunities for tourism-related development and require the developments to be consistent with the provisions of the overlay district and the neighborhood character.

1.1.131 Policy:
The City shall administer architectural guidelines for commercial and residential development to encourage historical and traditional styles native to the Fort Pierce

area and new and innovative architectural design. The Design Review Guidelines adopted in 2007 shall establish the architectural guidelines for commercial and residential development.

1.1.142 Policy:

The City shall administer the Art in Public Places Program to include enabling language for Public Art guidelines, a Public Art Committee and methods for collecting fees on development.

1.1.153 Policy:

The City shall coordinate with St. Lucie County to implement the 2017~~02~~ update to the Port of Fort Pierce Master Plan. The City shall meet periodically with the County to discuss the progress and actions to implement the master plan.

1.1.164 Policy:

The City shall continue to regulate placement, size, and design of signs through the land development code.

1.1.175 Policy:

The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in Section 163.3177(6)(a)(9)(a), F. S.~~Rule 9J-5.006(5)(g), F.A.C.~~

1.1.186 Policy:

The City shall require all new residential and commercial developments to install underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development.

1.1.197 Policy:

Reduce vehicle miles traveled (VMT) and greenhouse gas emissions (GHG) by requiring developments to maximize internal trip capture, provide pedestrian connectivity to surrounding properties, and reduce the number of auto-oriented trips through Transportation Demand Management (TDM).

1.1.2018 Policy:

The City shall complete a feasibility study for a marine industrial zone along Taylor Creek consistent with the Taylor Creek Charrette.

1.1.2119 Policy:

The City shall encourage the utilization of green building techniques, designs, and materials that meet the Leadership in Energy and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards or other nationally recognized green building rating systems, through incorporation of sustainable strormwater management practices, preservation of native species, provision of pedestrian connectivity between sites, usage of low impact building materials, and usage of renewable energy sources within the Land Development Code.

1.2 Objective:

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.2.1 Policy:

The City shall amend its Land Development Regulations to establish development standards for transit-oriented developments to support transit service once the plans and location for the future AMTRAK rail service are in place to promote walkability and transit ridership. These standards shall include but not be limited to:

- designation of a Transit Oriented Overlay District around the future AMTRAK station;
- requiring minimum densities within the district;
- requiring construction of continuous sidewalks on both sides of the roadway within the district.

1.2.2 Policy:

The City shall develop a transfer of development rights (TDR) program to protect natural and historic resources and provide incentives for development within targeted areas of the City.

1.3 Objective:

As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:

The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

1.3.2 Policy:

The City will permit the redevelopment of a non-conforming use when the redevelopment will result in a use that is more conforming to the permitted uses in the existing zoning district. The City will require such redevelopment to bring the site into compliance with parking, landscaping, signage, open space, and stormwater management requirements.

LAND USE AND TRANSPORTATION

1.4 Objective:
Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.

1.4.1 Policy:
The City shall evaluate land use with transportation impacts for all land use and development applications which will direct planned improvements in the Schedule of Capital Improvements and the Capital Improvements Element.

1.4.2 Policy:
The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.

1.4.3 Policy:
City shall evaluate the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City and County.

TRAFFIC CIRCULATION

1.5 Objective:
The City shall administer Land Development Regulations that manage access to adjacent roadways, require adequate on-site traffic circulation and off-street parking for all development.

1.5.1 Policy:
The City shall protect the local, regional, and state roadway network.

1.5.2 Policy:
The City shall maintain land use regulations which ensure safe and convenient on-site traffic circulation and adequate off-street parking for all development.

1.5.3 Policy:
The City shall require all new developments to provide a pedestrian network with internal pedestrian connectivity and interconnections to existing and planned infrastructure on adjacent properties.

1.5.4 Policy:
The City shall require construction or maintenance of sidewalks for new or rehabilitated buildings throughout the City to meet the Americans with Disabilities Act.

1.5.5 Policy:
The City Planning Department shall coordinate with the City Engineer and the Florida Department of Transportation for access to state roadways.

CONCURRENCY

1.6 Objective:
The City shall administer a concurrency management system to ensure public facilities are available concurrent with development and redevelopment. Transportation facilities will be monitored through a local program which functions similar to a concurrency system but is not subject to state-mandated. It is now being referred to as a Transportation Monitoring System.

1.6.1 Policy:
Land use regulations shall require that facilities and services meet the established LOS standards, and are available concurrent with the impacts of development.

1.6.2 Policy:
If a public facility or facility capacity is not available prior to the issuance of a building permit or functional equivalent, the City may issue development orders and permits conditioned upon the provision of the facilities and services necessary to serve the proposed development prior to the certification of occupancy.

1.6.3 Policy:
The City shall assess new development and redevelopment a proportionate fair-share of the public facility costs to accommodate the impacts of the development in order to maintain the adopted LOS standards through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

1.6.4 Policy:
The City shall require development to contribute a proportionate share of the cost for public facility improvements required to meet the demands of the development by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions.

1.6.5 Policy:
Prior to approving a building permit, or its functional equivalent, the City shall consult with the Fort Pierce Utility Authority, to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy, or its functional equivalent, by the City.

1.7 Objective:
The City shall require that easements be dedicated prior to issuance of a building permit to accommodate utilities necessary to serve development

1.7.1 Policy:
The City's Land Development Regulations shall require dedication of suitable land for utility facilities necessary to support developments including water and wastewater, drainage ways, electricity transmission, telephone and cable television, and other required utilities, prior to issuance of a building permit.

COMMUNITY AND DOWNTOWN REDEVELOPMENT

1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.1 Policy:

Redevelopment shall be guided by the 2001 Community Redevelopment Area Plan within the adopted CRA boundary.

1.8.2 Policy:

The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

1. Create a lively Downtown/Waterfront area with mixed-use development, water-enhanced activities, and historic preservation.
2. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
3. Enhance public open spaces, small community centers, amphitheaters, and address public access to the waterfront.
4. Encourage the construction of shared parking facilities, both public and private, to meet the current and future demand.
5. Expand historic preservation through façade grants and encourage adaptive re-use of existing historic structures in redevelopment proposals.
6. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives and new business recruitment.
7. Improve street appearance through streetscape and urban design strategies that enhance the pedestrian environment.
8. Stabilize the beaches against erosion.
9. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principles, a Downtown Trolley, a passenger train station and transit connections between the AMTRAK station and the beach for low and moderate-income workers.

1.8.3 Policy:

Implement the Fort Pierce Downtown Waterfront Charrette recommendations and the Citizens' Master Plan, prepared by the Treasure Coast Regional Planning Council in 2008, including the creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity, address zoning inconsistencies, develop a merchandising strategy for retailers, and develop a form-based code. ~~by 2012.~~

1.8.4 Policy:

The City shall coordinate with the CRA, Main Street Fort Pierce and Lincoln Park Main Street for Downtown area marketing, business recruitment, public artworks creation, redevelopment grants, and businesses and property owner incentives.

1.8.5 Policy:
The City shall coordinate with the CRA to create a Downtown Parking Management Plan including district-wide parking strategies.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing
- Mixed use projects with residential
- Adaptive reuse of historic structures
- Brownfield site redevelopment

NEIGHBORHOOD PLANNING

1.9 Objective
The City shall support neighborhood planning programs that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of the City's neighborhoods.

1.9.1 Policy:
The City will continue the Neighborhood Enhancement Action Team (NEAT) Program to encourage reinvestment in central city neighborhoods through the combined efforts of City departments such as the Planning Department, the Engineering Department, the Building Department, the Public Works Department, the Police Department, and the Solid Waste Department to address multiple issues in the Fort Pierce community.

1.9.2 Policy:
The City shall target public investments such as infrastructure improvements based upon the adopted special area plans to increase homeownership and property values.

1.9.3 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods. Special area plans shall include the following:

1. Delineation of planning area.
2. Review of existing zoning and land use.
3. Analysis of existing transportation issues including continuity of existing transportation grid in new development.
4. Analysis of infrastructure (drainage, potable water, sewer, roadways)
5. Inventory of cultural and historic resources.
6. Inventory of recreation and open space areas, schools, and institutional uses.
7. Inventory of existing residential, commercial and industrial uses.
8. Goals, objectives, and polices for the special area plan that address physical and economic revitalization and public safety issues.
9. Programs and capital improvements that will enhance the neighborhood.

10. Public participation including meetings and charrettes with neighborhood associations, homeowners groups, and business groups, as appropriate.
11. As appropriate, after public participation, utilize future land use map and text amendments, the zoning atlas and text amendments, zoning overlays, and/or design standards to implement any plans.

1.9.4 Policy:
The City shall undertake the development of special area plans for the following neighborhoods (in no particular order). The City will strive to complete one plan annually.

1. Avenue D Historic District
2. Downtown Historic District
3. Edgartown Historic District
4. River's Edge Historic District
5. South Beach District
6. ~~Performing~~ Peacock Arts District
~~6.~~7. Lincoln Park District

1.9.5 Policy:
The City shall consider incentives for neighborhood enhancement such as commercial façade and other grants for businesses, tax incentives for historic preservation, and technical assistance from City staff.

1.9.6 Policy:
The City shall continue its code enforcement program to maintain the character of residential areas and protect public health, safety, and welfare.

ECONOMIC DEVELOPMENT

1.10 Objective:
The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.

1.10.1 Policy:
The City shall coordinate with the CRA and the local chamber of commerce to implement economic development strategies to attract desired businesses and industry.

1.10.2 Policy:
The City shall ensure that the FLUM allocates sufficient lands for commercial and industrial purposes to serve future growth needs of the City.

1.10.3 Policy:
The City shall promote entrepreneurship skills programs to interested students and residents as an integral part of the economic diversity strategy.

1.10.4 Policy:
The City shall promote Fort Pierce as a tourist destination including its historic, cultural, and environmental tourism opportunities.

1.10.5 Policy:
The City shall encourage minority-owned businesses to obtain State and Federal funds to promote development of those businesses and industries.

1.10.6 Policy:
The City shall encourage expansion of degree programs at Indian River State College as well as education for job training to expand the local skilled labor force.

1.10.7 Policy:
The City shall coordinate with St. Lucie County to implement the Port of Fort Pierce Master Plan to achieve its economic development goals.

ANNEXATION

1.1~~2~~1 Objective
Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.

1.1~~2~~1.1 Policy:
The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

1.1~~2~~1.2 Policy:
The City shall develop a phased annexation program based upon the ability of the City to provide public facilities. The program shall establish phasing and timing guidelines prioritizing the annexation of enclaves, pocket, and infill areas.

1.1~~2~~1.3 Policy:
Annexations Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.

1.1~~2~~1.4 Policy:
The Capital Improvement Element will be updated annually to include any annexation related capital improvements that will be implemented to maintain the adopted LOS standard for all public facilities.

1.1~~2~~1.5 Policy:
Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.

1.1~~2~~1.6 Policy:

The proposed Future Land Use Map (GOP Map 1-2) shall be used as a guide for land use designation assignments for annexed properties.

1.1~~2~~1.7 Policy:

Existing structures on properties newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.

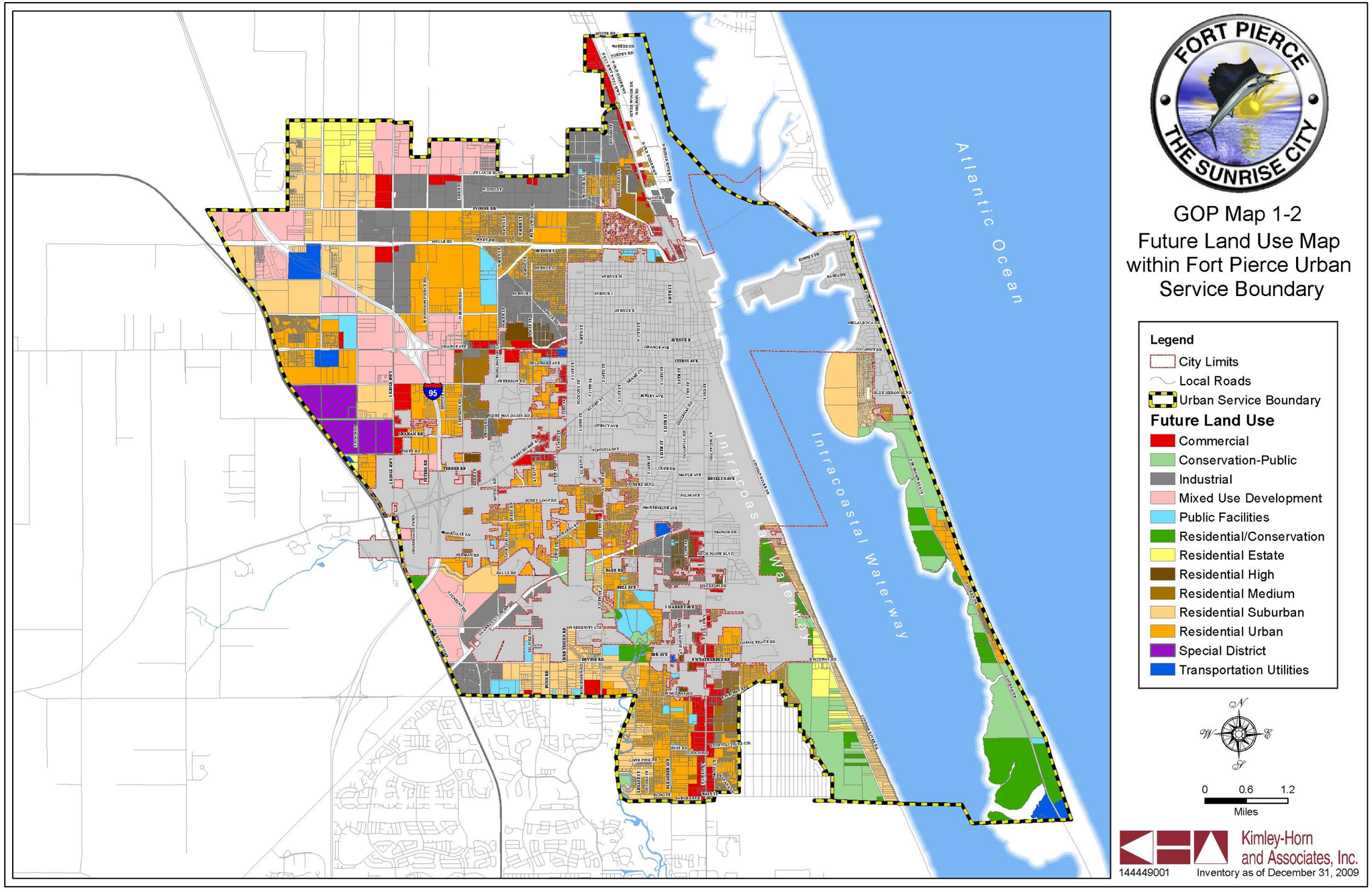
1.1~~2~~1.8 Policy:

Population projections reflecting annexations shall be prepared as part of the annual update of the 5-Year Schedule of Capital Improvements.

1.1~~2~~1.9 Policy:

The City shall pursue a joint planning agreement with St. Lucie County as provided in Section 163.3171(1), F.S., for the area currently outside the City's municipal boundary that is located within the urban service boundary, as identified on Map 1-2.

GOP Map 1-2 Proposed Future Land Use within Fort Pierce Urban Service Boundary



SCHOOL SITING

1.1~~2~~3 Objective:
Coordinate with the St. Lucie County School Board to ensure that the residents of the City of Fort Pierce are provided the highest quality educational facilities to meet the existing and future needs of the population.

1.1~~3~~2.1 Policy:
The City shall allow schools in all Future Land Use categories except the following categories: Boundary Industrial (BI), Industrial (I), Heavy Industrial (HI) and Conservation and Open Space.

1.1~~2~~3.2 Policy:
The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St. Lucie County School Board.

1.1~~2~~3.3 Policy:
The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

1.1~~2~~3.4 Policy:
Encourage the location of schools proximate to urban residential areas to the fullest extent possible.

1.1~~2~~3.5 Policy:
The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

HAZARD MITIGATION

1.1~~3~~4 Objective:
Coordinate with St. Lucie County and the State of Florida regarding coastal planning area population densities, land use planning, evacuation, and disaster-preparedness.

1.1~~3~~4.1 Policy:
The City shall maintain evacuation times by evaluating all development proposals in the Coastal High Hazard Area to determine impacts to evacuation and consistency with the City's hurricane evacuation plans.

1.1~~3~~4.2 Policy:
Proposed developments that are demonstrated to create an increase in evacuation times will be required to provide mitigation measures, including but not limited to roadway improvements, to maintain hurricane evacuation times in the hurricane vulnerability zone.

1.134.3 Policy:

The City shall coordinate with St. Lucie County and the Treasure Coast Regional Planning Council to develop standards and guidelines to assess evacuation times for development within the evacuation areas.

1.143.4 Policy:

Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.

1.145 Objective:

The City shall ~~prepare~~ maintain hazard mitigation, disaster preparedness, and post-disaster redevelopment plans to effectively bring public services back on-line, coordinate cleanup efforts, and rebuild damaged or destroyed public and private property ~~by 2012~~.

1.145.1 Policy:

The post-disaster redevelopment plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.145.2 Policy:

The City shall coordinate their post-disaster redevelopment plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan.

1.145.3 Policy:

Post-disaster redevelopment and hazard mitigation plans should inventory hazard prone properties and implement building codes and development regulations, such as setback provisions, structural connections, and other site controls, to reduce future property damages and losses.

HISTORIC PRESERVATION

1.156 Objective:

Provide identification, protection and awareness of archeological and historic resources to preserve the City's unique economic, political, scientific, religious, and architectural history.

1.156.1 Policy:

At all times, the City of Fort Pierce shall maintain a current and complete inventory of all officially designated historic sites and historic districts.

1.156.2 Policy:

The City of Fort Pierce shall implement programs, policies and regulations to preserve and encourage the rehabilitation of historic resources through such techniques historic overlay districts and building code provisions.

1.156.3 Policy:

The City of Fort Pierce shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.15~~6~~.4 Policy:

The City of Fort Pierce shall encourage the rehabilitation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.15~~6~~.5 Policy:

The City of Fort Pierce shall promote the proper the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to historic sites, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring historic buildings, sites, and streetscapes.

1.15~~6~~.6 Policy:

The City of Fort Pierce shall promote the awareness of historic preservation and its community benefits to the general public and to school children through promotional materials, guidebooks, tours, informational brochures, educational tools, workshops, lectures, and presentations.

1.15~~6~~.7 Policy:

The City of Fort Pierce, during the review and evaluation process, shall consider potentially harmful impacts of land use plan amendments and site development approvals on resources of historic significance.

1.15~~6~~.8 Policy:

The City of Fort Pierce shall retain a Historic Preservation Board to evaluate, review and recommend to the City Commission properties for designation as historic sites and districts, and to review alterations to historic sites and structures.

1.15~~6~~.9 Policy:

The City shall provide grants and loans for historic façade restoration for structures listed in the City's inventory of historic structures.

1.15~~6~~.10 Policy:

No building, structure, improvement, landscape feature, or site within the city that has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitate, excavated, moved or demolished until an application for a certificate of appropriateness has been reviewed and approved by the Historic Preservation Board.

1.15~~6~~.11 Policy:

The City of Fort Pierce shall encourage quality new construction and developments that are harmonious with neighboring historic sites and historic districts.

1.15~~6~~.12 Policy:

The City and its Historic Preservation Board shall address alteration, removal, destruction, or development of structures within the following historic districts:

1. Avenue D
2. Sample Oaks
3. Oakland Park

4. Edgar Town
5. Downtown
6. River's Edge

NATURAL RESOURCE PROTECTION

1.16~~7~~ Objective:
The City shall ensure that natural resources are protected in accordance with the Conservation and Coastal Management Elements and the enforcement of the land development code, especially in the review of all new development and redevelopment.

1.16~~7~~.1 Policy:
The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

1.16~~7~~.2 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal government as environmentally sensitive.

1.16~~7~~.3 Policy:
The City shall require the prevention of the unnecessary destruction or inappropriate use of existing natural resources and natural sites during the site plan review process of all proposed development or redevelopment.

1.16~~7~~.4 Policy:
When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

1.16~~7~~.5 Policy:
The City shall coordinate their development review and permitting programs with the wetland permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.

1.16~~7~~.6 Policy:
The City shall require all development applications to minimize tree removal as a part of land development action. The City shall require a tree survey to be provided which identifies trees for removal, relocation, and protection.

1.17~~8~~ Objective:
Develop and implement land use controls and programs to preserve and enhance the important natural functions, and aesthetic and recreational values of the Indian River Lagoon and other surface waters.

1.17~~8~~.1 Policy:
The City's Land Development Regulations shall protect surface waters in conformance with State and South Florida Water Management District (SFWMD) policies.

1.17~~8~~.2 Policy:
New development adjacent to or in the vicinity of surface waters shall be designed to maintain the water quality of these surface waters and provide retention and discharge of stormwater runoff in conformance with State and SFWMD policies.

1.17~~8~~.3 Policy:
The City shall require open space as a part of the requirements for all development and redevelopment in order to promote shallow water aquifer recharge and stormwater filtration.

1.17~~8~~.4 Policy:
The City shall monitor the activities of the Port Authority to ensure the goals, objectives, and policies for the Port of Fort Pierce are implemented, particularly Goal 3 regarding environmental protection and the Indian River Lagoon.

POTABLE WATER SUPPLY PROTECTION

1.18~~9~~ Objective:
Protect the quality and quantity of the City potable water supply as depicted on the Fort Pierce Future Land Use Maps.

1.18~~9~~.1 Policy:
Amendments to the Future Land Use Map proposing land use categories that permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence.

1.18~~9~~.2 Policy:
All buildings must connect with the public wastewater collection system within the time frame required by Florida Statutes when new sewers are extended into an area currently using septic systems for wastewater disposal.

1.18~~9~~.3 Policy:
New subdivisions shall provide sewerage and connections to the City sanitary sewer system for each lot in the development.

FLOOD PROTECTION

1.19~~20~~ Objective:
Eliminate flooding occurrences in the City while preserving groundwater quality through the coordination of future land uses with topography and soil conditions, the provision of drainage and stormwater management systems, and the adoption of appropriate development codes and regulations.

1.19~~20~~.1 Policy:
The land development codes shall implement floodplain protection provisions pursuant to the criteria and mapping of the Federal Emergency Management Administration (FEMA) and the South Florida Water Management District (SFWMD).

1.19~~20~~.2 Policy:
The Land Development Regulations shall require the design of public roads and parking lots to be consistent with the criteria of the SFWMD.

1.19~~20~~.3 Policy:
New development encroaching into the 100-year floodplain shall incorporate elevation and flood protection measures that protect against the 100-year flood. The City shall maintain consistency with the program policies of the National Flood Insurance Program and shall monitor the availability of new cost effective programs for minimizing flood damage; such programs may include modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

1.19~~20~~.4 Policy:
New development shall provide stormwater retention equal to that which existed under predevelopment conditions that is consistent with the regulations and plans of the SFWMD, St. Lucie County Environmental Resources Department and independent drainage districts, as appropriate.

1.19~~20~~.5 Policy:
Continue to implement regulations in the City's code to address stormwater management that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions, including minimum design criteria for stormwater management improvements such as performance standards for maximum lot coverage and on-site retention areas.

SPOIL SITES

1.20~~1~~ Objective:
The City shall coordinate with the Florida Inland Navigation District (FIND) and other appropriate state and federal agencies to ensure that adequate dredge spoil disposal sites are available based upon the Indian River Lagoon Spoil Island Management Plan.

1.20~~1~~.1 Policy:
The City shall coordinate the siting of new dredge disposal sites with the County and adjacent municipalities and the Spoil Island Working Group (SIWG).

1.201.2 Policy:

Site selection criteria shall ensure sufficient sites to meet future needs, be consistent with environmental and natural resource protection policies established in this plan and meet reasonable cost and transportation requirements.

1.201.3 Policy:

The City shall consider the land use designation of future dredge spoil sites based on the following criteria: archaeological resources, wetlands, vegetation, habitat, land use, topography, soil conditions, access points, development suitability, and ability to accommodate technical and logistical requirements for conveyance and storage.

ENERGY EFFICIENCY AND CONSERVATION

1.212 Objective:

The City shall adopt and maintain Land Development Regulations which incorporate concepts for managing land, water and energy resources in a sustainable and energy efficient manner that is responsive to innovative development and conservation techniques as outlined in the policies below.

1.212.1 Policy:

Site planning standards shall be adopted which require new development and redevelopment to incorporate energy conservation measures in the site layout and design. These standards shall focus on environmental features such as landscape, sun, wind, and substitutes for energy-intensive technologies.

1.212.2 Policy:

The City shall adopt and enforce energy efficient building codes and promote energy efficiency in building heating and cooling systems which incentivizes practices such as usage of renewable, recycled and low emitting materials, indoor air quality management plan, increased ventilation, proper disposal and reuse of construction waste, optimized energy performance, on-site renewable energy and water usage reduction.

1.212.3 Policy:

The City shall require energy efficient housing through use of renewable energy resources in existing and new housing.

1.212.4 Policy:

The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

1.232 Objective

The City will coordinate land use and transportation decisions to reduce vehicle miles traveled (VMT) and the number of automobile trips required for daily needs to reduce greenhouse gas emissions through implementation of the following policies:

1.223.1 Policy:

The City shall maintain a well connected pedestrian and bicycle network to reduce greenhouse gas emissions by completing missing sidewalk and bicycle segments through incorporation of projects into the City's Capital Improvements Program and through regional coordination efforts with St. Lucie County and the FDOT.

1.223.2 Policy:

The City shall improve access to transit, bicycling and pedestrian facilities. The City shall implement land use and community design features which contribute to energy efficiency and green house gas reduction, including, but not limited to:

1. Promoting smaller block sizes within large scale developments and redevelopment projects through good site design criteria
2. Requiring a mix of land uses in most future land use classifications
3. Allowing higher densities and intensities in all future land use classifications, especially within the City Core and along major corridors
4. Requiring provision of pedestrian/bicycle facilities in all new developments and redevelopment proposals
5. Requiring access to existing transit facilities as well as construction of new transit shelters associated with new development
6. Providing traffic calming features within residential neighborhoods and around schools and community facilities

TRANSPORTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 2

The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.1 Objective:

~~The~~ City of Fort Pierce is designated as a transportation concurrency exception area pursuant to Section 163.3180, Florida Statutes (F.S.). ~~The City is exempt from state-mandated transportation concurrency.~~ Although transportation concurrency is no longer required, ~~T~~the City will continue to administer a roadway level of service (LOS) based management system (previously referred to as "transportation concurrency management") to review development impacts. Land use and transportation strategies to support and fund mobility shall be implemented to comply with Section 163.3180(5)~~(f)(b)4.~~ F.S.

2.1.1 Policy:

Development impacts will continue to be mitigated through the administration of a roadway LOS based management system that requires transportation facilities needed to serve new development to be in place or under construction within three years after the City approves a building permit or its functional equivalent.

2.1.2 Policy:

The City shall implement land use and transportation strategies to include, but not be limited to, capacity improvements, operational improvements, transit/bicycle/pedestrian facilities, transportation demand management (TDM), transportation system management (TSM), complete streets designs, and parking strategies.

2.1.3 Policy:

Additional land use and transportation strategies will be incorporated in the Comprehensive Plan ~~once additional rulemaking has been authorized per~~ consistent with the Joint Report on the Mobility Fee Methodology Study prepared on December 1, 2009 by the Florida Department of Community Affairs and the Florida Department of Transportation.

2.2 Objective:

Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.1 Policy:

The roadway network shall be maintained at the adopted LOS standards through capacity improvements, operational improvements, or mobility strategies. Roadway improvement projects which are needed to maintain the adopted LOS standards shall be included in the CIP or added to the CIP during the annual update to the Capital Improvements Element.

2.2.2 Policy:
Maintain the adopted LOS standard of "D" for all non-FIHS, SIS and TRIP funded roadways within the City for the peak hour. Table 2.2.2a reflects adopted level of service standards for FHIS, SIS, and TRIP Funded facilities:

Roadway	From/To	Adopted LOS
SIS Facilities		
I-95	Midway Road to SR 70/Okeechobee Road	C
I-95	SR 70/Okeechobee Road to SR 68/Orange Road	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/Okeechobee Road	C
Florida's Turnpike	SR 70/Okeechobee Road to Indian River County Line	B
SR 70/Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/Okeechobee Road	Florida's Turnpike to I-95	C
TRIP-Funded Facilities		
SR 713/Kings Highway	SR 70/Okeechobee Road to Orange Avenue	D

2.2.3 Policy:
Roadways projected to exceed the adopted LOS standard will be addressed through intergovernmental coordination and/or capacity and operational improvements, or implementation of mobility strategies. Coordination with the County and the FDOT shall be required if a proposed development impacts County or State roadways.

2.2.4 Policy:
Maintain the adopted roadway LOS standards through appropriate development review conditions and monitoring of the City's transportation facilities.

2.2.5 Policy:
The City shall coordinate with FDOT to develop strategies to encourage local traffic to utilize the local street network to support the regional travel on State roadways. In support of mobility in the City, Fort Pierce shall continue to improve connectivity of its roadways to reduce vehicle miles traveled, provide more route choices, and disperse traffic to maintain the adopted LOS standards.

2.2.6 Policy:
For new developments or redevelopments, the City shall allow the projected impacts on the roadway LOS standard to be mitigated through proportionate fair share contributions. The City shall apply the method for determining the proportionate fair

share contribution as adopted by ordinance. The contribution may be made for capacity or operational improvements.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds that LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operation improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.1 Policy:
The City shall require TDM strategies to reduce the peak hour demand on the City's roadways. The City shall also permit TDM strategies to be implemented as a part of a development's traffic impact mitigation plan thereby reducing single occupancy vehicle trips. The specifics of the proposed TDM strategies will be adopted within the respective development orders.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

2.3.4 Policy:
The City shall develop a TDM program to address car and van pooling, parking requirements, mobility strategies, accessibility to transit, and employer-based initiatives such as flexible work schedules. The TDM program shall focus on reducing travel during peak periods to improve the LOS of the City's roadways, reduce single occupancy vehicle trips, and efficiently use the existing infrastructure.

2.3.5 Policy:
The City shall implement a "complete streets" policy which is designed and operated to address the needs of drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in all planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities. The City shall view all

transportation improvements as opportunities to improve safety, access, and mobility for all travelers in Fort Pierce and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system.

2.3.6 Policy:
The City shall seek to determine the modal split of its modes and set specific targets aimed at increasing the modal split for non-single occupancy automobile modes including transit, bicycling, and walking. The City shall coordinate with St. Lucie County, St. Lucie County Transportation Planning Organization (TPO), and FDOT to achieve a higher modal split.

2.4 Objective:
Support preservation of the Historic Districts and the redevelopment of the Downtown Area through strategies that prioritize walking, bicycling and transit and related design principles for development, thereby reducing the need to drive.

2.4.1 Policy:
Coordinate with the FDOT to develop, plan, and fund transportation improvements to support and enhance the revitalization of the US 1 corridor adjacent to the Downtown District and the Historic Districts. The priority should be Transportation System Management (TSM) strategies that enhance the efficient use of the existing infrastructure through targeted physical and operational improvements on US 1 to maintain the urban characteristics of the Downtown and Historic Districts.

2.4.2 Policy:
The City shall coordinate with St. Lucie County to enhance the transit services along US 1 by improving headways and service of existing transit lines. For developments along US 1, the City may consider a contribution to the St. Lucie County Transit system or supporting facilities within the context of the development as mitigation for projected traffic impacts.

2.4.3 Policy:
Improve pedestrian and vehicular linkages from US 1 to the Historic Districts and to the Downtown Area. The City will continue to require new developments and redevelopments to plan and provide pedestrian and vehicular circulation linking buildings directly to US 1 and connecting the Historic Districts and Downtown.

2.5 Objective:
Maintain the existing roadway network and multi-modal transportation system to enhance efficiency, convenience, safety, and energy efficiency through implementation of the following policies.

2.5.1 Policy:
Resurface and maintain badly worn or deteriorated roads on a regular basis, as needed, through programmed and funded improvements in the City's CIP.

2.5.2 Policy:
Identify poor drainage areas with roadway rights-of-way (ROWs) where the accumulation of water is becoming a safety hazard and could generate a structural deficiency. The City shall annually program and fund improvements in the City's CIP

for these areas, as needed. The City shall also coordinate with related agencies having jurisdiction over the impacted roadways for proper maintenance and facility improvements.

2.5.3 Policy:
Coordinate with agencies having jurisdiction over signs, pavement markings, transit facilities and signs, sidewalks, and any other transportation infrastructure within City limits regarding maintenance to plan, program, and implement improvements to support system efficiency and enhance safety.

2.5.4 Policy:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

2.5.5 Policy:
Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

2.5.6 Policy:
The City shall require the provision of safe and convenient on-site vehicle traffic flow within the required vehicle parking areas and address the needs of non-motorized traffic as a part of this provision.

2.6 Objective:
The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.

2.6.1 Policy:
Coordinate with local authorities for timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.

2.6.2 Policy:
New roadways shall be designed to enhance connectivity to existing roadways and improve mobility of the City's transportation system.

2.7 Objective:
The City shall work with FDOT and St. Lucie County TPO to provide a secure transportation system for the roads that comprise the Strategic Intermodal System (SIS) through implementation of the following policies.

2.7.1 Policy:
Coordinate with the FDOT, St. Lucie TPO, and St. Lucie County to maintain a safe, convenient, and effective regional transportation system including I-95, the Florida Turnpike, SR 70/Okeechobee Road, and US 1.

2.7.2 Policy:
Coordinate with FDOT to establish guidelines for access management standards for development on all roads that comprise the Strategic Intermodal System (SIS). The

standards shall address driveway locations, number of access points, and cross access requirements with adjacent properties.

2.8 Objective:
The City shall develop a ROW plan consistent with its Future Land Use Element to preserve, plan, and acquire future ROW. The ROW plan shall identify the existing, proposed and future ROWs and the respective widths. The ROW plan shall also establish the standards for ROWs based upon the future needs of the City including all modes of transportation. The City shall administer the ROW plan regarding proposed development and associated ROW dedication requirements.

2.8.1 Policy:
The City shall not allow development to encroach an existing ROW. All development will be required to be setback from the edge of the ROW pursuant to the zoning code.

2.8.2 Policy:
The City shall prepare a ROW plan to preserve existing ROWs and plan for future ROWs. The City shall prepare the ROW plan ~~by 2012,~~ in coordination with St. Lucie County and St. Lucie Transportation planning Organization.

2.8.3 Policy:
ROW dedication requirements for proposed developments or redevelopments shall be consistent with the City's ROW plan and standards. Large developments or redevelopments may be required to provide additional ROW to enhance the City's connectivity.

2.8.4 Policy:
Administer the City's and St. Lucie County's ROW widths standards according to the functional classification of the roadways. Minimum ROW width requirements are as follows:

Functional Classification	**Width (in feet)**
Limited Access/Controlled	325 (Width may vary)
Arterials	200 – 106
Collectors	94 – 70
One-Way Pair	60'

2.9 Objective:
The City shall include projects to achieve and maintain the adopted LOS standards in the Capital Improvement Element, as required.

2.9.1 Policy:
The Capital Improvement Element will be updated annually by December 1 of each year to include transportation projects needed to address LOS issues identified as a part of the LOS analysis reporting required by the City's Transportation System Monitoring database (formerly referred to as the Concurrency Management System).

2.9.2 Policy:
The Capital Improvement Program (CIP) addressing transportation facilities shall include the entire system, including, but not limited to roads, trails, bike paths, signage, sidewalks, etc. ~~, inclusive of backlogged facilities.~~

2.9.3 Policy:
The City may also include multimodal transportation projects and related programs in the CIP for traffic impact mitigation for LOS issues. The City may also consider implementation of the City's mobility strategies as a means to address the impacts of development as appropriate and available.

2.10 Objective:
Continue to coordinate with the FDOT, the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), and adjacent municipalities to achieve safe, convenient, and energy efficient mobility of people and goods.

2.10.1 Policy:
The City representatives will attend regularly scheduled meetings with the regional agencies to provide input on regional transportation projects affecting the City, convey the City's transportation needs and direct the City's priorities through the TPO's Transportation Improvement Program (TIP).

2.10.2 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to plan, program, and implement transportation projects, programs, and strategies identified in the Transportation System Monitoring database.

2.10.3 Policy:
Participate in the FDOT's Five-Year Work Program development process to convey the City's transportation needs and direct the City's priorities through the FDOT.

2.10.4 Policy:
The City shall coordinate with the St. Lucie County Division of Emergency Management regarding implementation and communication of procedures for any emergency evacuation such as a hurricane threat to the region.

2.10.5 Policy:
The City shall participate in the regional public transportation planning initiatives including the St. Lucie County transit service and the proposed Amtrak service along the Florida East Coast (FEC) railway to promote and enhance regional transportation and mobility within St. Lucie County.

2.10.6 Policy:
The City shall continue to participate in the TPO's Technical Advisory Committee to assist in the annual up-date of the TPO's Congestion Management System.

2.10.7 Policy:
The Transportation Element shall be consistent with and further the transportation goals outlined in the 2035 Regional Long Range Transportation Plan (RLRTP). The City shall rely upon the goals, objectives, and policies listed in the RLRTP in addressing mobility through incorporation of multimodal considerations during the decision making process. The Comprehensive Plan and the Land Development Code will be updated, as necessary, upon adoption of the 2035 RLRTP by St. Lucie County.

2.11 Objective:

The City shall coordinate with the Port, St. Lucie County, the St. Lucie County TPO, and the FDOT to maintain a safe and effective transportation system serving the Port and integrate with all modes of surface or water transportation. The City shall also coordinate with the Army Corps of Engineers and Department of Environmental Protection regarding the Port facilities plans regarding new or expanded facilities.

2.11.1 Policy:

The City shall maintain the adopted LOS standard for roadways serving the Port. The City shall coordinate with the Port and the appropriate agencies regarding the intermodal management of surface transportation.

2.11.2 Policy:

The City shall coordinate with St. Lucie County, the St. Lucie County TPO, and FDOT to prepare a truck route study to plan, program, and implement the most effective truck routing to serve the Port. The City of Fort Pierce will coordinate with St. Lucie County and the FDOT to designate truck routes to serve the Port of Ft. Pierce.

2.11.3 Policy:

As a part of the City's Transportation Monitoring System and the requirements for developments to provide traffic impact analyses, the City shall monitor future development relative to the potential impact on the Port's transportation and operations. The City shall also coordinate with the Port regarding development proposals adjacent to the Port facilities to protect the Port from incompatible land uses.

2.11.4 Policy:

The City, in partnership with St. Lucie County, shall implement the recommendations of the Port of Ft. Pierce Master Plan.

2.11.5 Policy:

The City shall coordinate with the Port, Army Corp of Engineers, and Department of Environmental Protection to protect and conserve natural resources within the Port. The City shall work with the Port to mitigate the impacts from the Port upon adjacent natural resources and land uses.

2.12 Objective:

The City shall coordinate with regional agencies and transit providers to support and enhance the transit service to increase transit use, increase the transit mode split, reduce vehicle miles traveled, reduce greenhouse gas emissions, and promote a multimodal transportation system.

2.12.1 Policy:

The City shall coordinate with St. Lucie County Transit to identify strategic transit corridors for transit service enhancements including, reduced headways and convenient hours of operation, increased route coverage, and predictable scheduling. The City shall also coordinate with St. Lucie County Transit to establish measures for the acquisition and preservation of existing and future public transit ROWs.

2.12.2 Policy:
The City shall coordinate roadway and transit improvements with St. Lucie County, the St. Lucie TPO, the St. Lucie County Airport, the Port of Ft. Pierce, and FDOT for the update to the City's CIP.

2.12.3 Policy:
The City shall coordinate with St. Lucie County Transit to ensure that transit stops are located in areas that are accessible to a large portion of the community by reviewing the location of transit stops and evaluating the need for improvements including new shelters and to amenities.

2.12.4 Policy:
The City shall partner with the FDOT, the TCRPC and the other regional agencies planning for the provision of passenger rail service along the FEC corridor and extend commitment to implementation of transit service within the City.

2.12.5 Policy:
The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future AMTRAK passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

2.12.6 Policy:
The LOS standard for transit shall be consistent with St. Lucie County's adopted LOS standard for the St. Lucie County Transit system.

2.13 *Objective:*
The City shall support bicycling and walking as integral parts of the City's multi-modal transportation system by providing connected, convenient, and user-friendly facilities along with requiring developments to be designed incorporating bicycle and pedestrian-friendly principles.

2.13.1 Policy:
The City shall prepare a Citywide Sidewalk Facilities Report that inventories the existing sidewalk network including widths, condition, and other elements that contribute to pedestrian safety and comfort and evaluates the need for enhancements including filling sidewalk gaps and other pedestrian enhancements ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.2 Policy:
Consistent with the City's "complete streets" approach, all streets within the City shall have sidewalks on both sides. The City shall also require additional pedestrian amenities including lighting, shade, safe crosswalks, and separation from the roadways (when feasible).

2.13.3 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to install and/or repair sidewalks and bicycle facilities as part of any State or County roadway widening or construction project.

2.13.4 Policy:
As part of the Citywide Sidewalk Facilities Report, the City shall coordinate with the FDOT to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, improved lighting, improved pedestrian signals and pedestrian refuge areas.

2.13.5 Policy:
Coordinate with the FDOT, St. Lucie County TPO, and St. Lucie County to provide traffic control and design features to enhance pedestrian and bicycle safety and comfort along state and county facilities.

2.13.6 Policy:
The City shall prioritize sidewalk improvements within a one-mile area around schools to enhance its "safe routes to school" and to provide handicapped accessible pedestrian connections around all transit stops.

2.13.7 Policy:
The City shall ~~the City shall~~ prepare a Citywide Bicycle Facilities Report that inventories and evaluates the City's bicycle facilities network and develop a plan to provide an interconnected bicycle facilities network within the City ~~to comply with Section 163.3180(5)(b)4, F.S~~.

2.13.8 Policy:
The City shall implement a Bicycle Facilities Improvement Program" (BFIP) in phases as bike lanes are constructed in key areas of the City specifically park and recreational facilities, transit stops and public spaces, as identified in Phase 1.

2.13.9 Policy:
The bicycle facilities utilized as part of the BFIP shall include covered and uncovered bicycle parking areas, fix-it stations, long term bicycle storage lockers and solar powered tracking devices.

2.13.10 Policy:
The LDRs shall identify reduced parking requirements for all developments contributing to the facilities identified in the BFIP that are above the established multi-modal requirements.

2.13.11 Policy:
Consistent with the City's "complete streets" approach, safe and convenient bicycle facilities shall be provided along all roadways within the City, as feasible. All new roads shall be designed to include bicycle lanes or separated facilities. For local streets where the speed differential between automobiles and bicycles is lower, the City may consider an alternative approach such as a wide shoulder or lane.

2.14 *Objective:*
The City of Fort Pierce shall coordinate with all local, state and federal agencies to execute the safe, efficient, and effective evacuation of all residents and visitors to the City in the coastal evacuation areas in the event of a hurricane or other natural disaster.

2.14.1 Policy:
The City shall maintain the effectiveness of the evacuation routes within the coastal area by reviewing all development proposals in the Coastal High Hazard Area to determine the potential impact on hurricane evacuation times. Developments which are projected to cause an increase in addition to the City's adopted evacuation times shall be required to mitigate the impacts on hurricane evacuation times caused by the development.

2.14.2 Policy:
The City shall coordinate with St. Lucie County to enhance public awareness of hurricane evacuation plans, routes and shelters in order to help prevent loss of life and property.

2.14.3 Policy
The City shall adopt the evacuation time proscribed by St. Lucie County and derived from the TCRPC Transportation Analysis Hurricane Evacuation Study, update 2003.

2.14.4 Policy:
The City shall continue to coordinate with St. Lucie County to maintain or improve hurricane evacuation times and to annually update the Local Emergency Evacuation Plan.

2.14.5 Policy:
The City shall coordinate with St. Lucie County and the TCRPC to implement strategies identified in the County Evacuation Plan to maintain efficient and timely evacuation procedures in the event of a hurricane or other catastrophic event.

2.14.6 Policy:
The City shall coordinate with St. Lucie County to prepare and implement evacuation plans and procedures to address the needs of the elderly, handicapped, hospitalized, or other special needs within the City including the provision of public transit and paratransit services.

INFRASTRUCTURE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 3

Provide high quality, healthy, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to meet the current and future needs of the City residents and visitors.

SANITARY SEWER

Goal 3.1

Coordinate with the Fort Pierce Utilities Authority (FPUA) to provide cost effective, equitable and adequate sanitary sewer facilities which meet all applicable design standards and effluent water quality standards for the short and long term planning horizons.

3.1 Objective:
The City shall coordinate with the FPUA to identify existing deficiencies in the capacity of the sanitary sewer and to correct any identified deficiencies to maintain the adopted LOS standard through the short and long term planning horizons.

3.1.1 Policy:
The City shall assure through the FPUA budget approval process that FPUA will maintain funding for the system improvements identified in the Capital Improvement Element to address sanitary sewer deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.1.2 Policy:
The City shall work with FPUA to ensure projects and programs are funded to correct system deficiencies and maintain the adopted LOS standard.

3.1.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to program sanitary sewer improvements to maintain the adopted LOS standard..

3.2 Objective:
Sanitary Sewer facilities shall be provided at or above the adopted LOS standard of 240 gallons per day (GPD) per equivalent residential connection (ERC) to meet the City's short and long-term needs for the adopted planning horizon.

3.2.1 Policy:
The LOS standard for sanitary sewer facilities shall be 240 GPD per ERC. The LOS standard for the FPUA wastewater treatment plants shall be measured by average daily flow. The number of ERCs provided for residential connections shall be:

- 1 ERC (240 GPD) for each single family unit
- 0.875 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the wastewater treatment system shall be sized to provide the number of ERCs as agreed upon the FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing wastewater flows from similar land uses, best available data, or from the Estimated Sewage Flows provided in Table 1 in Section 64E-6.008 *System Size Determinations*, Florida Administrative Code.

The LOS standard for FPUA wastewater treatment plants shall be measured by average daily flow.

The capacity of the FPUA collection system shall be measured by peak hour flow. The following peak factors will be used to assess the capacity of the collection system:

Flow Range (Maximum Month Average Daily Flow), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3.2.2 Policy:
The City shall coordinate with FPUA to prepare and submit an updated Capacity Analysis Report to the Department of Environmental Florida Protection (FDEP) at intervals described in Section 62-600.405, *Planning for Wastewater Facilities Expansion,* F.A.C. When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

3.2.3 Policy:
The City shall coordinate with FPUA to devise a strategy to transition customers with private septic tanks to connect to the public sanitary sewer collection system when service is available. The City shall work with FPUA to establish criteria for connections and timing requirements.

3.2.4 Policy:
The City shall maximize the use of existing sanitary sewer facilities through the support of infill and redevelopment.

3.3 Objective:

The City shall coordinate with FPUA to ensure sanitary sewer facilities are designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge and natural drainage features.

3.3.1 Policy:

The City shall coordinate with FPUA to implement the FDEP requirements of the St. Lucie County Public Health Unit and the Florida Department of Health to continue to protect the groundwater supply from potential sources of contamination pursuant to Chapter 1-10, "Health and Sanitation," St. Lucie County Code of Ordinances. All new developments will be required to connect to the public sanitary sewer system or provide documentation that the septic tanks are permitted by the St. Lucie County Health Department.

3.3.2 Policy:

The City shall coordinate with FPUA continue to implement the FDEP requirements prohibiting direct wastewater effluent discharges to surface and ground waters within wellfield zones of influence. The Island Wastewater Reclamation Facility will continue to be operated to meet the conditions and limits of its Industrial Wastewater Discharge Permit and an Industrial Wastewater Discharge permit will be obtained from FDEP for any future wastewater treatment facilities prior to discharging to surface and ground waters.

3.3.3 Policy:

The City shall coordinate with FPUA to reduce wastewater effluent discharges to surface and ground waters at future wastewater treatment facilities by including the infrastructure to treat wastewater to reclaimed water standards at new facilities. FPUA has already entered into an Agreement with Florida Municipal Power Agency to provide reclaimed water from the future Mainland Water Reclamation Facility (MWRF) once it is available.

3.3.4 Policy:

The City shall coordinate with FPUA to protect ground and surface waters from pollution through permitting of domestic collection and transmission systems. As part of the certification process for permitting with FDEP, FPUA will review the construction plans and specifications for their conformance to applicable FDEP standards and implement FDEP requirements to protect ground and surface waters from pollution through licensing of collection and transmission systems.

3.3.5 Policy:

The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.6 Policy:

The City shall require the proper maintenance of septic tanks by property owners to prevent pollution of groundwater, per requirements of the St. Lucie County Health Department.

3.3.7 Policy:
The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.

3.3.8 Policy:
The City shall coordinate with FPUA to regularly inspect and monitor the conditions of gravity sanitary sewers, pump stations and force main systems. The inspection and monitoring should report the following parameters to locate and address areas with leaks, high infiltration and inflow, and other identified issues:

- Age, remaining service life
- Infiltration and inflow
- Capacities, compared to loading demands
- Operating pressures
- Physical conditions, need for repairs/replacement
- Reliability in emergency situations

3.3.9 Policy:
The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts on the sanitary sewer system and maintain adopted LOS standard.

3.3.10 Policy:
Water conservation practices shall be employed including maintenance and operation to minimize groundwater and surface water infiltration and informing the public about the effective use of water conservation plumbing fixtures and participation in County programs to improve water conservation.

3.3.11 Policy:
The City shall coordinate with FPUA to require that all customers who connect to the sanitary sewer system meet the water quality requirements established by FDEP and FPUA for wastewater entering the wastewater treatment facilities. The discharge from existing and proposed industrial sites shall be evaluated to determine if pretreatment prior to discharge into the sanitary sewer system is required to meet the water quality requirements.

SOLID WASTE

Goal 3.2

Provide a cost-effective and sustainable solid waste collection and disposal system which emphasizes resource recovery and meets all environmental quality standards.

3.4 Objective:
The City shall coordinate with St. Lucie County to identify existing deficiencies in the solid waste management and correct any identified deficiencies to maintain the adopted LOS through the adopted planning horizon.

3.4.1 Policy:
The LOS standard for solid waste management facilities shall be 200 tons per day of Municipal Solid Waste City wide.

3.4.2 Policy:
The City shall continue to require applicants for development permits to demonstrate available capacity of solid waste disposal sites and sufficient collection equipment of the Public Works Department prior to issuance of the permit or development order.

3.5 Objective:
The City shall coordinate with St. Lucie County to reduce demand on the solid waste disposal facilities through recycling. The City shall strive to recycle at least 30 percent of the overall solid waste stream by increasing the recycling of cardboard, metal, paper, glass, and plastic to at least 50 percent.

3.5.1 Policy:
The City shall continue to maintain or expand its recycling services and education program as a means of reducing the solid waste stream.

3.5.2 Policy:
The City shall encourage greater reliance upon electronic media to reduce the amount of paper consumed and provide recycling services in all public facilities.

3.6 Objective:
Protect the functions of the City's groundwater aquifer recharge areas and natural features from improper disposal of solid waste.

3.6.1 Policy:
The City shall maintain and implement its solid waste collection practices consistent with solid waste recycling and hazardous waste disposal requirements of the St. Lucie County solid waste disposal and recycling system.

3.6.2 Policy:
The City's contracted solid waste collection provider shall maintain collection services at the City's adopted LOS standard.

3.6.3 Policy:
The City shall participate in the hazardous waste collection and disposal programs of St. Lucie County by enforcing hazardous waste collection practices required by the county and other agencies with jurisdiction. Participation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter to City residents. Such notification shall indicate that the City does not provide hazardous waste collection services and inform the public that such services are provided by St. Lucie County and others.

3.6.4 Policy:
The City shall monitor the general operation of its solid waste collection services to maintain the adopted LOS standard. As appropriate, the monitoring shall provide

recommendations for capital improvements to maintain the adopted LOS standard including equipment and facilities.

DRAINAGE

Goal 3.3

Maintain a stormwater management system in the City that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

3.7 Objective:
Stormwater management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria.

3.7.1 Policy:
The City shall continue to implement land development regulations which establish the minimum design criteria for stormwater management. These design criteria shall serve as the LOS standard to assess adequacy of stormwater management facilities and development concurrency:

(1) Minimum roadway and parking lot elevations shall be set at the peak elevation of the 10-year one-day storm event;
(2) Minimum site perimeter elevations shall be set at the 25-year, 3-day peak stage. Site runoff up to such stage level may not overflow onto any adjacent property, unless a permanent drainage easement is obtained;
(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, City's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;
(5) Off-site discharge shall be limited to pre-development runoff based on the 25-year, 3-day storm event calculated by SFWMD methods;
(6) All roof runoff shall be detained on site.

3.7.2 Policy:
The City shall adhere to its National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and best stormwater Management Practices.

3.7.3 Policy:
The impact of stormwater management facilities and support services on adjacent natural resources shall be considered in accordance with SFWMD regulations during the construction, siting, and operation of new or expanded stormwater management facilities.

3.7.4 Policy:
The City shall coordinate with the SFWMD and the independent drainage districts to implement applicable portions of the SFWMD regional water resource projects, the Upper East Coast Regional Water Supply Plan, and the Indian River Lagoon Stormwater Improvement and Management (SWIM) Plan that are intended to reduce losses of excess stormwater to tide, to recharge the surficial aquifer and water preserve areas and/or to provide additional storage for surface waters.

3.7.5 Policy:
The City shall work with FDEP to develop an action plan to meet the objectives and requirements of FDEP's Basin Management Action Plan for the St. Lucie Basin in order to address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3.7.6 Policy:
The City shall continue to implement a basin-wide water management protocol that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and ground water recharge functions. A computer model of the existing surface water management system was developed as part of the 2010 Stormwater Master Plan that accounted for ground water levels, existing and projected stormwater flows, and canal stages. The City shall use this model as part of the land development review process to evaluate the impact of proposed connections to the City surface water management system and will update the model to include approved connections for new development.

3.7.7 Policy:
The City shall manage the construction and operation of its facilities which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3.8 Objective:
Maintain and protect ground water recharge of the surficial aquifer system in order to maintain all of the functions of the Floridan Aquifer.

3.8.1 Policy:
The City shall use Best Management Practices (BMPs) for stormwater management in accordance with City and SFWMD regulations.

3.8.2 Policy:
The City shall work cooperatively with the SFWMD and independent drainage districts to implement the Upper East Coast Regional Water Supply Plan, plans that provide for additional surface water storage such as water preserve areas, and any other plans and operating procedures that increase recharge water to the Surficial Aquifer.

3.8.3 Policy:
The City shall utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and by discouraging the channelization, seawall installation or other alteration of natural rivers, streams and lakes.

3.8.4 Policy:
The City shall protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through land acquisition, the enforcement of regulations and the application of land and water management practices which provide for compatible uses.

3.8.5 Policy:
The City shall coordinate with St. Lucie County to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3.8.6 Policy:
All new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all regulatory requirements, including but not limited to, the following:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Mosquito control
- Infiltration and percolation prior to overflow or outfall discharge

POTABLE WATER

Goal 3.4

Provide a cost-effective and sustainable potable water supply system which meets all applicable water quality standards, maintains the adopted LOS, and maintains the City's water quality standards, and does not compromise the City's future water supply.

3.9 Objective:
The City shall coordinate with FPUA to identify existing deficiencies in the potable water system and to correct any identified deficiencies in order to maintain the adopted LOS through the adopted planning horizon.

3.9.1 Policy:
The City shall assure, through the FPUA budget approval process, which FPUA will maintain funding for the systems improvements the Capital Improvements Element to address identified potable water deficiencies consistent with the priorities established in the adopted Water and Wastewater Master Plan.

3.9.2 Policy:
The City shall coordinate with FPUA to fund projects and programs to correct identified system deficiencies and maintain the adopted LOS standard.

3.9.3 Policy:
The City shall coordinate with FPUA to update the Water and Wastewater Master Plan every five years to assure that potable water facilities are available to provide adequate fire flow protection and to meet the existing needs of FPUA's customers. ~~The Water and Wastewater Master Plan is next scheduled to be updated in 2011 [SHOULD WE ASSIGN A NEW DATE? IF SO, WHEN WOULD THE CITY LIKE TO UPDATE THE MASTER PLAN?] .~~Due to lower than expected growth rates between 2006 to 2015, the Water and Wastewater Master Plan is scheduled to be updated in 2021.

3.10 Objective:
Potable water facilities shall be provided at the adopted LOS standard of 300 GPD per ERC for the adopted planning horizon.

3.10.1 Policy:
The LOS standard for potable water facilities shall be 300 GPD per ERC. The number of ERCs provided for residential connections shall be:

- 1 ERC (300 GPD) for each single family unit
- 0.70 ERC (210 GPD) for each multi-family unit

For general service, commercial, or industrial connections, the potable water facilities treatment system shall be sized to provide the number of ERCs as agreed upon by FPUA in the Water and Wastewater Supply Agreement with developers. The ERC shall be based on existing potable water demands from similar land uses or best available data.

The LOS standard for the FPUA water treatment plants shall be measured by maximum daily flow.

3.10.2 Policy:
The City shall work with FPUA to provide adequate fire flow protection. FPUA will review new construction projects to ensure that new projects have been designed and constructed to provide a minimum system pressure of 20 pounds per square inch during maximum day demands with fire flow.

3.10.3 Policy:
The City shall coordinate with FPUA to prepare and submit an Updated Capacity Analysis Report to the FDEP at the scheduled intervals described in the F.A.C. Section 62-555.348, *Planning for Expansion of Public Water System Source, Treatment, or Storage Facilities.* When the Capacity Analysis Report indicates that additional capacity will be needed within the next five years, design and permitting for additional capacity shall be initiated in accordance with this same code.

~~The August 2009 Capacity Analysis Report prepared for FPUA indicated that there was adequate capacity to meet the projected growth demands through 2018 [SHOULD THIS DATE BE EXPENDED?]. If additional capacity is required in the future, an assessment of the impacts of the construction and operation of new or expanded water treatment plants and support services on adjacent natural resources shall be prepared during site review, in accordance with FDEP and SFWMD regulations.~~The August Capacity Analysis Report prepared for FPUA initially indicated that there was adequate capacity to meet the projected growth demands through 2018. However, due to lower than expected growth rates between 2006 and 2015 and the rerating of the Water Treatment Plant from 18.99 Million Gallons per Day (MGD) to 23.32 MGD on May 3, 2018, there is adequate capacity to meet the projected growth demands through 2030.

3.10.4 Policy:
The City, in coordination with the FPUA, shall maximize the use of existing potable water facilities by encouraging infill and redevelopment.

3.10.5 Policy:
The City and FPUA shall continue to maintain, administer, and implement an integrated geographic information system (GIS) to make standardized land use and potable water supply facilities information available for local and regional planning purposes.

3.11 Objective:
Encourage compact urban growth patterns, including infill and redevelopment, to maximize the use of existing potable water facilities.

3.11.1 Policy:
The City shall work with FPUA to identify opportunities to increase the efficiency and to optimize the use of existing facilities as an alternative to constructing new potable water facilities. The FPUA will continue the planned and preventive maintenance program in order to maximize the useful life of existing infrastructure.

3.11.2 Policy:
The City shall work with FPUA to prioritize the provision of water service to infill, enclave, or redevelopment areas.

3.12 Objective:
Optimize the utilization of water resources through effective water management practices that conserve and protect potable water resources with primary focus on the Surficial Aquifer.

3.12.1 Policy:
The City shall develop a basin-wide water management protocol, in accordance with SFWMD permitting requirements, that optimizes flood protection, water quality, stormwater storage, wetlands sustainability and groundwater recharge functions while protecting the stormwater management system, wellfield

characteristics, groundwater levels, saltwater intrusion limits, flows and canal stages to better utilize the water resource.

3.12.2 Policy:
FPUA shall continue to monitor water loss within the utility system, to identify strategies that minimize system loss and continue the preventive maintenance program for the distribution system.

3.12.3 Policy:
The City shall utilize the development review process of the Land Development Code to require applicants for development permits to prepare landscaping plans that incorporate xeriscape principles, encourage native plant communities, and meet the Florida Irrigation Society's standards and specifications for turf and landscape irrigation systems. The City shall revise the Land Development Code to include more stringent requirements for these areas.

3.12.4 Policy:
The City shall continue to implement a year-round public information and education program promoting water conservation. The City shall coordinate with FPUA to encourage conservation by continuing to implement a multi-tier rate structure which increases the unit cost as consumption levels increase.

3.12.5 Policy:
The City, in conjunction with FPUA, shall implement the adopted 10-year water supply plan consistent with the SFWMD plans.

3.12.6 Policy:
The City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Plan process.

3.12.7 Policy:
The City adopts by reference the current 2012 FPUA 10-Year Water Supply Facilities Work Plan.

3.13 Objective:
Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features.

3.13.1 Policy:
The City shall coordinate with FPUA and SFWMD for the design, construction, operation and maintenance of new or expanded potable water facilities that will focus on the use of an alternative water source as defined in the Upper East Coast Water Supply Plan. These potential sources could include the Floridan aquifer, aquifer storage and recovery (ASR) wells, desalinization, capture and storage of excess stormwater currently lost to tide, reuse and grey water where technically feasible and other technologies.

3.13.2 Policy:

The construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels and the exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will harm the aquifer system. Adverse impacts of construction, operation, and maintenance to the aquifer system shall be avoided or at least minimized.

3.14 Objective:

Provide a cost-effective, sustainable potable water system meeting all applicable standards at the adopted LOS standard.

3.14.1 Policy:

The City shall continue to coordinate the provision of potable water services with the FPUA through agreements with municipalities and other service providers.

3.14.2 Policy:

The City shall coordinate storm drainage and roadway projects with FPUA to minimize impacts to the potable water system and maintain adopted LOS standard.

3.14.3 Policy:

The City shall assist FPUA in identifying possible sources of financing for the water system improvements identified in the current and future ~~2006~~ Water and Sewer Master Plan~~s and the future 2011 Water and Sewer Master Plans~~.

3.14.4 Policy:

The City shall coordinate with FPUA in continuing the provision of potable water that meets the drinking water standards described in F.A.C 62-555 and the provision of an annual water quality report for FPUA customers as required by the EPA Safe Drinking Water Act.

3.15 Objective:

Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth in compliance with the latest standards acceptable to the City, the County, the State and the U. S. Environmental Protection Agency, and in accordance with the regulations implementing the "Safe Drinking Water Act" (1986).

3.15.1 Policy:

The City shall continue to rely upon the facilities and personnel of the Fort Pierce Utilities Authority to satisfy the potable water supply, treatment and distribution needs of residents and businesses.

3.15.2 Policy

The City shall coordinate with the Fort Pierce Utilities Authority to ~~consider adopting~~ establish potable water level of service standards for non-residential land uses, such as office, industrial and commercial~~, by 2011~~.

3.16 Objective:
The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

3.16.1 Policy:
The City shall coordinate with the FPUA to address existing facility deficiencies and utilize the Capital Improvements Program and the Capital Improvements Element to provide for correction of the improvements Element to provide for correction of the existing water supply and replacement of facilities.

3.16.2 Policy:
The City shall implement the 10-Year Water Supply Facilities Work Plan to ensure that water supply facilities necessary to serve existing and future development within the City are available and consistent with the FPUA consumptive use permit.

NATURAL GROUNDWATER AQUIFER RECHARGE

Goal 3.5

Protect the function of natural ground water/aquifer recharge areas and natural drainage features.

3.1<u>7</u> Objective:
Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes.

3.17.1 Policy:
Improve groundwater recharge by requiring all construction projects to meet or exceed the City of Fort Pierce Site Development Technical Regulations and Stormwater Management Requirements, including:

- Requiring development and redevelopment to provide a minimum of 2<u>0</u>~~5~~% of pervious open and green space
- The City shall amend the Land Development Code to limit the stormwater runoff for new gravity connections to the volumetric equivalent of not more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. The City shall amend the Land Development Code to limit the total pump capacity of new connections to surface waters (canals or bay) to not more than the volumetric equivalent of 2.0 inches of depth per day from the area to be served by the pump.

3.17.2 Policy:
The City will promote the use of reclaimed water through city-wide efforts to educate residents and business community on the merits of using reclaimed water to diminish groundwater withdrawals. The City shall coordinate with FPUA to assess the viability of providing reclaimed water to new developments and if feasible, will require new developments to utilize reclaimed water for irrigation

once the MWRP is constructed and operating.

3.17.3 Policy:
The City shall continue to require that all development and redevelopment codes at a minimum comply with SFWMD environmental protection rules for stormwater disposal methods.

CONSERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 4

To conserve, manage, appropriately use and protect the natural resources of the City ensuring continued resource availability and environmental quality.

4.1 Objective:
Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:
The City shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:
Open burning shall be prohibited.

4.1.3 Policy:
Through the site plan approval process, the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.4 Policy:
The City shall reduce the potential for green house gas emissions by the following means:

a) Require vegetative buffer strips along all vehicular use areas;

b) Require pedestrian-friendly, transit-oriented design elements to be included in all development, such as transit stops, bicycle and pedestrian facilities, or other applicable multi-modal facility;

c) Amend the design requirements for parking lots ~~by 2012~~ to include reflective surface coatings, to require the use of shade trees and to increase island landscaping requirements.

4.2 Objective:
Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:
The City shall cooperate with St. Lucie County and the South Florida Water Management District for the implementation of water demand management

policies and programs, including mandating xeriscape principles for all development.

4.2.2 Policy:
The City shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, that, at a minimum, meets the state water quality standards.

4.2.3 Policy:
The City shall cooperate with the South Florida Water Management District (SFWMD) and St. Lucie County to conserve water resources in emergencies and during declared water shortages. The City shall continue and expand efforts to publicize and encourage water conservation.

4.2.4 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be restricted to protect the quality and quantity of this water source. Parking spaces that exceed minimum requirements and excessive amounts of imperious surface coverages for new development shall be discouraged.

4.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, IRL National Estuary Program Comprehensive Conservation and Management Plan, St. Johns River Water Management District (SJRWMD) District wide Water Supply Assessment and Northern Palm Beach County Comprehensive Water Management Plan.

4.2.6 Policy:
The City will continue to implement recommendations as proposed in the Water Supply Plan.

~~4.2.7 Policy:~~
~~Required open space shall be consistent with the promotion of shallow water aquifer recharge and stormwater filtration and meet the criteria to be established in the Land Development Regulations by 2010.~~

4.2.7~~8~~ Policy:
The City shall monitor the activities of the Port Authority to ensure Best Management Practices (BMP) are implemented to avoid negative impacts to the lagoon and ocean water habitats.

4.2.8~~9~~ Policy:
~~By 2013, t~~The City shall develop non-potable sources for irrigation in coordination with FPUA.

4.2.9~~10~~ Policy:

~~By 2012, t~~The City shall amend the Land Development Regulations to discourage or restrict onsite septic treatment.

4.3 Objective:

Assure that generation, storage, transport and disposal of wastes in the City is managed with the best available technology to protect environmental quality.

4.3.1 Policy:

When new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system within the time frame required by Florida Statute.

4.3.2 Policy:

All new development shall eventually be required to provide water and wastewater connections via FPUA through implementation of a transitional strategy developed by the City in coordination with the FPUA.

4.3.3 Policy:

The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City, are properly managed to protect the environment. The City shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

4.3.4 Policy:

The City shall coordinate with St. Lucie County and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage hazardous waste.

4.4 Objective:

Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:

The City shall strictly enforce all ordinances designed to protect and conserve natural resources and shall seek funding from all state and federal agencies to support such protection. The City shall support the enforcement of related state and federal regulations.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy:

The City shall require approval from all applicable external agencies regarding the protection environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.4 Policy:
The City shall require that surrounding land uses are compatible with lands recognized by the county, state or federal government as environmentally sensitive.

4.4.5 Policy:
The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography;
4. Hydrography (streams, lakes, swamps);
5. Vegetation;
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation);
8. Soil (type, suitability, bearing capacity).

4.4.6 Policy:
The City shall coordinate with the Treasure Coast Regional Planning Council, St. Lucie County, the state, federal and other public agencies concerned with managing and mapping natural resources. The City may also coordinate with private environmental organizations and individuals interested in resource conservation. The goal of such coordinating activities shall be to protect the values and functions of natural systems.

4.4.7 Policy:
The City shall work cooperatively with all agencies as appropriate, to administer land acquisition programs to acquire environmentally sensitive lands. The City shall also support the efforts of state and federal and other public and private conservation agencies in the acquisition of environmentally sensitive lands.

4.4.8 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

4.4.9 Policy:
The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to

serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy:
When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions

4.4.11 Policy:
Through site plan review, the City shall provide special protection for:

1. Champion trees as recognized by Florida Department of Agriculture;
2. Specimen trees as recognized by Florida Department of Agriculture;
3. Plant species listed by the FWS as threatened or endangered; and
4. Plant species listed by the FDACS as threatened or endangered

4.5 Objective:
Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:
The City shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the enforcement of existing local, and support of state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:
The City shall support the state and federal laws regarding the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:
The City shall cooperate with NOAA, EPA, DEP and other agencies as applicable to restore seagrass beds within its jurisdiction.

4.5.4 Policy:
Through the development review process the City shall regulate the location, density and intensity of development activities known to adversely impact wildlife and wildlife habitats. The City shall provide for flexible development alternatives, such as density transfers and flexible development options on developable portions of a site.

4.5.5 Policy:
The City shall protect listed wildlife and wildlife habitats by promoting public acquisition of known listed species wildlife habitat and through the dedication of conservation easements or deed restrictions.

4.5.6 Policy:
The City shall protect existing natural reservations and conservation areas as identified in the Recreation and Open Space and Future Land Use Elements.

4.5.7 Policy:
The City shall coordinate with St. Lucie County, the Heathcote Botanical Gardens Board of Directors and appropriate public interest groups to promote awareness of endangered, threatened and regionally important species.

4.5.8 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research underway in the South Indian River Lagoon and its watershed, including but not limited to the SFWMD, DEP, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine station, National Oceanic and Atmospheric Administration (NOAA), United and the states Geological Survey (USGS). Review current studies with regard to the Indian River Lagoon including a review and analysis of protective measures and their impacts on the overall quality and vitality of the area. If it is determined that current measures are not meeting overall goals, coordinate with the applicable agencies to amend existing requirements and/or provide new requirements with the goal of increasing compliance with the adopted plans of the local, regional, and state agencies.

4.5.9 Policy:
Protective landscape buffering shall be required between conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact the conservation and sensitive ecosystems. These standards and criteria shall be defined in the Land Development Regulations.

4.5.10 Policy:
The City shall work cooperatively with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) to protect and promote the recovery of species designated by these agencies as threatened and endangered or of special concern. Related activities shall include:

1. Require notification to these agencies when development proposals are received for sites documented as having historic and/or current occurrences of listed species;
2. Technical assistance consultation with these agencies; or
3. Cooperation with these agencies in locating potential introduction sites for designated species.

4.5.11 Policy:
The City shall support ongoing education programs about native plant and listed animal species and the diversity of natural communities through the consideration of a natural resources division or the expansion of the urban forestry program.

4.6 Objective:
Require that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

4.6.1 Policy:
Any development projects proposed in those areas designated on the Future Land Use Map for conservation shall be subject to review by the City Commission to ensure those projects could not be located in any other land use designation, will protect natural resources through site plan conditions, and the sole purpose of the project is to enhance conservation and recreational activities.

4.6.2 Policy:
Non-jurisdictional native vegetative communities shall be preserved during development or redevelopment and if any non-jurisdictional native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity.

4.6.3 Policy:
The City shall strictly enforce landscaping standards which require the preservation of existing natural growth, the removal of invasive, exotic plant species and the promotion of native plant materials usage. These standards shall contain limitations, restoration and mitigation measures to compensate for the loss of native vegetation and define stabilization measures for areas impacted by development.

4.6.4 Policy:
The City shall use the best available existing technical criteria and information for the formulation of regulations and ordinances to ensure that future development, to the maximum extent practicable, is compatible with the functions of existing natural systems and resources conservation.

4.6.5 Policy:
The City shall monitor the characteristics of natural resources through development review. Indications of changes shall be examined and current conservation management policies shall be refined as needed in order to remain responsive to evolving problems and issues.

4.6.6 Policy:
The City shall continue to implement the scheduled maintenance plan for the effective removal of invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation. The City shall coordinate these efforts with the City Urban Forester.

4.6.7 Policy:
The City shall establish a program for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

4.6.8 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

4.6.9 Policy:
The City shall coordinate with St. Lucie County and the Heathcote Botanical Gardens Board of Directors on the implementation plans to restore degraded lands within the Regional Botanical Park.

4.6.10 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to require the identification of natural habitats through an environmental impact study during the development review process.

4.7 Objective:
Assure the maintenance and conservation of open space and trees within the City, through the continued maintenance of trees within City properties and through the site plan review process for new development.

4.7.1 Policy:
Native vegetative communities shall be preserved during development or redevelopment, as outlined in the adopted City landscape and tree ordinance.

4.7.2 Policy:
The City shall provide beautification of streets, rights-of-way and public open spaces and facilities within the City through grant applications or other funding sources.

4.7.3 Policy:
The City shall encourage and educate the public in the planting and maintenance of trees through its ongoing Urban Forestry plan and through coordination with the Keep Fort Pierce Beautiful and other appropriate organizations.

4.7.4 Policy:
The City shall expand the Keep Fort Pierce Beautiful Program beyond litter removal and transfer oversight of the program to the Urban Forester.

4.7.5 Policy:
The City shall continue to be certified, as it has since 1989, as a Tree City USA by the National Arbor Day Foundation.

4.7.6 Policy:
~~By 2013, t~~The City shall complete an inventory of tree species located on public lands through the application of a tree survey.

4.7.7 Policy:
~~By 2012, t~~The City shall amend the Land Development Regulations to include open space requirements for all residential developments.

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

4.8.1 Policy:
Proper landscape buffering shall be required between wetlands and land uses that negatively impact the wetland ecosystem to be defined in the Land Development Regulations.

4.8.2 Policy:
Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:
Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

4.8.5 Policy:
This City shall support and coordinate with the ACOE, EPA, FWS, DEP, and FWCC and/or other agencies as appropriate to establish a list of priority wetland restoration sites. Priority wetland restoration sites shall include those disturbed wetlands having the greatest potential functional value after restoration.

4.8.6 Policy:
Through the site plan approval process the City shall ensure appropriate measures are taken to prevent development activities that adversely impact water quality through shoreline erosion and sedimentation over-wash onto wetlands.

4.9 Objective:
Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas left in their natural state.

4.9.1 Policy:
Through the development review process the City shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and sediment run-off.

4.9.2 Policy:
Applicants seeking permits and licenses for resource extraction or mining operation in the City shall be subject to review by the City Commission.

4.9.3 Policy:
The City shall require all development projects to adhere to the erosion control requirements as specified in the development permit application.

4.9.4 Policy:
Soil suitability shall be considered as a component of development approval in areas of undisturbed substrate.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 5

The City shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources.

5.1 Objective:
The City shall protect, conserve and enhance the remaining coastal, wetlands, water resources, living marine resources, coastal barriers and wildlife habitats and other natural resources.

5.1.1 Policy:
The City shall limit impacts to wetlands by directing uses identified as incompatible with the protection and conservation of wetlands and wetlands functions away from wetlands. When incompatible future land uses are unavoidable in wetlands, the impacts shall be mitigated to compensate for the loss of wetland functions. The City shall support no net loss of wetland functionality by requiring that all applicants for a permit to develop in jurisdictional wetlands obtain necessary permits from all applicable county, state or federal regulatory agencies prior to development approval by the City.

5.1.2 Policy:
Activities and land uses know to adversely affect the quality and quantity of identified water sources, and within natural groundwater recharge areas, shall be restricted to protect the quality and quantity of these water sources.

5.1.3 Policy:
The City shall limit the impacts of development or redevelopment upon wildlife habitat by strictly enforcing all ordinances designed to protect and conserve natural resources, and by supporting the enforcement of related county, state and federal regulations.

5.1.4 Policy:
Compliance with approved permits from other state, federal, and local programs for the conservation of natural resources shall be incorporated into the City planning process.

5.1.5 Policy:
The City shall condition City development approval on the receipt of all applicable external agency permits. The City shall require the receipt of all applicable external agency permits prior to the developer commencing development activity on the property. The City shall require consistency with the policies in the Comprehensive Plan that govern:

1. Management of surface water;
2. Preservation of open space;
3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

5.1.6 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the county, state or federal agencies as environmentally sensitive.

5.1.7 Policy:
The City shall prevent unnecessary destruction or inappropriate use of existing natural resources through review of all applications and strict adherence to the adopted ordinances that regulate these resources.

5.1.8 Policy:
The City shall coordinate with and support all county, state and federal management measures designed to protect, preserve and enhance the coastal resources, wetlands, marine resources, wildlife habitats and other natural resources including coastal dunes, fisheries and coral reefs to limit the specific and cumulative impacts of development or redevelopment upon these marine resources.

5.1.9 Policy:
The St. Lucie County Manatee Protection Plan, dated March 1, 2002, is hereby included within this Comprehensive Plan by Reference. All development activities affected by this plan shall be governed accordingly.

5.1.10 Policy:
The City shall maximize protection of coastal and marine resources by evaluating the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The development review process shall ensure compliance with levels of service and policies of this Plan and shall evaluate the following:

1. Protection of natural shoreline vegetation and coastal beach berm structure and habitat;
2. Management of surface water run-off;
3. Protection of structures from the effects of long-term sea level rise;
4. Protection from and reduction of exposure to natural hazards;
5. Protecting of beaches and shorelines from erosion;
6. Protection of the character and overwater views of the community;
7. Protection of living marine resources and wildlife habitat; and
8. Prevention of the degradation of water quality and estuaries.

5.1.11 Policy:
The City shall maximize protection of sea turtles through the implementation of development review criteria which shall accomplish the following:

1. Prohibit activities disruptive to marine turtle nesting;
2. Prevent interior or exterior lighting from illuminating nesting areas

during the nesting season;
3. Enforce nesting habitat setbacks;
4. Enforce standards for mechanical beach cleaning; and
5. Protect marine turtles from predation.

5.1.12 Policy:
The City shall establish a program administered by the Urban Forester for invasive vegetation removal on City lands. This program shall include monitoring and plans for re-vegetation.

5.1.13 Policy:
The City shall establish a program administered by the Urban Forester for the restoration of City owned beaches and beach berm areas. This program shall include monitoring and plans for re-vegetation.

5.1.14 Policy:
The City shall consider development of a Natural Resources Division to better protect the City's coastal dune system.

5.1.15 Policy:
City restoration projects shall be completed as funding is established and sources become available. Local, state, federal and private funding sources shall be pursued and used to support restoration projects.

5.1.16 Policy:
When reviewing redevelopment applications for sites which contain natural resource systems, previously existing manmade alterations shall be evaluated to determine the feasibility of and whether viable benefits may accrue through their removal as part of the redevelopment project.

5.1.17 Policy:
The City shall ~~amend the~~ continue enforcing the provisions in the Land Development Regulations ~~by December 2010 to~~ that limit development east of the Coastal Construction Control Line (CCCL).

5.2 Objective:
The City shall maintain, or, to the maximum extent feasible, improve the quality of water in the Indian River Lagoon.

5.2.1 Policy:
The City shall continue to coordinate with all appropriate agencies in meeting the goals and policies of the Indian River Lagoon Aquatic Preserves Management Plan, the North Fork of the St. Lucie River Aquatic Preserve Management Plan, the Indian River Lagoon Surface Water Improvement and Management Plan and the St. Lucie County Coastal Management Plan.

5.2.2 Policy:
The City shall continue to coordinate with the county and all appropriate agencies in the efforts to reconnect the impounded marshes to the Indian River Lagoon.

5.2.3 Policy:
The City shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state, federal, and regional standards and the City's adopted level of service.

5.2.4 Policy:
The City shall coordinate and cooperate with the organizations which are monitoring and have research and management plans underway in the South Indian River Lagoon and it's watershed, including but not limited to the South Florida Water Management District, Department of Environmental Protection, Florida Department of Agriculture and Consumer Services (FDACS), Florida Fish and Wildlife Conservation Commission (FFWCC), Harbor Branch Oceanographic Institute (HBOI), Smithsonian Marine Station, National Oceanic and Atmospheric Administration (NOAA) and the United States Geological Survey (USGS).

5.2.5 Policy:
The City shall achieve compatibility with other related regional water resource planning efforts. These include the Indian River Lagoon (IRL) Surface Water Improvement and Management (SWIM) Plan, Comprehensive Everglades Restoration Plan (CERP), CERP IRL – South Project, CERP North Palm Beach County Project Part 1, Lake Okeechobee SWIM Plan, Lower East Coast and Kissimmee Basin Water Supply Plans, and the IRL National Estuary Program Comprehensive Conservation and Management Plan.

5.2.6 Policy:
The City shall support county, state and federal policies and regulations concerning the permitting of dredge and fill activity and shall require that all applicants for a permit to develop in submerged lands obtain necessary permits from all jurisdictional regulatory agencies prior to application submittal to the City.

5.2.7 Policy:
The City shall evaluate the feasibility of providing guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation measures to property.

5.2.8 Policy:
The City shall coordinate surface water management and protection efforts with the Indian River National Estuary Program (IRNEP), Florida Department of Environmental Protection, the South Florida Water Management District and other appropriate agencies.

5.2.9 Policy:
The City shall continue to protect submerged aquatic vegetation from the impacts of local land development by implementing the Surface Water Protection Ordinance. At a minimum, the following criteria shall be addressed:

1. Maintain upland vegetation within required setbacks to reduce runoff;
2. Require proper use of turbidity screens during construction activities;

3. Control discharge rates to promote on-site settlement of sediment loads and meet minimum retention requirements for runoff from storm events; and
4. Coordinate with FDEP Aquatic Preserve staff when development is within or adjacent to an aquatic preserve.

5.2.10 Policy:
Freshwater inputs to the Indian River Lagoon via interbasin diversions shall be regulated to ensure the health and viability of the estuarine system.

5.2.11 Policy:
The City shall adopt a Master Stormwater Management Plan ~~by December 2010~~ that ~~included~~ will include water quality monitoring to identify areas within the Indian River Lagoon of poor and fair water quality and establish priorities for correcting deficiencies. The management plan shall consider the cumulative impacts of development on water quality, and shall include recommendations to reduce or mitigate such impacts.

5.2.12 Policy:
The City shall continue to cooperate with other agencies and municipalities that perform fisheries studies and submerged aquatic vegetation mapping and use this data to assist in establishing priority areas for surface water improvement efforts.

5.2.13 Policy:
As applications for redevelopment are processed, the City shall ensure existing systems that currently do not meet stormwater management standards conform to current standards.

5.3 Objective:
The City shall give priority to water-dependent uses.

5.3.1 Policy:
When reviewing applications for shoreline development, shoreline uses shall be prioritized as identified in the Land Development Regulations as follows:

1. Approved public and private shoreline protection, re-vegetation or restoration programs;
2. Approved water-dependent shoreline uses available to the public;
3. Recreational and water related uses available to the public;
4. Commercial water related uses available to the public;
5. Docks and commercial marina expansion;
6. Water dependent uses that are available for public use;
7. Parking facilities for shoreline access;
8. Protection or preservation of sites recognized as historic resources;
9. Protection of sites designated as having unique community character;
10. Residential water dependent shoreline uses; and
11. Residential water related shoreline uses.

5.3.2 Policy
The City shall ensure adequate sites for priority water-dependent uses by:

1. Identifying environmentally suitable waterfront areas and recommending strategies for reserving such areas for water-dependent and water-related uses consistent with estimated needs;
2. Analyzing conflicts in priority of the existing shoreline uses and developing strategies for reducing or eliminating such conflicts;
3. Identifying strategies for encouraging appropriate mixed use development that includes water-dependent and water-related uses that is compatible with existing land uses;
4. Developing strategies to protect existing waterfront sites that exhibit unique community character or are identified as an historic resource; and
5. Ensuring public access facilities at the adopted level of service.

5.3.3 Policy:
The City shall coordate~~will ensure coordination~~ with St. Lucie County in implementing the 2017~~02~~ update to the Port of Ft. Pierce Master Plan. The ~~revised~~ plan ~~wa s adopted by the St. Lucie County Board of County Commissioners (Ordinance 02-014), which~~ provide~~d~~ general goals, objectives, and policies to encourage gentrification of the Port through a mix of recreational, commercial, residential and industrial uses. The City will follow the goals, objectives, and policies within the revised Port of Ft. Pierce Master Plan to ensure orderly development and redevelopment of the Port.

5.3.4 Policy:
The City shall develop and adopt guidelines that direct the location and management of water-dependent, water-related and water-enhanced facilities ~~by December 2011~~.

5.3.5 Policy:
The City shall ensure shoreline development is consistent with all jurisdictional agency permit conditions and provides for the protection of environmentally sensitive upland, submerged land or wildlife habitats consistent with the policies of this Plan.

5.3.6 Policy:
When reviewing an application for a marina, the City shall ensure it is located in areas where maximum physical advantages exist and where no unreasonable or excessive impacts are foreseen on coastal or marine resources. Marina construction shall reflect consideration of the following:

1. Protection of benthic vegetation and faunal assemblages;
2. Adequacy of circulation and tidal flushing;
3. Access to deep water through existing channels of adequate depth;
4. Minimization of shoreline modifications;
5. Quality and size of upland areas and degree of alteration necessary;
6. Ability to restore or enhance marine resource subject to past alteration;
7. Locations of existing propeller dredging problem areas;
8. Potential impact on alligators, manatees, marine turtles or other listed plant or animal species;
9. Availability of upland support services;
10. Adequacy of the Marina Hurricane Management Plan; and

11. Protection or enhancement of historic resources.

5.3.7 Policy:
When reviewing an application for a marina, the City shall ensure all required external agency coordination and permits have been obtained and the City permit does not conflict with the conditions of the external agency conditions.

5.3.8 Policy:
The City shall implement performance standards in the Land Development Regulations for marinas and marine-related facilities within the coastal area which include at a minimum: setbacks, height limitations, parcel size, architectural guidelines, seagrass protection, and the protection of water quality including the maintenance and containment of stormwater runoff and wash-down water for dry storage areas. Marina performance standards shall include the following minimum criteria:

1. Existing marina facilities shall be allowed to continue their operation provided these facilities are not expanded. New or expanded marina facilities shall meet the City's adopted operational standards.
2. While the expansion of existing facilities is preferred over construction of new facilities, the development of new marinas shall remain a viable alternative as many existing marinas will not be capable of meeting adopted operational and environmental standards.
3. Policies and incentives should encourage new and expanded marina facilities to utilize dry storage to the fullest extent possible.
4. New marina facilities shall retain all work area runoff in a separate retention area.
5. Prior to the operation of any new marina fueling facility, a fuel management/spill contingency plan shall be developed and provided to the City for review. The plan shall describe methods to be used in dispensing fuel and all the procedures, methods, and materials to be used in the event of a fuel spill. The plan shall meet the St. Lucie County Fire Prevention Codes and the Rules of the State Fire Marshall's office.

5.3.9 Policy:
The City shall coordinate with all appropriate agencies in the identification of and the procedures and funding sources for removal of derelict vessels.

5.3.10 Policy:
The City shall coordinate with all appropriate agencies to protect submerged lands in shallow water areas from boating impacts, including strategies to reduce seagrass propeller scarring and to minimize vessel groundings. To accomplish this, the City shall assist to:

1. Identify problem areas and issues related to channel and shallows marking;
2. Establish criteria and priorities for identifying channels and shallows to be marked;
3. Make recommendations, in coordination with all appropriate local, state and federal agencies for channel marking;
4. Seek funding sources for marker installation; and

5. Identify boating restricted or "no vessel" protection zones.

5.3.11 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to improve boater education projects designed to place particular emphasis upon the following:

1. Navigational safety, including channel locations, in near shore waters;
2. Marine sanitation along with litter and debris control regulations; and
3. Seagrass, coral reef, manatee and sea turtle protection and conservation.

5.3.12 Policy:
The City shall coordinate and cooperate with all applicable local, state, federal and private agencies to continue to improve the demarcation of submerged natural resource areas and the publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

5.3.13 Policy:
Inconsistencies between the Port Master Plan and the City's Comprehensive Plan shall be resolved through the dispute resolution process provided under Chapter 186.509, F.S., in the event the City and the deep water port are unable to resolve these inconsistencies.

5.4 Objective:
The City shall protect beach and dunes and where feasible restore altered beaches or dunes. The City shall minimize the impacts of manmade structures on beach or dune systems.

5.4.1 Policy:
The City shall support and, when appropriate, assist the conservation efforts of public and private organizations which protect and promote the protection of marine turtles and turtle nesting habitat.

5.4.2 Policy:
The City's Urban Forester/Natural Resource Division shall prepare and annually review a Beach Management Plan ~~by December 2012~~ for all City owned beaches that are marine turtle nesting habitat. The plan shall review the implementation of nesting habitat protection measures and the plans for restoration and re-vegetation.

5.4.3 Policy:
For all City owned beaches, the City shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce the potential for damage that may result from storms.

5.4.4 Policy:
When reviewing redevelopment applications for a site which contains coastal dune systems, previously existing manmade alterations on the shoreline shall be evaluated to determine whether feasible and if benefits may accrue through their removal as part of the redevelopment project.

5.4.5 Policy:
The City shall continue to coordinate and cooperate with applicable state and federal agencies for all beach nourishment projects within the City.

5.4.6 Policy:
When reviewing an application for future development or redevelopment in the Coastal Area, the City shall ensure that permitted uses shall be limited to those which are resource dependent or compatible with the physical and environmental characteristics of the Coastal Area, or to those uses which can occur without degradation of important environmental values or interference with legally established public access to Coastal Area shorelines.

5.4.7 Policy:
When reviewing an application for development projects which contain coastal dune systems, the City shall discourages random pedestrian access across dune systems, and shall reduce pedestrian impacts to coastal vegetation and dune systems by requiring designated accessways between land uses and beach areas. The design and type of accessway or boardwalk shall use best management practices (BMP) promoted by the DEP.

5.4.8 Policy:
When reviewing an application for development or redevelopment projects on private lands which contain coastal dune systems, the City shall provide incentives outlined in the Land Development Regulations to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and to reduce the potential for damage that may result from storms.

5.4.9 Policy:
The City shall continuously identify environmentally sensitive priority sites, located within the City, for acquisition, preservation, or restoration. Priority sites shall also include those disturbed areas where restoration will result in the greatest habitat benefit at the least cost.

5.4.10 Policy:
The City shall amend the Land Development Regulations to include incentives for inclusion of coastal dune systems in developments in coastal areas.

5.5 Objective:
The City shall limit public expenditures that subsidize development permitted in coastal high-hazard area.

5.5.1 Policy:
City shall examine the inventory of existing infrastructure facilities located in the Coastal High-Hazard Area to give consideration to which facilities could be relocated or which should be replaced should funding sources become available for such activities. The City shall give priority to relocating when feasible; except for restoration or enhancement of natural resources.

5.5.2 Policy:
The City shall discourage construction of new infrastructure facilities within the Coastal High-Hazard Area unless such infrastructure is necessary to serve existing

and/or the future population projected in this Plan. Such infrastructure shall be constructed in a manner that minimizes the impacts from storm events and impacts to natural resources.

5.5.3 Policy:
The City shall limit thoroughfare or other infrastructure improvements such as water and sewer system expansions in coastal high hazard or floodplain areas to those deemed necessary to correct existing infrastructure deficiencies or as part of the maintenance and repair of existing infrastructure. Prohibit the construction of bridges or causeways to spoil or barrier islands not currently served by such infrastructure.

5.5.4 Policy:
The City shall discourage public expenditures that subsidize the reconstruction or repair of existing developments destroyed by a natural disaster in the coastal high hazard and floodplain area, if it results in increased densities and intensities above what previously existed on the site.

5.5.5 Policy:
The City shall limit the construction of new commercial or public facilities which regularly use, handle, or store hazardous materials in coastal high hazard and floodplain areas or within defined wellfield zones of influence. Where such siting occurs, in accordance with local government comprehensive plans, require the development of a comprehensive facility emergency preparedness plan which clearly defines measures to mitigate the effects of a hazardous materials release.

5.5.6 Policy:
The City shall prohibit the development of new critical care, health care, and special needs facilities that allow for overnight care of patrons within the coastal high hazard and floodplain areas.

5.5.7 Policy:
Before any large infrastructure enhancements are undertaken in the coastal zones, the City should evaluate whether enhancements address existing level of service issues or provide additional capacity for new development. The City shall only fund enhancements to address existing level of service issues.

5.6 Objective:
The City shall direct population concentrations away from known or predicted coastal high-hazard areas (CHHA).

5.6.1 Policy:
As defined in ~~Chapter~~ Section 163.3178(2)(h) F.S.; the City shall recognize the "Coastal High Hazard Areas" (also "high-hazard coastal areas") to mean the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

5.6.2 Policy:
The City shall continue to enforce ~~amend~~ Land Development Regulations ~~by December 2010 to~~ restricting development in Coastal High Hazard Areas.

5.6.3 Policy:
The City shall ensure that all development and redevelopment within the CHHA comply with the following regulatory techniques for hazard mitigation:

1. State and local regulations to established shoreline setbacks;
2. State and local construction codes regulating construction activity in the coastal areas;
3. Adopted surface water management level of service standards for drainage; and
4. Surface water management improvements which mitigate loss of floodplain.

5.6.4 Policy:
The City shall limit, to the maximum extend allowable, redevelopment in areas within the CHHA shown by the Local Mitigation Strategy to be particularly susceptible to repeated damage.

5.6.5 Policy:
The City shall be diligent in coordinating with FEMA and the county to receive the most up to date information regarding the current floodplain boundaries.

5.6.6 Policy:
The City shall work with the FDEP and the County to implement a revised Coastal Construction Control Line (CCCL), which was adopted by FDEP in August of 1997. Construction seaward of the CCCL shall be consistent with Chapter 161 of the Florida Statutes.

5.6.7 Policy:
As applications for redevelopment are processed, the City shall require that measures are included to reduce the flood risks in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

5.7 Objective:
The City shall maintain or reduce hurricane evacuation times.

5.7.1 Policy:
The City shall coordinate with the County in disseminating information concerning the need of residents to evacuate at various hurricane threat levels. The City shall coordinate with the County Emergency Management Director in assisting the implementation of the county campaign to educate the general citizenry regarding emergency preparedness plans.

5.7.2 Policy:
The City shall coordinate with the county in annually updating the Local Peacetime Emergency Plan and in updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

5.7.3 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to ensure structural transportation improvements to maintain sufficient evacuation routes.

5.7.4 Policy:
The City shall provide for safe evacuation from the coastal area by reviewing all development proposals in the hurricane vulnerability zone, which are submitted for certification through the zoning approval and development review committee processes, to determine whether the development is expected to maintain or reduce hurricane evacuations. Developments which cause an unacceptable increase shall be required to provide mitigation measures in order to mitigate the impacts on hurricane evacuation times caused by the development. These standards shall be incorporated into the Land Development Code ~~by December 2011~~.

5.7.6 Policy:
The City shall provide shelter space in accordance with the Emergency Management Plan. Where deficits exist, the City shall seek federal and state retrofit funds to reduce the deficit.

5.7.7 Policy:
The City shall implement standards to assess whether or not hurricane evacuation times will be impacted for development within the CHHA into the Land Development Regulations ~~by December 2010~~.

5.8 Objective:
The City shall prepare post disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

5.8.1 Policy:
The City shall adopt a post disaster redevelopment plan designed to increase public safety and reduce damages and public expenditures ~~by December2011~~.

5.8.2 Policy:
The Post Disaster Redevelopment Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions shall include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and required infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damage.

5.8.3 Policy:
The City shall coordinate their Post Disaster Redevelopment Plan with the County Emergency Management Office for compliance with the Local Peacetime Emergency Plan. The Post Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;

2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with state and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Local Peacetime Emergency Plan and other appropriate policies and procedures; and
7. Ensure timely re-entry of City residents following an evacuation.

5.8.4 Policy:
The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities following a hurricane or other disaster event; such options shall including, but not be limited to abandonment, repair in place, relocation and reconstruction with structural modifications. The City shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Repair to any public facilities that shall be deemed an historic structure according to the National Register of Historic Places shall be guided by the Secretary of the Interior's Guidelines for Rehabilitation;
5. Consistency with federal funding provisions; and
6. Consideration of structural integrity and safety.

5.8.5 Policy:
The City shall include criteria in the 5-year schedule of Capital Improvement Projects to include and prioritize projects that are hazard mitigation initiatives.

5.8.6 Policy:
The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are a hazard to the public health, safety and welfare.

5.8.7 Policy:
To reduce exposure to natural hazards the City shall ensure that all new construction, reconstruction or additions to existing facilities, regardless of type, that is permitted within the identified 100-year flood zones is subject to all applicable flood damage protection regulations.

5.8.8 Policy:
The City shall limit redevelopment in areas of damage by ensuring that any existing structure which is non-conforming in regards to the required base flood elevation that is substantially damaged (based on the definition in Chapter 161, F.S.) or abandoned, shall be rebuilt only to the extent that complies with the current flood plain management standards for the affected property.

5.8.9 Policy:
The City shall implement a transfer of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other public recreational uses.

5.8.10 Policy:
The City shall consider the impact of projected sea level rise in all land use amendments in coastal areas less than 10 feet in elevation.

5.8.11 Policy:
The City shall continue to monitor updates to sea level rise forecasts and predictions and consider measures to protect or relocate all critical public facilities that are located in areas projected to be impacted by sea level rise in the next 50 years.

5.8.12 Policy:
The City shall continue to coordinate with and support the county in the preparation of the hazard mitigation component of the Local Peacetime Emergency Plan.

5.8.13 Policy:
The City will consider amendments to its comprehensive plan and land development regulations based upon any new or revised recommendations in the St. Lucie County Local Mitigation Strategy. ~~The City shall review all interagency hazard mitigation reports as they are produced and make recommendations for amendments to the comprehensive plan, as deemed appropriate, when the Plan is revised during the evaluation and appraisal process.~~

5.8.14 Policy:
The City shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public and to City personnel. Information shall address evacuation, sheltering, building techniques to reduce hazards, wildfire safety information, and any other hazard mitigation issues that could help prevent loss of life and property.

5.8.15 Policy:
The City shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

5.8.16 Policy:
The City shall coordinate and cooperate with emergency management officials when making land use decisions, capital improvements, and creating other planning initiatives. City planners shall incorporate the recommendations of the hazard mitigation annex of the ~~l~~Local ~~p~~Peacetime ~~e~~Emergency ~~p~~Plan, the St. Lucie County Local Mitigation Strategy, and any other applicable existing interagency hazard mitigation reports, as deemed appropriate into planning programs.

5.8.17 Policy:
The City shall continue to review and update as needed the City's Strategic Emergency Management Hurricane Plan.

5.8.18 Policy:
The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

5.8.19 Policy:
When feasible, the City shall encourage the removal of coastal real property from FEMA flood zone designations within the coastal area.

5.8.20 Policy:
The City shall seek grant opportunities from federal, state and local agencies to develop a coastal resiliency adaptation area action plan.

5.9 Objective:
The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.1 Policy:
The City shall continue to maintain and protect all designated public beach access points and signage indicating such points and seek opportunities to acquire new beach access points.

5.9.2 Policy:
Publicly funded projects that improve, change or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as boardwalks, beach/dune walkovers, parking and restrooms.

5.9.3 Policy:
The City shall implement development incentives to encourage new development occurring along shoreline areas to dedicate easements or to donate land for use as public accessways leading to shoreline areas. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.4 Policy:
The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way. These incentives shall be implemented into the Land Development Code ~~by December 2010~~.

5.9.5 Policy:
The City shall not permit the abandonment of Public Right-of-Ways that terminate on water that may be utilized to provide public access or view points.

5.9.6 Policy:

The City shall continue to identify potential locations for beach access points, establish minimum design standards for beach access facilities ~~by December 2011~~, and determine annual funding sources for installation and maintenance of new facilities.

5.9.7 Policy:
The City shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities shall include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, Spartina spp. sea oats, and maritime hammock species.

5.10 Objective:
The City shall provide for the protection, preservation, or sensitive reuse of historic resources.

5.10.1 Policy:
The City shall require that land uses are distributed in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on lands recognized by the City, county, state or federal government as an historic resource.

5.10.2 Policy:
The City shall strive to ensure that all municipal actions encourage and promote the preservation, sensitive use or reuse of any City owned historic resource.

5.10.3 Policy:
The City shall continue to coordinate with the State Division of Historic Resources, local historical groups, and others in continuing to identify, document and preserve historical, archaeological, and cultural resources within the City.

5.10.4 Policy:
The City shall require development review of all proposed development or redevelopment of privately owned existing historic resources to prevent unnecessary destruction or inappropriate use. The City shall provide for flexible development alternatives for recognized historic resources only when such alternatives would ensure the protection, preservation, or sensitive reuse of an historic resource. The City shall adopt flexible development alternatives ~~by December 2011~~. The development approval process shall include provisions to address and mitigate adverse impacts to historic resources created by development or redevelopment when such impacts are unavoidable.

5.10.5 Policy:
Historic resources and their environments shall be included in public acquisition programs for recreation, open space, conservation and preservation. The City shall cooperate and support the efforts of state, federal and other public and private conservation agencies, as appropriate, in administering land acquisition programs to acquire significant historic resources.

5.10.6 Policy:
The City shall ensure that as part of the Post Disaster Redevelopment Plan, a team of local "experts" determines whether structures impacted by a disaster can be

saved rather than demolished or if pieces can be saved to use in rebuilding elsewhere.

5.11 Objective:
The City shall establish level of service standards, areas of service and phasing of infrastructure in the coastal planning area.

5.11.1 Policy:
The City shall ensure that no development approval shall be granted until it is demonstrated that all required infrastructure shall be in place and available for use by the future development or redevelopment within the coastal planning area concurrent with the impacts of development. All development in the coastal planning area shall conform to the densities proposed by the future land use element and to the level of service standards adopted in the appropriate elements of this Plan.

5.11.2 Policy:
The City shall ensure that no development approval shall be granted for future development or redevelopment within the coastal area until is it demonstrated that it is consistent with coastal resource protection, access, and the safe evacuation requirements of this Plan.

5.11.3 Policy:
Through implementation of the Capital Improvements Plan the City shall ensure that funds for future needed infrastructure improvements are phased to coincide with demands generated by development or redevelopment in the coastal planning area.

5.11.4 Policy:
The City shall develop an area plan for the Coastal Planning Area ~~by December 2012~~. The area plan should define development limitations in the coastal area and establish LOS standards specific to the coastal area.

HOUSING ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 6

Maintain and enhance the supply of decent, safe, energy efficient and affordable housing and maximize viable options and opportunities for present and future residents of the City of Fort Pierce.

6.1 *Objective*:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.1 Policy:
The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:
The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to promote implementation of attainable housing policies and programs.

6.1.3 Policy:
The City will utilize federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:
The City shall work to increase homeownership by encouraging projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:
The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.7 Policy:
The City shall continue to coordinate with state and federal agencies and other entities to provide for hurricane protection programs and post-hurricane housing repair.

6.1.8 Policy:
The land development code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.9 Policy:
Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.1.10 Policy:
The City shall develop an incentive program ~~by 2012~~ to encourage the development of various types of rental housing for family households.

6.1.11 Policy
The City shall amend the Land Development Code to allow rentals by right in all residential zoning districts.

6.1.12 Policy:
The City shall conduct an affordable housing need study ~~by 2013~~ to distinguish the areas of greatest need for affordable housing in the City. The study should include a farmworker housing analysis, a method of prioritizing area need, and funding strategies.

6.1.13 Policy:
The City shall amend the Land Development Code to require all development to contribute to meeting the affordable housing needs of the City. Strategies could include financial contributions, land dedication, or enhancements to public transit.

6.2 Objective:
The City shall eliminate substandard housing and blighting influences and improve the structural and aesthetic condition of housing as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:
New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City shall enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:
The City, utilizing ~~2010~~ the latest Census data, City records, and field visits, shall inventory and develop a database of existing housing conditions and housing stock. ~~by 2011.~~ The database shall include a means to denote structures with active code enforcement citations. The City shall maintain the accuracy of the database throughout the planning horizon.

6.2.3 Policy:
The City shall ensure that provisions exist for relocation of housing for residents displaced by City or CRA sponsored redevelopment efforts.

6.2.4 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code, and in accordance with the Historic Preservation Ordinance.

6.2.5 Policy:
The City shall amend the Land Development Regulations to establish a mitigation program that clearly defines criteria needed to receive a reduction in violation fines.

6.2.6 Policy:
The City shall continue to seek grants and external funding programs to establish neighborhood block programs and area redevelopment plans.

6.2.7 Policy:
The City shall consider the creation of Housing Conservation Districts that require inspections when there is a sale of a residential building or when there is a change of tenant in a residential rental unit to better conserve the existing affordable housing supply.

6.2.8 Policy
The City shall consider the addition of new code enforcement officers to help enforce existing housing code requirements.

~~6.2.9 Policy:~~
~~The City shall create a task force to address the overcrowding issue in the City by 2012.~~

6.2.~~10~~9 Policy:
The City shall consider amending the Land Development Regulations to include provisions that prevent overcrowding and strengthen enforcement capabilities.

6.2.~~11~~ 10 Policy:
The City shall conduct a general survey to evaluate the external housing conditions in the City ~~by 2012~~.

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
The City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
The City shall amend the Future Land Use Map (FLUM) to include land use designations that provide sufficient densities to allow for affordable housing developments to occur ~~in a financially feasible way~~.

6.3.3 Policy:
The City will incorporate density bonuses for the provision of affordable housing within the Land Development Code ~~by December 2011~~.

6.3.4 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.382, Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.5 Policy:
The City shall support improvement and expansion of public transit and encourage the development of higher density mixed-use developments and affordable housing in locations best served by transit.

6.3.6 Policy:
The City shall consider the development of a Downtown Master Plan that focuses on increasing residential development in the downtown for residents of all income levels.

6.4 Objective:
The City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential future land use designations except those located in the Coastal High Hazard Area.

6.4.4 Policy:
The City shall support the location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps.

6.4.5 Policy:
The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

6.4.6 Policy:
Group homes and assisted living facilities shall be prohibited within the Coastal High Hazard Area.

6.5 Objective:
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain it unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures shall be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.5.5 Policy:
The City shall review its conservation and preservation measures ~~by 2012~~ to determine if they are creating an unnecessary burden to infill and redevelopment efforts in historic districts. Depending on results of the review, the City shall consider introducing alternative measures such as transfer of development rights (TDR) or relocation of historic structures to the conservation and preservation measures.

6.6 Objective:
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.

6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.

6.6.4 Policy:
The City shall create a dedicated funding source to undertake physical upgrades to existing public housing units to improve the living conditions of residents.

6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.

6.6.6 Policy
Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.

6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.

6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.

6.6.9 Policy:
The City will continue to strengthen coordination efforts with the Housing Authority, Community Services, and the FPRA.

6.7 Objective:
All residential development and mixed-use development with residential components that require site plan review shall be required to incorporate energy efficient standards in design and construction.

6.7.1 Policy:
Site selection shall be compatible with the size and type of project.

6.7.2 Policy:
Site analysis shall include the following natural factors:

1. Existing drainage pattern;
2. Geology;
3. Topography (slope analysis for drainage areas and road and pathway location);
4. Hydrography (streams, lakes, swamps);
5. Vegetation (ecological basis for choosing plant materials for landscaping);
6. Wildlife and habitat;
7. Climate factors (solar orientation, seasonal winds, humidity, precipitation),
8. Soil (type, suitability bearing capacity).

6.7.3 Policy:
Site design and construction shall be consistent with, but not limited to, the following standards:

1. Merging topography and natural features into design;
2. Limitation of ecological and environmental impact of design;
3. Orientation and form of the structures based upon site analysis;
4. Use of passive solar architecture; harnessing solar energy;
5. Appropriate plant species selection for location and water efficiency;
6. Use of bio-swales and rain gardens;
7. Selection of trees related to purpose, such as for shade;
8. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials

6.7.4 Policy:
Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

6.7.5 Policy
The City shall adopt a Green Ordinance ~~by December of 2011~~ to include guidelines to facilitate green buildings and to be consistent with the Leadership and Environmental Design (LEED) rating system administered by the United States Green Building Council, the Florida Green Building Coalition standards, or other nationally recognized green building system.

6.7.6 Policy:
The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels ~~by December of 2011~~.

6.7.7 Policy:
The City shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 7

To provide park facilities, recreation programs, and open space resources that are safe, adequate, and accessible to all City residents, and that contribute to the character and quality of life that defines Fort Pierce.

7.1 Objective:
Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

7.1.1 Policy:
LOS standards for public recreation and open space facilities are hereby established as follows:

Facility	Year	Unit of Measure
Neighborhood Park:		
	~~2010~~	~~1.36 acre/1,000 population~~
	~~2015~~	~~1.5 acre/1,000 population~~
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:		
	~~2010~~	~~2.50 acre/1,000 population~~
	~~2015~~	~~2.75 acre/1,000 population~~
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population

7.1.2 Policy:
The City of Fort Pierce shall schedule projects to address existing facility deficiencies and foreseeable facility needs as part of the Five-Year Schedule of Capital Improvements (SCI). The Capital Improvement Program shall be updated on an annual basis to reflect the identification, planning and completion of recreation and open space projects and facilities.

7.1.3 Policy:
Capital outlays for recreation and open space facilities shall be scheduled in chronological order according to the following priorities:

1. facility additions, improvements, expansions and/or replacements required to address preexisting LOS deficiencies;
2. facility additions, improvements, expansions and/or replacements required to mitigate forecasted LOS deficiencies; specifically the creation of additional neighborhood parks in strategic locations throughout the City;

3. opportunities to secure environmentally sensitive and pristine lands such as wetlands, waterfront properties, shorelines, and habitat of endangered species;
4. acquisition of lands that further the development of linked and continuous open space corridors;
5. provision of recreation and/or open space facilities that are geographically located within areas not presently served by such opportunities; and,
6. all other recreation and open space facilities not otherwise described above.

7.2 Objective:
Require a proportionate amount of open space and recreation area to be provided by both private enterprise and public agencies.

7.2.1 Policy:
The City of Fort Pierce shall require that all future site development, and modifications of existing development to the extent possible, incorporate perimeter and interior landscape areas as outlined in the City's Land Development Code.

7.2.2 Policy:
The City's Land Development Regulations will include public open space requirements for new development and modifications to existing development in all zoning classifications.

7.2.3 Policy:
The City of Fort Pierce shall require publicly accessible recreation areas to be incorporated within all planned residential developments, mixed use developments, and residential development. The size of the required areas and the corresponding amenities shall be consistent with standards incorporated into the Land Development Regulations.

7.2.4 Policy:
The City of Fort Pierce shall implement and review regulatory mechanisms to facilitate the accrual of financial and land resources for the provision of Neighborhood Park and Community Park facilities ~~by December 2012~~. Suggested mechanisms include, but are not limited to, impact fees, mandatory land dedications, preferential tax treatment, recreation and open space credits, and/or transfer of development rights.

7.2.5 Policy:
The City of Fort Pierce shall provide incentives for providing off-site publicly accessible recreation and open space areas as part of private applications for development approval. These incentives shall be established and enumerated within the City's land development regulations ~~by December 2010~~. Incentives may include such features as setback reductions, deviation from minimum lot dimensional requirements, inclusion of aquatic areas for purposes of calculating open space, and/or increases in permissible lot coverage, amongst other development characteristics and features as deemed acceptable by the City of Fort Pierce.

7.2.6 Policy:
The City shall require a proportionate fair-share contribution for recreational and open space facilities if the development contributes to a deficiency in the adopted level-of-service standard for parks and recreational facilities.

7.2.7 Policy:
The City shall establish and implement a regular evaluation of community park and recreation needs during the annual Capital Improvements Element update process, especially the needs of youth and seniors.

7.3 Objective:
Establish programs and procedures to continually monitor the quality and utility of all recreation and open space facilities within the City of Fort Pierce.

~~7.3.1 Policy:~~
~~The City of Fort Pierce shall consider and evaluate the creation of a Parks and Recreation Department by 2015. Alternatively, the City will employ a point person within the Planning or Public Works Department that will oversee Parks and Recreation Planning.~~

~~7.3.2~~7.3.1 Policy:
The City of Fort Pierce shall maintain, renovate and rehabilitate existing facilities to prevent unplanned and untimely deterioration of physical assets and to maximize the benefit of past expenditures.

~~7.3.3~~7.3.2 Policy:
The City of Fort Pierce shall develop a Parks and Recreation Master Plan to ~~by December 2011. The Plan shall~~ do the following:

- Inventory all publicly-owned recreation and open space facilities in the City
- Identify locational and accessibility criteria for locating recreational facilities with respect to neighborhoods
- Identify opportunities to develop new park facilities on City owned lands and acquire additional open space areas for public use
- Determine recreational amenity requirements for park facilities
- Establish a future vision for each such facility including recreation equipment, pedestrian accommodations and other physical improvements.

~~7.3.4~~7.3.3 Policy:
The City of Fort Pierce shall continually solicit resident input to assess satisfaction with recreation and open space facilities, as well as prioritize acquisition sites. Findings shall be contained within the Parks and Recreation Master Plan and used to determine future installations and improvements at each publicly-owned facility and development of future facilities.

7.4 Objective:
Maximize the utility and function of recreation facilities and open space resources.

7.4.1 Policy:
The City of Fort Pierce shall encourage the strategic placement of recreation and open space facilities in a manner that coincides with and affords the preservation of existing native vegetation, visual corridors, and other quality natural resources.

7.4.2 Policy:
The City of Fort Pierce, as well as private parties and organizations, shall design and improve recreation facilities and open space areas in such a manner that respects natural environmental conditions, to the maximum extent possible.

7.4.3 Policy:
The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

7.4.4 Policy:
The City of Fort Pierce shall develop a Greenways and Trailways Program as part of the City's Parks and Recreation Master Plan to ensure connectivity between existing and future recreation and open space areas in the City.

7.4.5 Policy:
The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the city and extending beyond the city's municipal boundary.

7.4.6 Policy:
The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated ~~by December 2010~~ to account for this requirement.

7.4.7 Policy:
The City of Fort Pierce shall encourage the preservation of quality natural resources and environmental areas by requiring conservation easements as a condition of development approval.

7.4.8 Policy:
The City of Fort Pierce shall consider opportunities for educational exhibits and programs, observation areas and nature trails during the planning and design process for all future publicly accessible recreation and open space facilities and renovation of existing facilities.

7.4.9 Policy:
The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

7.4.10 Policy:
The City of Fort Pierce shall require that recreation areas within all future residential developments be improved with pedestrian or multi-use pathways, recreation equipment, shade structures, and other pedestrian amenities.

7.4.11 Policy:
The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community clubhouse, recreation center or similar communal building that is "hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.

7.5 Objective:
Provide unimpeded access to all public recreation facilities.

7.5.1 Policy:
All future dedications or purchases of land for public recreation use or purpose shall be located adjacent to a public right-of-way or access easement that provides a direct and continuous connection between publicly accessible lands.

7.5.2 Policy:
Pedestrian and bicycle access shall be incorporated into all future plans for new public recreation facilities and modifications to existing public recreation facilities.

7.5.3 Policy:
All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

7.5.4 Policy:
The City of Fort Pierce shall support and encourage the provision of mass transit services and infrastructure at all public recreation sites.

7.5.5 Policy:
The City of Fort Pierce shall amend the Land Development Regulations to require all future development and redevelopment plans for public recreation facilities to incorporate bicycle racks and vehicular parking spaces.

7.5.6 Policy:
To the maximum extent feasible, parking areas shall be located in proximity to the primary attractions of each recreation site. However, the City shall not require automobile access to neighborhood or smaller parks.

7.5.7 Policy:
The City of Fort Pierce shall require paved pedestrian access between all internal facilities and buildings, vehicular use areas and access points, and peripheral pathways at the site of all future park and recreation facilities.

7.6 *Objective*:
Establish strategies to effectively coordinate the retention of existing recreation and open space opportunities, as well as the development of future opportunities, to meet public demands.

7.6.1 Policy:
The City of Fort Pierce shall continue to exchange ownership and share maintenance responsibilities with St. Lucie County for recreation and open space facilities located within city limits.

7.6.2 Policy:
The City of Fort Pierce shall refrain from liquidating recreation and open space lands located within existing city limits and future annexation areas.

7.6.3 Policy:
The City of Fort Pierce shall maintain cooperative relationships and seek to develop partnerships with both public and private agencies, groups, individuals, organizations and facilities that currently or may potentially offer recreation opportunities to City residents.

7.6.4 Policy:
The City of Fort Pierce shall pursue funding through recreation grants and bonds, as well as private donations and contributions, to meet local recreation needs.

7.6.5 Policy:
The City of Fort Pierce, in cooperation with St. Lucie County, shall coordinate efforts to facilitate the development of an urban-district park along or proximate to the western edge of the FPUA Urban Service Boundary.

7.6.6 Policy:
The City of Fort Pierce shall participate in the exchange of publicly owned land, excluding established recreation and open space properties, with private property owners as a method to secure attractive and/or desired property for the provision of public recreation and open space opportunities.

7.6.7 Policy:
The City of Fort Pierce shall evaluate the establishment of a Park and Recreation Trust Fund to accommodate financial contributions in lieu of land dedications for required recreation acreage. Financial contributions shall be considered and acceptable only in instances deemed appropriate by the City of Fort Pierce.

7.6.8 Policy:
In furtherance of an equitable distribution of recreation and open space facilities, the City of Fort Pierce, in cooperation with St. Lucie County, shall encourage the dedication, contribution and acquisition of land for neighborhood and community

park facilities both in the western area of existing city limits and throughout the western portions of the City's future annexation area.

7.7 *Objective*:
Establish parks and recreation facilities that are equally distributed throughout the City and accessible to residents of all neighborhoods.

7.7.1 Policy:
The City shall work to provide neighborhood parks according to the following criteria:

- be provided within a ½ mile of all residential neighborhoods
- be located on a minimum of 5 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- provide opportunities for passive as well as active recreational facilities
- be developed in conjunction with school playgrounds, where possible
- be located on local streets or neighborhood collectors

7.7.2 Policy:
The City shall work to provide community parks according to the following criteria:

- be provided within 2 miles of all residential neighborhoods
- be located on a minimum of 15 acres, where possible
- be connected to the surrounding neighborhoods, community facilities, and other parks through bicycle and pedestrian access
- be served by public transportation, where possible
- provide opportunities for passive as well as active recreational facilities
- contain higher traffic generating recreational uses, such as swimming pools, recreation centers, athletic centers, and adult league playing fields
- have direct access from arterials rather than local streets
- provide protection for on-site natural areas

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 8

To provide accessible, effective and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the City of Fort Pierce.

8.1 Objective:
The City shall maintain coordination with government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, St. Lucie County, and adjacent counties.

8.1.1 Policy:
The City shall maintain an active program of monitoring and communication with agencies operating under the provisions of the ~~Local Government Comprehensive Planning and Land Development~~ Community Planning Act, Chapter 163, Part II, F.S.

8.1.2 Policy:
The City's Comprehensive Plan will be consistent with the State of Florida Comprehensive Plan, Treasure Coast Regional Planning Council Strategic Regional Policy Plan, St. Lucie County Comprehensive Plan, the Port of Ft. Pierce Master Plan, the Comprehensive Plans of adjacent local governments, and the Upper East Coast Water Supply Plan~~, and applicable campus master plans pursuant to F.S. 1013.30~~.

8.1.3 Policy:
Administer community workshops and participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

8.1.4 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.

8.1.5 Policy:
The City shall coordinate future annexations with St. Lucie County, the Town of St. Lucie Village, and the City of Port St. Lucie.

8.1.6 Policy:
The City of Fort Pierce shall maintain coordination with local, county, state, and

federal agencies regarding management of the Indian River Lagoon.

8.1.7 Policy:
The City shall pursue interlocal agreements, including Joint Planning Agreements with adjacent local governments and governmental agencies. Issues to be addressed include, but are not limited to, the following:

a) Impacts of development on roadway level of service (LOS) standards.

b) Pavement of unimproved roadways within and in the vicinity of existing and future development.

c) Impacts of development on school capacity and school facilities planning.

d) Creation of a new urban-district park within the utility service boundary (future annexation area).

e) Needed infrastructure to support services provided by the St. Lucie County Fire District.

f) Beach renourishment programs related to critically eroded areas of Fort Pierce's coastline.

g) Preservation of historic resources of local, regional, and national significance.

h) TCERDA Research Park.

i) Western Annexation Lands.

j) Co-location and/or joint use of public facilities.

k) Creation of alternative modes / multi-modal transportation systems.

8.1.8 Policy:
The City shall continue participation in the St. Lucie County TPO technical advisory committee in order to improve coordination of transportation improvements with St. Lucie County, FDOT and USDOT.

8.1.9 Policy:
The City shall exchange information on all current development projects with St. Lucie County, the City of Port St. Lucie, and the Town of St. Lucie Village in order to anticipate impacts of development from other communities upon the City of Fort Pierce.

8.1.10 Policy
The City shall continue to coordinate with and participate in the proceedings of: the St. Lucie County TPO, the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), adjacent service area jurisdictions, and other organizations to foster intergovernmental coordination, especially for planning and service delivery matters.

8.1.11 Policy:
The City will implement the FPUA Water Supply Facilities Work Plan that is coordinated with the SFWMD Upper East Coast Regional Water Supply Plan by

updating the City work Plan within 18 months of an update to the regional water supply plan.

8.1.12 Policy:
The City will participate in the development of updates to the SFWMD water supply assessment and the regional water supply plan and in other water supply development related initiatives facilitated by the SFWMD affecting the City service area.

8.1.13 Policy:
The City shall determine whether there will be adequate water supplies to serve development within the service area prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent.

8.1.14 Policy:
The City shall pursue cooperative efforts with SFWMD, St. Lucie County and other local jurisdictions to provide cost-effective options to augment the current potable water system with alternative water sources.

8.1.15 Policy:
The City shall continue to coordinate with the FPUA regarding any required expansion of water and wastewater treatment plants per Florida Statutes to meet demand through 2030.

8.1.16 Policy:
The City of Fort Pierce shall continue to coordinate with the TCRPC and FDOT to develop the potential rail passenger station within the City that will be capable of serving as a regional hub for the potential Amtrak/Sun Rail expansion.

8.1.17 Policy:
Every ~~By~~ December ~~31, 2011 and annually thereafter~~, the City shall update Table 8-A to verify the nature of relationships, update coordination mechanisms and identify potential improvements in the City's coordination efforts.

8.2 Objective:
Ensure that the impacts of development that are proposed in the City Comprehensive Plan, are addressed through coordination mechanisms with adjacent local governments, the TCRPC and the State.

8.2.1 Policy:
The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

8.2.2 Policy:
The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

1. Coordinate planning activities mandated by the various elements of the Fort Pierce Comprehensive Plan with local governments, the School District of St. Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;

2. Use the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;

3. Work cooperatively with St. Lucie County to facilitate the annexation of unincorporated areas with consistent joint meetings or work groups, and other mechanisms;

4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.

8.2.3 Policy:
The City shall utilize the following process when considering the location and extension of public facilities that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses such as solid waste disposal facilities that are established within a formal agreement between local, county and state governments and agencies:

1. The development review process which considers the future impact of a proposed development on the facilities and services provided by Fort Pierce and those of adjacent local governments, if any;

2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Joint processes such as participation in intergovernmental task forces.

8.3 Objective:
Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting LOS Standards and/or permitting requirements, and initiating maintenance and capital improvement projects located within the City of Fort Pierce.

8.3.1 Policy:
The City Manager or an appointed designee shall prepare and review the annual LOS monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluation and coordinate levels-of-service.

8.3.2 Policy:
In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the City, the City shall coordinate its adopted LOS standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

8.3.3 Policy:
When preparing the annual update to the Capital Improvement Element, the City shall consult with the South Florida Water Management District and the Fort Pierce Utility Authority to ensure coordination and consistency between the regional water supply plan, the FPUA 10-Year Water Facilities Work Plan and the City Schedule of Capital Improvement.

8.3.4 Policy:
Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the City receives a proportionate share of revenue allocations, facilities and service improvements.

8.3.5 Policy:
~~By December 31, 2011, t~~The City shall review the effectiveness of its development review process and implement new policies and procedures that streamline the process and improve the coordination required between external permitting and regulatory agencies and the City.

8.4 Objective:
Continue coordination in the designation of new dredge spoil disposal sites located within the Fort Pierce City boundary With the Florida Department of Environmental Protection (DEP), SFWMD, U.S. Army Corps of Engineers, St. Lucie County and the Florida Inland Navigational District.

8.4.1 Policy:
The City of Fort Pierce shall coordinate with St. Lucie County, Florida Inland Navigational District, FDEP, and the U.S. Army Corps of Engineers to identify and regulate all existing and future spoil dredge sites within the City municipal boundary.

8.4.2 Policy:
The City shall resolve conflicts related to dredge spoil disposal sites with the public agencies referenced in Policy 8.4.1 through a dispute resolution process.

8.5 Objective:
Continue coordination with the St. Lucie County School District regarding concurrency requirements for public school facilities.

8.5.1 Policy:
The City of Fort Pierce shall implement the Public School Facilities Element and the amended and restated Interlocal Agreement for Public Schools Facility Planning - St. Lucie County, in conjunction with the St. Lucie County School Board. The Public School Facilities Element and the Interlocal Agreement state principles and guidelines to ensure coordination of the City's Comprehensive Plan with the plans of the School Board and describe the joint processes for collaborative planning and decision making and population projections, school siting, and the local and extension of public facilities subject to concurrency.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure the adequate and timely provision of public facilities and infrastructure capacity to accommodate existing and future residents and businesses while maximizing the use and value of existing facilities, in addition to effectively managing future growth consistent with the level of service (LOS) standards established in the Comprehensive Plan.

9.1 Objective:
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:
Capital revenues and/or secured developer commitments shall be in place to maintain all public facilities at the adopted LOS standards prior to the issuance of new development orders.

9.1.2 Policy:
Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. Sources may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:
Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:
Conduct fiscal impact analyses for future annexations to determine the impacts to revenue sources.

9.1.5 Policy:
Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:
The City shall limit public expenditures in coastal high hazard areas through the Capital Improvement Program.

9.1.7 Policy:
Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:
Review of the Capital Improvements Element shall include an update of the assumptions, projections, needs and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1) Emergency and post-disaster mitigation;
2) Deficiency determination by Concurrency Management System;
3) Public involvement in Capital Improvement Program and budget;
4) Existing land development and City master plans;
5) Plans of county state agencies including the water management district;
6) Accommodation of new development and redevelopment; and
~~7) Financial feasibility.~~

9.2 Objective:
Provide the necessary capital improvements to replace worn-out or obsolete public facilities, to correct service deficiencies and to accommodate planned future growth, consistent with the adopted LOS standards.

9.2.1 Policy:
The Five-Year Capital Improvement Program (CIP) shall be prepared and adopted as part of the annual budgeting process. The Capital Improvement Element shall be amended annually to reflect these changes.

9.2.2 Policy:
The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions. [ORIGINAL POLICY 9.2.2/3. DELETED]

9.2.3 Policy:
The Schedule of Capital Improvements shall be based upon the Future Land Use Element and shall be consistent with all other Plan elements.

9.2.4 Policy:
Proportionate fair share mitigation procedures and payments shall be coordinated with St. Lucie County.

9.2.5 Policy:
Planning for City improvements shall coordinate with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities when applicable.

9.2.6 Policy:
Projects that are identified in the Comprehensive Plan, determined to be of relatively large scale ($10,000 or greater), shall be designated as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.7 Policy:
Proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvement shall be prioritized according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the legal commitment of the City to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue; and
- ~~Financial feasibility; and~~
- The plans of local, county and state agencies providing public facilities.

9.2.8 Policy:
The City Land Development Regulations will ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.9 Policy:
The development review process shall coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.10 Policy:
City capital facilities shall be repaired, rehabilitated and/or replaced according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.11 Policy:
New development shall be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

9.3 Objective:
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

9.3.1 Policy:
Incurred debt shall occur within generally accepted municipal finance principles and guidelines, and only in relation to the ability of the City to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

9.3.2 Policy:
Increases in operating costs for a new or additional facility shall be considered when evaluating the debt to be incurred for a facility.

9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, without the determination of the ability to pay for the subsequent annual operation and maintenance costs of the facility.

9.3.4 Policy:
Debt Payment shall not exceed the anticipated useful life of an improvement and shall not exceed 30 years.

9.4 Objective:
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.

9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.

9.4.2 Policy:
The City shall ensure that projects in the Schedule of Capital Improvements will allow LOS standard to be maintained when evaluating a proposed land use change.

9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and highs schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.

9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's most current Five-Year Work Plan ~~Fiscal Years 2009-10 to 2014-15~~. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within the period of covered by the five-year schedule.

9.4.5 Policy:
The City hereby incorporates by reference the most recent St. Lucie County SCI maintaining the adopted LOS standards within the City for County facilities, namely transportation and parks and recreation facilities.

9.4.6 Policy:
The City hereby incorporates by reference the most recent St. Lucie County TPO Transportation Improvement Program maintaining the adopted LOS standards within the City for transportation facilities, including FHIS, SIS, and TRIP funded facilities.

SCHEDULE OF CAPITAL IMPROVEMENTS

The Schedule of Capital Improvements (CIS) is the mechanism by which the City of Fort Pierce can

effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the ~~economic feasibility~~capital projects that support the projected growth outline in ~~of~~ the City's Comprehensive Plan and is attached to this element as a standalone document.

PUBLIC FACILITIES MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To protect the public safety, health, and welfare of the City of Fort Pierce by providing sufficient public facilities concurrent with development to serve the existing and projected population.

10.1 Objective:
The City shall maintain a Capacity and Level of Service (LOS) Database of public facilities in order to assess the impacts of new development on the public facility capacity and to determine the consumption of the public facility.
Transportation

10.1.1 Policy:
The City shall monitor the following transportation data in a Transportation Monitoring System Database for all major roadways within the City:

1) The adopted (LOS) standards for all roadway types.
2) Roadway capacity at the adopted LOS standard.
3) The existing daily and peak hour volumes.
4) The existing operating LOS.
5) The existing capacities or deficiencies of the roadway network.
6) The capacities reserved/vested for approved but unbuilt development.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements to be made to the roadway network in the current fiscal year by any approved development pursuant to previous development orders and the impact of such improvements on roadway capacities.
9) The improvements to be made to the roadway network in the current fiscal year by the City, St. Lucie County, the Florida Department of Transportation, or other public agency and the impact of such improvements on roadway capacities.

Sanitary Sewer

10.1.2 Policy:
The City shall coordinate with the Fort Pierce Utilities Authority (FPUA) to monitor the following data:

1) The design capacity of the wastewater treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows that are experienced at the wastewater treatment facilities and the total number of equivalent residential units within the FPUA service area.
3) The adopted LOS standards for the average daily flows per equivalent residential unit.
4) The existing surpluses or deficiencies of the system.
5) The capacities that are reserved/vested for unbuilt development with a valid Certificate of Concurrency.
6) The projected capacities due to approved but unbuilt development.
7) The improvements to be made to the facilities in the current fiscal year by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities.

Potable Water

10.1.3 Policy:
The City shall coordinate with the FPUA to monitor the following potable water data:

1) The design capacities of the potable water treatment facilities.
2) The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of residential units within the FPUA service area.
3) The existing potable water storage capacities. .
4) The existing minimum water pressure in the FPUA water distribution system.
5) The adopted LOS standards for the potable water facility components.
6) The existing surpluses or deficiencies of the system.
7) The capacities reserved/vested for unbuilt developments with a valid Certificate of Concurrency.
8) The improvements scheduled to potable water facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on existing capacities.

Solid Waste

10.1.4 Policy:
The City shall monitor the following solid waste data:

1) The design capacity of solid waste facilities.
2) The adopted LOS standard for solid waste.
3) The existing LOS measured by waste generation rates approved by Director of Public Works.
4) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt development.
6) The improvements scheduled to solid waste facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

Stormwater Drainage

10.1.5 Policy:
The City shall monitor the following stormwater data:

1) The existing LOS measured by storm event as determined by the City Engineer.
2) The adopted LOS standard for stormwater drainage.

Recreation and Open Space

10.1.6 Policy:
The City shall monitor the following data in regard to parks and open space:

1) The existing acreage of parkland and the existing number of recreation facilities as outlined in the Recreation and Open Space Element of this plan.
2) The existing LOS measured by the total number of public acres of parkland available per 1,000 residents of the City based on an inventory of park lands in the City and the population of the City.
3) The existing LOS for recreation facilities measured by the adopted standard based on an inventory of the facilities in the City and the population of the City.
4) The adopted LOS standards for recreation and open space facilities as outlined in the Recreation and Open Space Element of this plan.
5) The existing capacities or deficiencies of the recreation and open facility system.
6) The capacities reserved/vested for unbuilt development with a valid Certificate of Concurrency.
7) The projected capacities or deficiencies due to approved but unbuilt development.
8) The improvements scheduled recreation and open space facilities in the current fiscal year by any approved developments and the impact of scheduled improvements on the existing capacities.

10.1.7 Policy:
The City shall monitor the following data in regard to public schools:

1) The permanent program capacity of elementary, middle and high schools.
2) The adopted LOS standard for public schools.
3) The existing LOS measured by student generation rates approved by the St. Lucie County School Board
4) The capacities reserved/vested for unbuilt residential development with a valid Certificate of Concurrency.
5) The projected capacities or deficiencies due to approved but unbuilt residential development.
6) The capital improvements scheduled to public school facilities as indicated in St. Lucie County School Board's current 5-Year Capital Facilities Work Plan and the impact of scheduled improvements on the existing school capacities.

10.2 Objective:
Certificates of Concurrency and development orders shall be issued based upon the availability of public facilities and essential services to maintain adopted LOS standards.

10.2.1 Policy:
As indicated in the applicable Elements of this Plan, the City of Fort Pierce adopts the following minimum LOS standards shown in Table 10-1 for the various public facilities.

Table 10-1: Adopted Level of Service (LOS) Standards for the City of Fort Pierce Public Facilities

Public Facility	Level of Service	
Transportation	All non-FIHS, SIS and TRIP funded roadways – D ***SIS Facilities:*** I-95 (Midway Rd. to SR 70/Okeechobee Rd.) – C I-95 (SR 70/Okeechobee Rd. to SR 68/Orange Rd.) – D Florida's Turnpike (PSL Blvd. to SR 70/Okeechobee Rd.) – C Florida's Turnpike (SR 70 to Indian River County Line) – B SR 70/Okeechobee Rd. (McCarthy Rd. to Florida's Turnpike) – B SR 70/Okeechobee Rd. (Florida's Turnpike to I-95) – C ***TRIP-Funded Facilities:*** SR 713/Kings Hwy. (SR 70/Okeechobee Rd. to Orange Ave.) – D	
Sanitary Sewer	240 gallons per day per equivalent residential connection	
Potable Water	300 gallons per day per equivalent residential unit	
Solid Waste	200 tons per day of Municipal Solid Waste	
Stormwater	25-year 3-day storm Pre vs. Post Runoff	
	Storm sewers to convey 5 year – 1 day storm event	
	Canals to convey 3 year – 1 day storm event	
Recreation and Open Space		
Neighborhood Park:	Year	Unit of Measure
	~~2010~~	~~1.36 acres/1,000 population~~
	~~2015~~	~~1.5 acres/1,000 population~~
	2020	1.75 acres/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	Year	Unit of Measure
	~~2010~~	~~2.50 acres/1,000 population~~
	~~2015~~	~~2.75 acres/1,000 population~~
	2020	2.75 acres/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Public Schools		
Elementary	100% of permanent program capacity	
Middle	100% of permanent program capacity	
High	100% of permanent program capacity	

10.3 Objective:

The City of Fort Pierce will assess the potential impacts on public facilities and their adopted LOS standards for all development applications that require a development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent by the City Commission in accordance with the provisions and requirements of the Concurrency Management System prior to the granting of a development order.

10.3.1 Policy:

The City shall perform a public facilities impact analysis to ensure that public facilities are available concurrent with the impacts of proposed development.

10.3.2 Policy:

A public facilities impact assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.

10.3.3 Policy:

A Certificate of Concurrency for potable water, wastewater, water supplies, drainage, solid waste, recreation and open space, and schools may be issued upon completion of a public facilities impact evaluation that demonstrates that public facility will operate within their adopted LOS. A certificate of available capacity or mobility will be issued for transportation facilities prior to the granting of a development order.

10.3.4 Policy:

If a public facility is currently operating below its adopted LOS standard or if a proposed development will cause a facility to operate below its adopted LOS standard, the City shall require mitigation in accordance with the adopted Proportionate Fair-Share Mitigation Program.

10.3.5 Policy:

Upon the mitigation of public facility impacts in accordance with the adopted Proportionate Fair-Share Mitigation Program, applicants for development may be entitled to receive conditional approval. The development order will be conditioned on the satisfactory execution of the provisions of a development agreement.

10.3.6 Policy:

The reservation of public facility capacity, whether or not it is conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.

10.3.7 Policy:

A reservation of public facility capacity and the related development order may be applicable to more than (one) phase of a multi-phase development. The reservation shall specify the amount of capacity reserved and the scheduled build-out date for each phase.

10.3.8 Policy:

The Certificate of Concurrency may include conditions of approval, which are deemed necessary for concurrency to be ensured.

10.4 Objective:
Mitigate the potential impacts of new development and redevelopment through enforcement of the adopted Proportionate Fair-Share Mitigation Program. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, transportation facilities, and public schools.

10.4.1 Policy:
A development may proceed if the City agrees to include required facilities to the Schedule of Capital Improvements.

10.4.2 Policy:
Coordinate with other agencies, relative to proportionate fair-share obligations, whose facilities might be potentially impacted.

10.4.3 Policy:
Transportation improvements shall mitigate the overall network through capacity improvements, operational improvements, or mobility strategies and shall be mutually agreed upon and be in place concurrent with the impacts of development as per policy 10.5.1.

10.4.4 Policy:
The City shall continue to enforce regulations in the City's Land Development Regulations regarding proportionate fair share mitigation.

10.4.5 Policy:
All payments for proportionate fair share contributions are due in full prior to issuance of the final development order or recording of the final plat.

10.5 *Objective:*
Monitor and ensure that the adopted LOS standards are maintained and any proposed improvements through the Proportionate Fair-Share Mitigation Program are available within appropriate timeframes.

Transportation

10.5.1 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, transportation facility improvements that are required to support the development and maintain the adopted LOS standards must meet the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a building permit or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction no more than three years after the issuance of a building permit or it functional equivalent.

- The necessary facilities and services are guaranteed in an agreement through the Proportionate Fair-Share Mitigation Program.

Sanitary Sewer, Solid Waste, Drainage and Potable Water

10.5.2 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new development or redevelopment, sanitary sewer, solid waste, drainage, adequate water facilities and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new' development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Recreation and Open Space

10.5.3 Policy:
Acreage for recreation and open space facilities needed to maintain the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order; or the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Sections 163.3220-163.3243, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Public Schools

10.5.4 Policy:
Prior to the issuance of any development order/approval for a site plan, subdivision plan, preliminary plat or functional equivalent for new residential development or redevelopment, verification that adequate public school facilities required to support the development and maintain the adopted school LOS standards will be verified with the St. Lucie County School Board.

The City shall not issue a Certificate of Concurrency for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

- Once the City issues a Certificate of Concurrency as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

- The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Certificate of Concurrency for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency, except that any change requires review.

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 11.1

The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five-year, 10-year and 20-year planning periods.

11.1.1 Objective:

It is the objective of City of Fort Pierce to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the St. Lucie County School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the St. Lucie County school system.

11.1.1.1 Policy: Coordinated Map Series

The City shall provide the St. Lucie County School Board by October 15 of each year a report of development trends for use in school planning. The St. Lucie County School Board shall coordinate with each local government in the preparation of the annual Educational Facilities plan. Based upon the final adopted Educational Facilities plan, the City, in conjunction with the St. Lucie County School Board (School Board), St. Lucie County and other Local Governments, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

(a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants.

(b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the host City.

(c) A map or map series which depicts School Capacity Planning Areas (SCPAs) for high schools, middle schools and elementary schools.

(d) A map or map series which depicts School Concurrency Service Areas (CSAs) for high schools, middle schools and elementary schools.

11.1.1.2 Policy: Coordinating School Capacity with Growth

The City shall coordinate land use decisions with the St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

11.1.1.3 Policy: Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Capacity Planning Areas (SCPAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCPA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCPA(s) shall not be considered.

11.1.1.4 Policy: Local Government Notice of Development Proposals [ILA Section 9.3]

The City agrees to give the School Board notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities.

Notice to the School Board will include copies of the meeting agenda and all City staff comments and other attachments related to any pending application or development proposal potentially affecting student enrollment, enrollment projections, or school facilities.

Notice to the School Board will be provided simultaneously with provision of such materials to the LPA, DRC, or City Commission.

This notice requirement applies to any amendment to the comprehensive plan future land use map, rezoning, ~~development of regional impact,~~ or major residential or mixed-use development project that proposes to:

a. To increase the density of land with non-age-restricted residential dwelling units, that will produce more than one (1) student in any grade level, or

b. To construct or develop non-age- restricted dwelling units or lots that will produce more than one (1) student in any grade level.

11.1.1.5 Policy: St. Lucie County School Board Report to City [ILA Section 9.4]

Within 15 days after notification by the City, the School Board will advise the local government of the school enrollment impacts anticipated to result from the proposed land use application or development proposal, and whether sufficient school capacity exists or is planned to accommodate the impacts.

11.1.1.6 Policy: School Capacity Shortfalls [ILA Section 9.5]

If sufficient school capacity is not available or planned to serve the development at the time of impact, the School Board will specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, the City, and the developer will collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, or developer provided facility improvements.

11.1.1.7 Policy:

In reviewing and approving comprehensive plan amendments, ~~developments of regional impact,~~ rezoning, and development proposals, the City will consider the following factors:

a. School Board comments;

b. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;

c. The provision of school sites and facilities within planned neighborhoods;

d. Compatibility of land uses adjacent to existing schools and reserved school sites;

e. The co-location of parks, recreation and neighborhood facilities with school sites;

f. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

g. Traffic circulation plans which serve schools and the surrounding neighborhood;

h. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools; and

i. The inclusion of school bus stops and turnarounds.

11.1.1.8 Policy:

Where feasible and agreeable to the City, St. Lucie County School Board, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The St. Lucie County School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

11.1.2 OBJECTIVE

The City shall consider school capacity in the formulation of Community Development Plans.

11.1.2.1Policy: Factors Considered in Formulating Community Development Plans

In formulating community development plans and programs, the City will consider the following factors:

a. Scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's educational facilities plan;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multijurisdictional public school issues.

11.1.3 OBJECTIVE: EVALUATION AND APPRAISAL OF COMPREHENSIVE PLANS [ILA Section 9.8]

The City shall consider school needs and school capacity in the Evaluation and Appraisal of Comprehensive Plans.

11.1.3.1 Policy: Evaluation and Appraisal of Comprehensive Plans

a. In accordance with Section 163.3191, Florida Statutes, the Local Planning Agency (LPA) for each Local Government must prepare an Evaluation and Appraisal Report (EAR) on the Comprehensive Plan for its area of jurisdiction at least once every 7 years, or as otherwise scheduled by the Florida Department of ~~Community Affairs~~Economic Opportunity.

b. Whenever a meeting of or hearing before the LPA includes consideration of an EAR, the City shall provide to the School Board, prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR under consideration.

c. The City shall provide the School Board a copy of each EAR prepared by the LPA within 30 days of submission to the City Commission.

d. Whenever a meeting of or hearing before the City Commission includes consideration of an EAR or proposed amendments to the Comprehensive Plan to implement an EAR, the City shall provide to the School Board prior to the meeting or hearing, copies of (1) the meeting or hearing agenda, (2) any draft of the EAR or proposed Comprehensive Plan amendments under consideration, and (3) any staff analysis, report, or recommendation prepared with respect to the EAR or proposed Comprehensive Plan amendments under consideration.

e. The School Board may submit written comments to the City about the possible affect upon the School Board of any EAR or proposed amendments to the Comprehensive Plan that are necessary to implement an EAR, and the City shall give due and appropriate consideration to such comments.

f. The City may request that the School Board provide technical assistance with respect to any EAR or proposed amendments to the Comprehensive Plan to implement an EAR and the possible affect upon the School Board, and the School Board shall endeavor to provide such assistance as time and resources permit.

GOAL 11.2:

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN A ~~FINANCIALLY FEASIBLE~~ FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM.

11.2.1 OBJECTIVE: IMPLEMENTATION OF SCHOOL CONCURRENCY

The City shall coordinate with the St. Lucie County School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency. [ICE Objective 8.5]

11.2.1.1 Policy: Amendment of Interlocal Agreement

The City shall coordinate amendments to the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the St. Lucie County School Board, St. Lucie County and other Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of the Element.

11.2.1.2 Policy: Ordinance Implementing School Concurrency

The City shall implement the adopted School Concurrency Ordinance to address school concurrency and ensure that the capacity of public schools is sufficient to support new residential development.

11.2.2 OBJECTIVE: LEVEL OF SERVICE STANDARDS

The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

11.2.2.1 Policy: Uniform Application of LOS Standards

The LOS standards established herein shall be applied consistently by all the local governments within St Lucie County and by the St. Lucie County School Board district-wide to all schools of the same type.

11.2.2.2 Policy: LOS Standards for High, Middle and Elementary Schools and for Title 1 Schools

The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. ~~No later than February 1, 2011, t~~The School Board shall develop a permanent program capacity. Until such time as a permanent program capacity is developed, the permanent program capacity shall be designated as FISH.

11.2.2.3 Policy: Amendment of the LOS Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS standards shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standards are ~~financially feasible~~ and can be achieved and maintained within the period covered by the first five years of the St. Lucie County School Board's Five-Year Work Program. After the first five-year schedule of capital improvements, the capacity shall be maintained within each subsequent five-year schedules of capital improvements.

11.2.3 OBJECTIVE: SCHOOL CONCURRENCY SERVICE AREAS

The City shall, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, establish Concurrency Service Areas (CSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standard.

11.2.3.1 Policy: School Concurrency Service Area Maps

CSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. CSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.3.2 Policy: Criteria for School Concurrency Service Areas

CSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the local governments' within St Lucie County's development approvals within the CSA and contiguous CSAs.

11.2.3.3 Policy: Modifying School Concurrency Service Areas

The City, in coordination with the St. Lucie County School Board, St. Lucie County and other Local Governments, shall require that prior to adopting a modification to CSAs, the following standards will be met:

a. Potential modifications to the CSAs may be considered annually. Supporting data & analysis for modified CSA's shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to CSA boundaries shall be based upon the criteria as provided in Policy 11.2.3.2;

c. CSA boundaries shall be modified based on supporting data and analysis showing that the amended CSA's are ~~financially feasible~~ within the five year period described by the five year schedule of capital improvements;

d. Any party to the adopted Interlocal Agreement may propose a modification to the CSA boundary maps;

e. At such time as the St. Lucie County School Board determines that a CSA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed CSA boundary modification with data and analysis to support the changes to the Elected Officials Group. The Elected Officials Group shall review the proposed CSA boundary modifications and send its comments to the St. Lucie County School Board; and

f. Modifications to a CSA shall become effective upon final approval by the St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.2.4 OBJECTIVE: SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the St. Lucie County School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

11.2.4.1 Policy: Development Review

The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

11.2.4.2 Policy: Exemptions

The following residential developments are exempt from the school concurrency requirements:

1. Single family lots of record that received final subdivision or plat approval prior to May 1, 2008;

2. Single Family subdivisions or plats that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary subdivision approval prior to such date, and (iii) have had no lapse in the development approval status;

3. Multi-family residential development that received final site plan approval prior to May 1, 2008, and for which there has been no lapse in the development approval status;

4. Multi-family plans that (i) were undergoing active review on May 1, 2008, (ii) had received preliminary site plan approval prior to such date, and (iii) have had no lapse in the development approval status;

5. Amendments to subdivisions plat or site plan for residential development that was approved prior May 1, 2008, so longs as the amendment does not increase the number of students generated by the development;

6. Age restricted developments that prohibit permanent occupancy by persons of school age Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied;

7. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities; and

8. Developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005.

11.2.4.3 Policy: Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the St. Lucie County School Board in the 5-Year Work Program.

11.2.4.4 Policy: School Capacity and Enrollment

The uniform methodology for determining if a particular school is meeting adopted LOS standards, shall be determined by the St. Lucie County School Board. The St. Lucie County School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the St. Lucie County School Board to the Department of Education.

11.2.4.5 Policy: Determination of Adequate Capacity

The St. Lucie County School Board shall conduct a concurrency review for all development plan approval subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.

1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

2. The St. Lucie County School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the St. Lucie County School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 11.2.5.

The City will issue a concurrency determination based on the St. Lucie County School Board written findings and recommendations.

11.2.4.6 Policy: Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final subdivision, final plat or final site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final plat or final site plan for residential development; or,

2. Adequate school facilities are available in an adjacent CSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent CSA within three years after the issuance of the final subdivision, final plat or final site plan approval; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

For CSAs that do not have any school type (elementary, middle, or high), capacity will be measured in the adjacent CSAs.

11.2.4.7 Policy: Reservation of Capacity

The City shall not issue a Certificate of Concurrency Determination for any non-exempt residential development application until the School District has issued a School Capacity Availability Determination Letter verifying capacity is available to serve the development. The School Capacity Determination Letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed six (6) months or until a Final Development Order is issued, whichever occurs first.

a. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for the life of the Development Order.

b. The City shall notify shall notify the St. Lucie County School Board within fifteen (15) days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change requires review.

11.2.4.8 Policy: Subdivision and Site Plan Standards

In the event that the St. Lucie County School Board determines that there is not sufficient capacity in the affected CSA or an adjacent CSA to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective 11.2.5; or (ii) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured.

11.2.4.9 Policy: Capacity Availability

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through St. Lucie County School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. St. Lucie County School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

11.2.5 OBJECTIVE: PROPORTIONATE SHARE MITIGATION

The City of Fort Pierce, in coordination with the St. Lucie County School Board, shall provide for mitigation alternatives that are determined by the St. Lucie County School Board ~~to be financially feasible and~~that will achieve and maintain the adopted LOS standards consistent with the adopted St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program.

11.2.5.1 Policy: Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the St. Lucie County School Board assumes operational responsibility through incorporation in the adopted. St. Lucie County School Board ~~financially feasible~~ Five-Year Work Program and which will maintain adopted LOS standards.

1. The donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;

2. The creation a school mitigation bank in accordance with an agreement acceptable to the School Board providing for (i) the construction, in accordance with State Requirements for Educational Facilities (SREF), of a public educational facility at an acceptable location, (ii) the conveyance of such facility to the School Board at no cost, (iii) the grant of appropriate credits against the educational facilities impact fees that will be due as a result of the proposed development, and (iv) to the extent credits are insufficient to cover the reasonable cost of such facility, reimbursement from future educational facilities impact fees, received by the School Board from collections within the same CSA or adjacent CSA;

3. The establishment of a charter school with facilities constructed that are both (i) constructed in accordance with the SREF and (ii) subject to enforcement assurances that the facility will be conveyed to the School Board at no cost if the charter school ceases operations;

4. The establishment of an educational facilities benefit district, and the corresponding construction of educational facilities that are sufficient to offset the demand for public educational facilities created by the proposed development at no cost to the School Board. In accordance with Sections 1013.355 through 1013.357, Florida Statutes and other governing law; and

5. At the sole discretion of the School Board, payment of a temporary capacity charge to fund temporary educational facilities until such time as there is sufficient impact, need and demand to justify or substantiate, in accordance with SREF and other governing requirements, the construction of a new educational facility that is identified in the District facilities work program for a 5-year period.

11.2.5.2 Policy: Mitigation Must Enhance Permanent Capacity

Mitigation must be directed toward a permanent capacity improvement identified in the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms will not be accepted as mitigation.

11.2.5.3 Policy: Mitigation ~~to Meet Financial Feasibility~~

Mitigation shall be directed to projects on the St. Lucie County School Board's ~~financially feasible~~ 5-Year Work Plan that the St. Lucie County School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the St. Lucie County School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final site plan approval. If the St. Lucie County School Board agrees to the mitigation, the St. Lucie County School Board must commit in the agreement to placing the improvement required for mitigation on its 5-Year Work Program.

11.2.5.4 Policy: Calculating Proportionate Share

The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The St. Lucie County School Board average cost per student station shall include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

11.2.6 OBJECTIVE: ADOPTION OF ST LUCIE COUNTY SCHOOL BOARD FIVE-YEAR WORK PROGRAM ~~[9J-5.025(3) (b) (1) and (3) F.A.C.]~~

Effective July 1, 2008 and no later than December 1st of each year thereafter, the City shall adopt by reference in its Capital Improvements Element, the St. Lucie County School Board's annually updated 5-Year Work Program.

11.2.6.1 Policy: Development, Adoption and Amendment of the St. Lucie County School Board 5-Year Work Program

The St. Lucie County School Board shall annually update and amend the Five-Year Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements. The City shall have neither obligation nor responsibility for funding the Five-Year Work Program by adopting the St. Lucie County School Board's Five-Year Work Program into the Capital Improvements Element.

11.2.7 OBJECTIVE: ADOPTION OF SCHOOL CAPACITY PLANNING AREAS.

The City shall in coordination with the St. Lucie County School Board and municipalities, establish School Capacity Planning areas (SCPA) as the areas within with long range capacity if planned and used for evaluation of comprehensive plan amendments.

11.2.7.1 Policy: School Capacity Planning Areas (SCPA) Maps

SCPA for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCPA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

11.2.7.2 Policy: Criteria for School Capacity Planning Areas

SCPA shall be established to properly plan the location of schools in proximity of new development. While short or intermediate term school capacity needs may be met by student stations in the SCSA or the adjacent SCSA it is the goal to place schools in proximity of the residential areas that they serve so that student travel times and the necessary infrastructure needed is minimized for each SCPA. The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

11.2.7.3 Policy: Modifying School Concurrency Planning Areas

The City, in coordination with the St. Lucie County School Board and the Municipalities, shall require that prior to adopting a modification to SCPA, the following standards will be met:

a. Potential modifications to the SCPA may be considered annually. Supporting data and analysis for modified SCPA shall be included in the annual update to the St. Lucie County School Board's 5 -Year Work Program;

b. Modifications to SCPA boundaries shall be based upon the criteria as provided in Policy PSFE 2.7.2;

c. Any party to the adopted Interlocal Agreement may propose a modification to the SCPA boundary maps;

d. At such time as the St. Lucie County School Board determines that a SCPA boundary change is appropriate considering the above criteria, the St. Lucie County School Board shall transmit the proposed SCPA boundary modification with data and analysis to support the changes to the Elected Officials Group; and

e. The Elected Officials Group shall review the proposed SCPA boundary modifications and send its comments to the St. Lucie County School Board.

Modifications to a SCPA shall become effective upon final approval by the S St. Lucie County School Board and amendment of the Interlocal Agreement for Public School Facility Planning.

11.3 GOAL: PROVIDE SAFE AND SECURE SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

11.3.1 OBJECTIVE: SCHOOL LOCATION

The City shall establish standards and criteria to guide the location of future schools.

11.3.1.1 Policy: Future Land Use Map to Designate Land Use Classifications Where Schools Are Permitted

The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC). [FLUE Policy 1.2.1]

11.3.1.2 Policy: Sufficient Land Proximate to Residential Development [FLUE Policy 1.2.2]

The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.

11.3.1.3 Policy: Land Contiguous to Existing School Sites [FLUE Policy 1.2.3]

The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

11.3.2 OBJECTIVE: ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN. ~~[9J-5.025(3)(b)(4), (5) and (6)]~~

11.3.2.1 Policy: Enhance Community/Neighborhood Design

The City, in conjunction with the St. Lucie County School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

11.3.3 OBJECTIVE: STANDARDS FOR SCHOOL SITE DESIGN

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

11.3.3.1 Policy: Encourage Schools Proximate to Residential Areas (FLUE Policy 1.2.3]

The City shall encourage the location of schools proximate to urban residential areas to the fullest extent possible.

11.3.3.2 Policy: Compatibility of Adjacent Uses

The City shall review development proposals for compatibility of uses adjacent to existing schools and known future school sites.

11.3.3.3 Policy: School Accessibility

The City shall encourage the establishment of bicycle and pedestrian facilities around schools, especially areas near schools that are not served by the school bus system.

11.3.3.4 Policy: Bus Stops

The City shall, in cooperation with the St. Lucie County School Board, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

11.3.3.5 Policy: Safe Ways to School

To reduce hazardous walking conditions consistent with Florida's safe ways to school program, City of Fort Pierce, in coordination with the St. Lucie County School Board, shall implement the following strategies:

a. New developments adjacent to school properties shall be required to provide a right-of-way and a direct safe access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

b. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks along the property for the corridor that directly serves the school, or qualifies as an acceptable designated walk or bicycle route to the school;

c. To ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year; and

Evaluate school zones to consider safe crossing of children along major roadways, including possible speed limit reductions from 25 mph to 15 mph in school zones; and prioritize areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and schools needing safety improvements.

11.3.4 OBJECTIVE: SCHOOL SITING STANDARDS

The City will establish siting standards for schools.

11.3.4.1 Policy: Evaluation of Potential School Sites [ILA Section 6.3]

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

a. The location of schools proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities;

b. The location of elementary schools proximate to and, within walking distance of the residential neighborhoods served;

c. Elementary schools should be located on local or collector streets;

d. Middle and high schools should be located near arterial streets;

e. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students or the effective provision of education;

f. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

g. Site acquisition and development costs;

h. Safe access to and from the school site by pedestrians, bicyclists and motor vehicles;

i. Existing or planned availability of adequate public facilities and services to support the School;

j. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;

k. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

l. The proposed location is consistent with the local government comprehensive plan, storm water management plans, or watershed management plans;

m. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;

n. The proposed site can accommodate the required parking, circulation and queuing of vehicles; and

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

11.3.5 OBJECTIVE: SCHOOL DEVELOPMENT STANDARDS

Coordinate with the St. Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.

11.3.5.1 Policy: School Development Standards.

As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans if those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;

b. Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;

e. Access to school sites shall be governed by City and THE Florida Department of Transportation (FDOT) access management regulations, including installation

by the St. Lucie County School Board, or other party as determined by the City, of all access-related improvement required by such regulations. All school sites shall be connected to the existing network by existing paved roads;

f. The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings; and

Development of the site shall be consistent with applicable wetland policies contained within the Conservation Element and Recreation and Open Space Element of this plan.

11.3.6 OBJECTIVE: COORDINATION OF SUPPORTING INFRASTRUCTURE ~~[9J-.025(3)(c)(5)]~~

The City shall coordinate with the St. Lucie County School Board plans for supporting infrastructure.

11.3.6.1 Policy: Coordination of Planned Improvements

The City shall annually update and amend the Capital Improvements Element to include the St. Lucie County School Board's 5-Year Work Program to reflect the infrastructure required to support new school facilities.

11.4 GOAL: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

11.4.1 OBJECTIVE: SCHOOL BOARD REPRESENTATION

11.4.1.1 Policy: School Board Representation on LPAs. [Section 163.3174(1) F.S.] [ILA Section 9.1]

The City will include a nonvoting representative appointed by the School Board on the LPA to attend those meetings at which the agencies consider Comprehensive Plan amendments and rezoning that would, if approved, increase residential density on the property that is the subject of the application. The appointment of a nonvoting representative for the School Board shall not affect the quorum or voting requirements of the LPA, nor entitle such representative to compensation or expense reimbursement otherwise applicable to the voting members of the LPA.

11.4.1.2 Policy: Development Review Representative. [ILA Section 9.2]

The School Board will appoint a representative to serve on the staff Technical Review Committee (TRC) of the City. The School Board representative will be provided agendas for review and invited to participate in each meeting of the TRC when development and redevelopment proposals are proposed which could have a significant impact on student enrollment or school facilities.

11.4.2 OBJECTIVE: JOINT MEETINGS

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

11.4.2.1 Policy: Staff Working Group [ILA Section 2.1]

A staff working group of the Local Governments and School Board will meet on a semi-annual basis to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access.

Representatives from the Regional Planning Council will also be invited to attend. The Superintendent shall be responsible for making meeting arrangements and providing notification of meetings. [ILA Section 2.2]

11.4.2.2 Policy: Joint Workshop Sessions [ILA Section 2.2]

One or more representatives of the City, each Local Government, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the Local Governments and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting. [ILA Section 1.2]

11.4.3 OBJECTIVE: STUDENT ENROLLMENT & POPULATION PROJECTIONS [ILA Section 3]

The City will coordinate with the St. Lucie County School Board and the Local Governments to maintain and update student enrollment and population projections.

11.4.3.1 Policy: Review of Projections [ILA Section 3.1]

In fulfillment of their respective planning duties, the City, the School Board, the County and other Local Governments agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution population growth and student enrollment. Countywide five-year population projections developed by the County and five-year student enrollment projections developed by the School Board shall be revised annually and provided at the first staff working group meeting described in Policy 11.4.2.1.

11.4.3.2 Policy: Basis of Projections [ILA Section 3.2]

The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities and SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Local Governments regarding development trends and future population projections.

11.4.3.3 Policy: Allocation of Enrollment [ILA Section 3.3].

The School Board, working with the Local Governments, will use the information described in Section 4.3 of the ILA to allocate projected student enrollment into sub-count planning sectors so that the District-wide projections are not exceeded. The planning sectors will be established by mutual consent of the School Board and Local Government staff. The allocation of projected student enrollment will be determined at the first joint staff working group meeting described in Policy 11.4.2.1.

11.4.3.4 Policy: Provision of Reports [ILA Section 3.4]

The Local Governments shall provide the School Board a copy of each population report, count, or projection; residential building permit report, count, or projection; and demographic study or analysis prepared or received by any of them within thirty (30) days of preparation or receipt. The School Board shall provide the Local Governments a copy of each student enrollment report, count, or projection and demographic study or analysis prepared or received by the School Board within thirty (30) days of preparation or receipt. Alternatively, the parties may comply with the requirements of this subsection by making each such report available at the next semiannual staff working group meeting that follows preparation or receipt of the report.

11.4.3.5 Policy: The School District's Five-Year Facilities Work Program [ILA Section 4.1]

On August 1st of each year, the School Board shall submit to the Local Governments the tentative District educational facilities plan prior to adoption by the Board. The plan will be consistent with the requirements of Section 1013.35, Florida Statutes, and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, and 20-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a ~~financially feasible~~ District facilities work program for a 5-year period. The Local Governments shall review the plan and comment to the School Board within 30 days on the consistency of the plan with the local Comprehensive Plan, whether a Comprehensive Plan amendment will be necessary for any proposed educational facility, and whether the Local Government supports a necessary Comprehensive Plan amendment. If the Local Government does not

support a Comprehensive Plan amendment, the matter shall be resolved pursuant to procedures established in the Interlocal Agreement for Public School Facility Planning.

11.4.3.6 Policy: Educational Plant Survey [ILA Section 4.2]

At least one year prior to preparation of the Educational Plant Survey update, the staff working group established in Policy 11.4.2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, Florida Statutes, and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. The staff working group will evaluate and make recommendations regarding the location and need for new, or significant renovation and expansion of existing educational facilities with the Comprehensive Plan, and relevant issues established in this Element.

11.4.3.7 Policy: Growth and Development Trends [ILA Section 4.3]

On October 15 of each year, the Local Governments will provide the School Board with a report on growth and development trends within their respective jurisdictions. This report will be in tabular, graphic, and textual formats (in electronic form using the respective Local Government's geographic information system data base) and will include the following:

a. The type, number, and location of residential units which have received zoning or site plan approval;

b. Information regarding comprehensive land use amendments which have an impact on school facilities;

c. Residential building permits and / or certificates of occupancy issued for the preceding year and their location;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development.

11.4.4 OBJECTIVE: SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES [ILA Section 6]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.

11.4.4.1 Policy: Public Schools Advisory Committee [ILA Section 6.1]

The School Board will establish a Public Schools Advisory Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. The School Board and each Local Government shall appoint a citizen member to serve on the Committee. Based on information gathered during the review, the Committee will submit recommendations to the Superintendent. The Public Schools Advisory Committee will be a standing committee and will meet on an as needed basis. In addition to citizen members, the Committee will include appropriate members of School Board staff and at least one staff member from each of the Local Governments.

11.4.4.2 Policy: Committee Review of Proposed Sites, Renovations, and Closures [ILA Section 6.2]

When the need for a new school is identified in the District educational facilities plan, the Public Schools Advisory Committee will develop a list of potential sites in the area of need. The list of potential sites for new schools and the list of schools identified in the District educational facilities plan for significant renovation and potential closure will be submitted to the City for an informal assessment regarding consistency with the Comprehensive Plan, including, as applicable: environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Policy 11.4.4.3 will be considered by both the City and Public Schools Advisory Committee as each site or school is evaluated. Based on the information gathered during this review, for new schools the Committee will make a recommendation to the Superintendent of one or more sites in order of preference. For significant renovations and potential closures, the Committee will make appropriate recommendations.

11.4.4.3 Policy: Factors Considered. [ILA Section 6.3]

The Public Schools Advisory Committee, the School Board, and the City will consider the factors established in Policy 11.3.4.1 when evaluating new school sites and significant renovations and potential closure of existing schools.

11.4.4.4 Policy: Notice of Proposed Educational Facility Site Acquisition. [ILA Section 6.4]

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the St. Lucie County School Board shall provide written notice of its intent to the City. The City shall notify the St. Lucie County School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. ~~This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.~~

11.4.4.5 Policy: Proposed Ancillary Facility Site Acquisition [ILA Section 6.5]

When the need for a new ancillary facility is identified in a District facilities work program, the St. Lucie County School Board will follow the site selection procedures set forth in Policy 11.4.4.2 and Policy 11.4.4.3 with appropriate adjustment to the factors considered based upon the principal or predominant use proposed for the facility. At least 60 days prior to acquiring or leasing property that may be used for a new ancillary facility, the St. Lucie County School Board shall provide written notice to the City. The City, upon receipt of this notice, shall notify the St. Lucie County School Board within 45 days if the proposed new ancillary facility site is consistent with the land use categories and policies of the City's comprehensive plan. This preliminary notice does not constitute the City's determination of consistency pursuant to Section 1013.33(12), Florida Statutes.

11.4.4.6 Policy: Conforming Future Land Use Change or Rezoning [ILA Section 6.6].

Upon request of the City, the St. Lucie County School Board shall cooperate in undertaking any City-requested change to the future land use classification or zoning of property acquired or leased for an ancillary or educational facility if the City determines that such a change is appropriate to conform the future land use classification or zoning of the property to its actual or intended use by the St. Lucie County School Board, provided, however, that no such change shall render the facility inconsistent with the Comprehensive Plan, inconsistent with the applicable LDRs, or otherwise nonconforming.

11.4.4.7 Policy: Supporting Infrastructure Agreement [ILA Section 6.7]

In conjunction with the preliminary consistency determination in accordance with Policy 11.4.4.4 and Policy 11.4.4.5, the St. Lucie County School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or ancillary facility or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, future maintenance, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

11.4.5 OBJECTIVE: ANCILLARY FACILITIES SITE DEVELOPMENT [ILA Section 7]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification and selection of sites and for the review of ancillary facility and site development.

11.4.5.1 Policy: Ancillary Facilities Deemed Consistent with applicable LDRs [ILA Section 7.1]

All ancillary facilities existing or under construction as of October 2003 [Interlocal Agreement] are deemed to be consistent with the applicable LDRs.

11.4.5.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 7.2]

At least 120 days prior to commencing construction of a new ancillary facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the City's Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed staff population so that traffic impacts may be evaluated.

11.4.5.3 Policy: Consistency Determination [ILA Section 7.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of ancillary facilities and the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development. All new ancillary facilities proposed for construction shall be subject to the site plan submission requirements of the City that are applicable to the type of ancillary facilities proposed. Any required concurrency review of a new ancillary facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as part of the reviews provided in this Element. As provided in Section 1013.371 (1)(a), Florida Statutes, exempting ancillary facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in this Element.

b. Procedure for Review: When the School Board proposes the construction of a new ancillary facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving from the School Board all of the site plan submittal materials applicable to the type of ancillary facility proposed, the City staff shall (i) conduct a sufficiency review of the submission and a substantive analysis of the site plan, and (ii) schedule a review with and provide comments and recommendations to School Board staff.

2) All comments and recommendations of the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the school Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then

proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Element, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new ancillary facility proposed for construction within the City.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all development approvals required by the City.

11.4.6 OBJECTIVE: EDUCATIONAL FACILITIES SITE DEVELOPMENT [ILA Section 8]

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for the development of sites for educational facilities.

11.4.6.1 Policy: Educational Facilities Deemed Consistent with applicable LDRs [ILA Section 8.1]

All educational facilities existing or under construction as of October 2003 are deemed to be consistent with the applicable LDRs.

11.4.6.2 Policy: Notice of Proposed Facility and Request for Consistency Review [ILA Section 8.2]

At least 120 days prior to commencing construction of a new educational facility proposed for construction, the School Board shall notify and request the City to review the proposed facility for consistency with the Comprehensive Plan and the Applicable LDRs. The notice and request for consistency review shall include a site plan and related submittal materials that comply with those site plan submission requirements of the City that are applicable to the type of educational facilities proposed. The site plan and related submittal materials, in turn, shall include, at a minimum, the following:

a. Site boundary;

b. General site development information, to scale and with dimensions, including building layout, vehicle access and parking facilities, and activity fields; and

c. Proposed student, faculty, and support staff populations so that traffic impacts may be evaluated.

11.4.6.3 Policy: Consistency Determination [ILA Section 8.3]

a. Scope of Review: The City acknowledges and recognizes the need to conserve public funds, the special nature of educational facilities, the fact that such facilities constitute a vital component of the total public infrastructure required to support existing and future development, and the fact that the School Board's site plans for such facilities will undergo scrutiny by several state and regional agencies. The City therefore agrees that its review of each such site plan, and each determination of consistency with the Comprehensive Plan and the applicable LDRs, shall focus upon but not be limited to the following:

1) Whether the ingress and egress to the site, with particular reference to vehicle and pedestrian safety, convenience, traffic flow and control, including traffic flow and control on the surrounding roads, and emergency access, are consistent with the Applicable LDRs;

2) Whether the water and wastewater capacities available to the site or to be constructed on site are sufficient for the proposed educational facility;

3) Whether the drainage and stormwater management facilities available to the site or to be constructed on site or in conjunction with development of the site are sufficient for the proposed educational facility;

4) Whether proposed signs and exterior lighting for the proposed educational facility, with reference to glare and traffic safety, are consistent with the applicable LDRs;

5) Whether the site plan, as proposed or with reasonable conditions, is adequate as it relates to environmental concerns and effects on adjacent property; and

6) If the site is located within a designated historic preservation, redevelopment, or other overlay zone, whether the site plan and design of the structure are consistent with the architectural guidelines and other LDRs governing such overlay zone.

Any required concurrency review of a new educational facility proposed for construction, including any appropriate capacity reservation, shall be undertaken as a part of the reviews provided in this Element. As provided in Section 1013.371(1)(a), Florida Statutes, exempting educational facilities from local codes and ordinances, no conditional use, special exception, variance, or other process or procedure shall apply to such facilities in addition to the review provided in subsection 4.6.3(b) of this Element.

b. Procedure for Review: As provided in Section 1013.33(14), Florida Statutes, when the School Board proposes the construction of a new educational facility, the following consistency determination and site plan review procedure shall apply:

1) Within 45 days of receiving the submittals specified in this Element, the City staff shall (i) conduct a sufficiency review of the submission and a substantive

analysis of the site plan, and (ii) schedule a review with and provide comments to School Board staff.

2) All comments and recommendations from the City shall be set forth in writing specifying the basis for the determination, including the determined inconsistency with the Applicable LDRs.

3) To the extent practicable, the School Board shall incorporate the comments and recommendations of the City into the site plan, and the School Board may then proceed with development consistent with and in accordance with the procedures set forth in the State Uniform Building Code for Public Education Facilities Construction adopted as provided in Section 1013.37, Florida Statutes.

4) Except as provided in this Agreement, no other or additional consistency determination or development approval shall be required by, of, or from the City with respect to a new educational facility proposed for construction within its respective jurisdiction.

5) Following receipt of a consistency determination, and upon request of the School Board, the City shall confirm to any agency exercising regulatory jurisdiction over development of such facility that the School Board has obtained all local government development approvals required by the City.

No site plan review fee shall apply but the St. Lucie County School shall reimburse the City for the actual cost of any required publication or other notification expense

c. Exceptions: Notwithstanding any other provision of this Agreement, as provided in Section 1013.33(15), Florida Statutes, no consistency determination or site plan review shall be required for:

1) The placement of temporary or portable classroom facilities; or

2) Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity.

11.4.7 OBJECTIVE: CAPITAL FUNDING MANAGEMENT

The City will support St. Lucie County School Board of efforts to effectively and efficiently manage capital funds and resources.

11.4.7.1 Policy: Alternative Funding Strategies

The City shall support the St. Lucie County School Board in its efforts to research and support alternative funding for school capital needs, including, but not limited to, educational benefit units, and Community Development Districts.

11.4.7.2 Policy: Private Partnering

The City shall coordinate with the St. Lucie County School Board to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

11.4.7.3 Policy: Support for Creative Partnerships

The City shall support the St. Lucie County School Board by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and provide transportation alternatives.

11.4.8 OBJECTIVE: MAXIMIZE CO-LOCATION AND SHARED USE OPPORTUNITIES

The City shall maximize co-location and shared use opportunities between the City, the St. Lucie County School Board, and the local governments.

11.4.8.1 Policy: Co-location of Public Facilities [FLUE Policy 1.2.4]

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

11.4.8.2 Policy: Co-location and Shared Use of Facilities [ILA Section 10.1]

Collocation and shared use of facilities are important to both the School Board and the City. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities will be considered by the City when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

As part of the annual update of the Annual Facilities Work Plan, the City will provide the School Board with planned parks, libraries and community centers anticipated to be planned or constructed within the next five years. The School Board will review potential for collocation with schools.

11.4.8.3 Policy: Separate Agreement [ILA Section 10.2]

A separate agreement will be developed for each instance of collocation and shared use which addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation and shared use.

11.4.8.4 Policy: Emergency Preparedness

New school facilities, and rehabilitation of existing facilities and expansions, may be designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes. The City will coordinate with the St. Lucie County School Board, St. Lucie County and adjacent Local Governments on requirements for such efforts.

11.4.9 OBJECTIVE: SCHOOL SITE IDENTIFICATION

The City, in conjunction with the St. Lucie County School Board, shall implement an effective process for identification of school sites.

11.4.9.1 Policy: School Site Identification

The City shall coordinate with the St. Lucie County School Board to identify and acquire future school sites prior to or concurrent with changes in urban service lines, land use, zoning or approval of projects generating new students.

11.4.9.2 Policy: Use of Dedicated Property

The City shall require within any developer agreement, zoning condition, or development order, the condition that any property required to be conveyed for public services to the City may be transferred to the St. Lucie County School Board, with or without consideration except that, as applicable, to develop educational facilities, and conversely, if the St. Lucie County School Board deems any donated property through a developer agreement, zoning condition or development order condition unsuitable for a school site, then it may transfer or lease said property to the City for any public use with or without consideration, as applicable. Said agreements and conditions may provide that any such properties may be transferred directly to the St. Lucie County School Board.

11.4.9.3 Policy: Use of Surplus Property

Before disposing of surplus property, the City shall notify the St. Lucie County School Board and conversely, the St. Lucie County School Board shall notify the City.

11.4.9.4 Policy: Conveyance of School Sites

The City shall facilitate the conveyance of land, as required by the St. Lucie County School Board and consistent with this Element, to address the impact of new residential development on the school system.

11.4.9.5 Policy: Density Transfer

The City shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site, onto existing developable areas of the parent site proposed for residential development or redevelopment.

GOAL 11.5: MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

11.5.1 OBJECTIVE: COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, City of Fort Pierce shall evaluate the comprehensive plan with the school facilities plans of the St. Lucie County School Board to ensure consistency with the Comprehensive Plan.

11.5.1.1 Policy: Coordination of Plan Amendments

City of Fort Pierce and the St. Lucie County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1 of each year.

11.5.1.2 Policy: Annual Meeting of the School Working Group

Consistent with the Interlocal Agreement, the School Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

11.5.1.3 Policy: St. Lucie County School Board to Report to the Elected Officials Group

The St. Lucie County School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity.

11.5.1.4 Policy: Annual Meeting of the City and the St. Lucie County School Board

On an annual basis, the City of Fort Pierce and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

Definitions. The terms used in this element shall be defined as follows:[ILA Section 1]

1. **Adequate school capacity** - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

2. **Affected Jurisdictions** – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

3. **Ancillary facilities / plant** - the buildings, sites, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program of the School Board. [ILA Section 1.1]

4. **Applicable LDRs** - the LDRs adopted by the Local Government with jurisdiction to the extent that (a) the regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 1013, Florida Statutes, or the State Uniform Building Code for Public Educational Facilities Construction adopted as provided in Section 1013.37, Florida Statutes, including the State Requirements for Educational Facilities, and (b) such regulations are specified in this Agreement as applicable to ancillary or educational facilities of the School Board. [ILA Section 1.2]

5. **Auxiliary facilities"** - the spaces located at educational plants of the School Board that are not designed for student occupant stations. [ILA Section 1.3]

6. **Capacity** - "capacity" as defined in the FISH Manual.

7. **Capacity Enhancement Agreement** – An agreement between the St. Lucie County School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

8. **Concurrency Management System** - the requirements relating to the availability of public facilities and services to serve new development adopted by a Local Government in the manner provided in Section 163.3180, Florida Statutes. [ILA Section 1.6]

9. **Development regulatory action** - action by the City upon any proposal, application, or request to enact, adopt, approve, amend, or rescind a comprehensive plan, land use classification, zoning ordinance, zoning classification, land development rule or regulation, conditional use, special exception, site plan, mining permit, condemnation, or other development order, permit, or approval, but not including action upon an application for a building permit. [ILA Section 1.7]

10. **TRC** - the staff development review committee, site plan technical review committee, or equivalent body, for the City. [ILA Section 1.8]

11. **Educational facilities** - shall mean the buildings and equipment, structures and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and park and recreational purposes of the community and

that may lawfully be used as authorized by the Florida K-20 Education Code (Chapters 1000-1013, Florida Statutes) and approved by the School Board. [ILA Section 1.10]

12. **Educational plant** - the educational facilities, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program of each educational plant of the School Board. [ILA Section 1.11]

13. **Existing school facilities** - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

14. **Final Subdivision or Plat / Final Site Plan** – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

15. **FISH Manual** - the document entitled "Florida Inventory of School Houses (FISH)," current edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). [http://www.fldoe.org/edfacil/]

16. **Land Use Decisions** – future land use amendments, ~~developments of regional impact,~~ rezoning and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

17. **LDRs** - the land development regulations adopted by the Local Government with its jurisdiction, including but not limited to (a) for the County, the St. Lucie County Land Development Code, (b) for Fort Pierce, the Zoning Ordinance of the City of Fort Pierce, and (c) for Port St. Lucie, the Port St. Lucie Zoning Code. [ILA Section 1.17]

18. **Long-range planning** - devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the School Board. [ILA Section 1.18]

19. **LPA** - the local planning agency, planning and zoning commission, zoning board, or equivalent body, designated (a) to prepare the Comprehensive Plan for a Local Government in accordance with the Florida ~~Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes~~ Community Planning Act, and/or (b) to review and recommend approval or disapproval of applications to rezone property within the jurisdiction of, or to amend the LDRs of, a Local Government. [ILA Section 1.20]

20. **New construction** - any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building. [ILA Section 1.22]

21. **Permanent FISH Capacity** - capacity that is provided by "permanent buildings," as defined in the FISH Manual.

22. **Permanent Program Capacity** – the maximum number of students that may be housed in structure that are "permanent buildings" as defined in the FISH Manual that is adjusted by the School Board annually to account for measurable programmatic changes in order to create a permanent program capacity, as set forth in the District facilities work program for a 5-year period [ILA Section 1.23]

23. **Planned school facilities** - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

24. **Preliminary Subdivision or Plat / Preliminary Site Plan** – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

25. **Regional Planning Council** - the Treasure Coast Regional Planning Council, a regional planning council created as provided in Section 186.504, Florida Statutes. [ILA Section 1.16]

26. **State Requirements for Educational Facilities (SREF)** – Standards established for the design and construction of public educational facilities as adopted by the Florida Administrative Code Rule 6A.2.0010.

27. **School facilities** - any or all ancillary, auxiliary, and educational facilities of the School Board. [ILA Section 1.17]

28. **Site** - a space of ground occupied or to be occupied by an ancillary or educational facility or program. [ILA Section 1.18]

29. **Site development** - work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable. [ILA Section 1.19]

30. **Site improvement** - work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. [ILA Section 1.20]

31. **Superintendent** - the Superintendent of Schools for St. Lucie County, Florida. [ILA Section 1.21]

32. **Utilization of capacity** - current enrollment at the time of a completed application for residential development.

33. **Work Program** - the ~~financially feasible~~ School District's Five Year Facilities Work Program adopted pursuant to section 1013.35, F.S.

34. **Measurable programmatic change** - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

35. **School Type** - Elementary Schools are grades Pre Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N US 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Kazoua Yang, who on oath says that she is a legal clerk of the 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.

June 21, 2019

Subscribed and sworn to before on July 22, 2019:

Notary, State of WI, County of Brown

My commission expires: August 6, 2021

TARA MONDLOCH
Notary Public
State of Wisconsin

Publication Cost: $315.00
Ad No: GCI0234538
Customer No: 980457
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 & 163.3191 F.S., the City Commission, of the City of Fort Pierce will on Monday, August 5th, 2019 hold a public hearing for the first reading (transmittal hearing) of the enactment of a proposed ordinance at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

ORDINANCE NO. 19-033 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN PURSUANT TO THE EVALUATION AND APPRAISAL REVIEW BASED AMENDMENTS; TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, COASTAL MANAGEMENT ELEMENT INCLUDING A COASTAL HIGH HAZARD AREA MAP, HOUSING ELEMENT, RECREATIONAL AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, PUBLIC FACILITIES MANAGEMENT ELEMENT, AND THE PUBLIC SCHOOLS FACILITIES ELEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY 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: 7/21/2019

TR-GCI0234538-01

City Commission Regular Meeting **12. d.**

Meeting Date: 03/16/2020

Re: Text Amendment - Chapter 3 & Chapter 22 - Four Fifths Vote

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SUBJECT:

Legislative Hearing - Ordinance 20-006 Text Amendment of Chapter 3 and Chapter 22 Eliminating the Four-Fifths Vote requirement of City Commission when certain applications are recommended for denial by Planning Board or 20% of surrounding community owners object to application. SECOND READING

SUMMARY:

Text Amendment - Chapter 3 & Chapter 22 - Four Fifths Vote

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval with modifications.
Disapproval.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance
Staff Report
Proposed Text Amendment

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/26/2020 03:55 PM

Form Started By: Rebeca Guerra Started On: 02/19/2020 12:13 PM
Final Approval Date: 03/03/2020

ORDINANCE NO. 20-006

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 3, SECTION 3-9, ELIMINATING SUBSECTION 3-9(4) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A WAIVER OF DISTANCE FOR THE ISSUANCE OF AN ALCOHOL LICENSE FROM THE STATE OF FLORIDA; RENUMBERING CHAPTER 3, SECTION 3-9; AMENDING CHAPTER 22, SECTION 22-76, ELIMINATING SUBSECTION 22-76(2) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A CONDITIONAL USE OR IN THE CASE OF A PROTEST AGAINST AN APPLICATION SIGNED BY 20% OF THE OWNERS WITHIN 500 FEET OF SAID APPLICATION; RENUMBERING CHAPTER 22, SECTION 22-76; AMENDING CHAPTER 22, SECTION 22-128, ELIMINATING THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT OF A PROTEST AGAINST AN APPLICATION AMENDING THE TEXT OF THE ZONING ORDINANCE OR THE ZONING ATLAS THAT IS SIGNED BY 20% OF THE OWNERS OF EITHER THE LOTS INCLUDED IN SUCH PROPOSED CHANGE OR THOSE WITHIN 500 FEET OF THE AREA INCLUDED IN THE PROPOSED CHANGE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce 1960 approved Section 3-9, Waiver of Distance, which has been amended from time to time through July 5, 2011; and

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that amended Section 22-76, Procedure for the Review and Approval of Conditional Uses as well as Section 128, Amendment Procedures; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on January 14, 2020, to consider the land development code amendment and recommended approval of the amendment unanimously; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 3-9 is hereby amended so that the same shall read as follows:

Sec. 3-9. - Waiver of distance procedure.

Any person whose location or place of business does not meet the distance restrictions in subsection 3-7(b) and who is applying to the State of Florida, Division of Alcoholic Beverages and Tobacco for a license may have this distance waived in the following manner:

(1) A request for waiver may be initiated by filing an application in writing for such waiver in the office of the department of planning and development.

(2) The department of planning and development shall refer such application to the city planning board for review and report after conferring with affected city departments. Such recommendation and report shall be forwarded to the city commission within ninety (90) days of the receipt of a complete application.

(3) Upon receipt of the report from the planning board, the city commission shall conduct a public hearing thereon giving at least fifteen (15) days notice thereof in a newspaper having general circulation in the city.

~~(4) In case, however, that the planning board recommends disapproval of the application for waiver, such waiver shall not be granted by the city commission except by four-fifths vote thereof.~~

(~~5~~4) Before consideration of a request for waiver by the city commission pursuant to this section, notice by mail shall be given pursuant to section 22-14~~3~~2 of the City Code.

(~~6~~5) Before any action is taken upon any application as provided in this section, either by the planning board or the city commission, the applicant shall deposit with the city a fee established by the city commission by resolution to cover the approximate cost of the procedure and such sum is not refundable in any event.

SECTION 2. Section 22-76 is hereby amended so that the same shall read as follows:

Sec. 22-76. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 14~~3~~2 prior to acting on the application for conditional use.

~~(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.~~

(~~3~~2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

SECTION 3. Section 22-128 is hereby amended so that the same shall read as follows:

The following procedure shall apply to amendment of the text of the zoning ordinance or the zoning atlas:

(1) The department of planning and development shall refer the application to the city planning board together with a staff report which notes any inconsistency between the proposed amendment and the comprehensive plan or this chapter.

(2) The city planning board will review the proposed amendment within forty-five (45) days of the filing except that it may provide for a reasonable extension of time within which to consider the amendment upon a showing of good cause.

(3) The city planning board will recommend approval, modified approval or disapproval of the proposed amendment, and its recommendations with the proposed amendment shall then be submitted to the city commission. Prior to acting on the proposed amendment, the city commission will hold a public hearing in accordance with the provisions of section 22-14~~3~~2.

(4) In the event the city planning board recommends disapproval, ~~or in case of a protest against any said proposed change signed by twenty (20) per cent of the owners of either the lots included in such proposed change or those within five hundred (500) feet of the area included in such proposed change~~ such amendment shall not become effective except by a four-fifths vote by the city commission.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-006 was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 16, 2020 and on Sunday, March 1, 2020; 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 March 2, 2020; and was duly introduced, read by title only, and passed on second and final reading March 16, 2020, 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 16th day of March, 2020.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas C. Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Amendment to Chapter 3 – Alcoholic Beverages and Chapter 22 – Zoning
BOARD DATE:	March 2, 2020

STAFF REPORT

Text Amendment
Code of Ordinances
-Four-Fifths Vote-

The proposed Text Amendment seeks to eliminate multiple subsections of the Code of Ordinances that require City Commission to have a four-fifths concurring vote to approve an application. Currently, a supermajority vote of approval by the City Commission is mandated in the following cases:

- In the event of the Planning Board disapproves a Conditional Use or Alcohol Waiver of Distance application; or
- In the case of a protest against a Conditional Use, Alcohol Waiver of Distance, Text Amendment, or Zoning Atlas Amendment (i.e. Rezoning) application signed by 20% of the property owners within 500 feet of the area included in said application.

The subject code amendment was requested by the City Commission at the conclusion of the October 14, 2019, Conference Agenda meeting which involved a discussion of relevant sections of City Code that require a four-fifths concurring vote of approval. At said meeting, following a presentation by staff that included a comparison of cases when a four-fifth vote is required for other local governing bodies, the City Commission directed staff to remove specific instances where a four-fifth concurring vote of approval was currently required. Revised text of these sections is detailed in the subject report.

Specifically, the following three (3) sections of the Code of Ordinances have been modified:

1. Section 3-9. - Waiver of distance procedure;
2. Section 22-76. - Procedure for the review and approval of conditional uses; and
3. Section 22-128. - Amendment procedures.

On December 5, 2019, the Technical Review Committee unanimously voted to recommend approval of the proposed text amendment.

At their meeting on January 3, 2020, the Planning Board unanimously voted to recommend approval of the request, as presented.

Staff recommends that the City Commission approve the request.

Attachments:
Proposed text amendment
Draft Ordinance

PROPOSED TEXT AMENDMENT
FOUR-FIFTHS VOTE

Sec. 3-9. - Waiver of distance procedure.

Any person whose location or place of business does not meet the distance restrictions in subsection 3-7(b) and who is applying to the State of Florida, Division of Alcoholic Beverages and Tobacco for a license may have this distance waived in the following manner:

(1) A request for waiver may be initiated by filing an application in writing for such waiver in the office of the department of planning and development.

(2) The department of planning and development shall refer such application to the city planning board for review and report after conferring with affected city departments. Such recommendation and report shall be forwarded to the city commission within ninety (90) days of the receipt of a complete application.

(3) Upon receipt of the report from the planning board, the city commission shall conduct a public hearing thereon giving at least fifteen (15) days notice thereof in a newspaper having general circulation in the city.

~~(4) In case, however, that the planning board recommends disapproval of the application for waiver, such waiver shall not be granted by the city commission except by four-fifths vote thereof.~~

(~~5~~4) Before consideration of a request for waiver by the city commission pursuant to this section, notice by mail shall be given pursuant to section 22-14~~3~~2 of the City Code.

(~~6~~5) Before any action is taken upon any application as provided in this section, either by the planning board or the city commission, the applicant shall deposit with the city a fee established by the city commission by resolution to cover the approximate cost of the procedure and such sum is not refundable in any event.

Sec. 22-76. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 14~~3~~2 prior to acting on the application for conditional use.

~~(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners~~

~~within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.~~

(~~3~~2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Sec. 22-128. - Amendment procedures.

The following procedure shall apply to amendment of the text of the zoning ordinance or the zoning atlas:

(1) The department of planning and development shall refer the application to the city planning board together with a staff report which notes any inconsistency between the proposed amendment and the comprehensive plan or this chapter.

(2) The city planning board will review the proposed amendment within forty-five (45) days of the filing except that it may provide for a reasonable extension of time within which to consider the amendment upon a showing of good cause.

(3) The city planning board will recommend approval, modified approval or disapproval of the proposed amendment, and its recommendations with the proposed amendment shall then be submitted to the city commission. Prior to acting on the proposed amendment, the city commission will hold a public hearing in accordance with the provisions of section 22-14~~3~~2.

(4) In the event the city planning board recommends disapproval, ~~or in case of a protest against any said proposed change signed by twenty (20) per cent of the owners of either the lots included in such proposed change or those within five hundred (500) feet of the area included in such proposed change~~ such amendment shall not become effective except by a four-fifths vote by the city commission.

City Commission Regular Meeting **12. e.**

Meeting Date: 03/16/2020

Re: Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infil and Redevelopment Area

Submitted For: Shyanne Helms, Communications + Economic Development Manager, City Manager

---

SUBJECT:

Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. SECOND READING.

SUMMARY:

The proposed ordinance will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of 12 months. The concept of this moratorium was presented to the Fort Pierce Redevelopment Board on July 15, 2019 as part of the city's overall economic development strategy. This proposed ordinance was approved by the City of Fort Pierce Planning Board on February 11, 2020.

Urban infill and redevelopment projects are intended to improve existing neighborhoods and encourage investment within these areas. Unfortunately, there has been limited new construction in the FPRA boundaries over the past several years. According to the attached map, only $40,023 of impact fees were collected within the FPRA boundaries over the past three years compared to $1.1 million outside of the FPRA boundaries.

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

RECOMMENDATION:

Staff recommends approval of Ordinance 20-007.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Shyanne Helms, Communications + Economic Development Manager

COORDINATED WITH:

Nicholas C. Mimms, City Manager
Peter J. Sweeney, City Attorney
Caleta Scott, Grants Administration Manager

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Proposed Ordinance 20-007 Impact Fee Moratorium

FPRA Impact Fee Study Map - November 2018 to November 2019

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:04 PM
Form Started By: Shyanne Helms		Started On: 02/12/2020 07:28 AM
Final Approval Date: 03/03/2020		

ORDINANCE NO. 20-007

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF 12 MONTHS WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 22-408, 22-415 THROUGH AND INCLUDING 22-419 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals; and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:;

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 22-415 through and including Section 22-419, and the collection of said fees as provided by Code Section 22-408, are hereby suspended within the boundaries of the City's Designated Urban Infill and Redevelopment Area for a period not to exceed one (1)

year from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-007 was duly advertised by title only in the St. Lucie News Tribune on February 16, 2020 and March 1, 2020; 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 March 2, 2020, 2020; and was duly introduced, read by title only, and passed on second and final reading on March 16, 2020, 2020, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 16th March, 2020.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

LEGEND

- Subject Properties (Impact Fees)
- Parcels Boundaries
- Existing FPRA/CRA Boundaries
- Current City Limits

Impact Fees

Within FPRA/CRA Boundaries : $40,023.89

City Limits outside of FPRA/CRA : $1,130,522.76

Combined Total : $1,170,546.65

This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from the City of Ft Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey.

FPRA/CRA IMPACT FEES STUDY MAP

NOVEMBER 1, 2018- NOVEMBER 1, 2019

City Commission Regular Meeting **13. a.**

Meeting Date: 03/16/2020

Re: 604 N 25th Street - Setting Hearing Date

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Resolution No. 20-R15 determining that the structure located at 604 N 25th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 20, 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 20-R15.

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

Google photo of property
Resolution 20-R15

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	03/05/2020 01:56 PM

Form Started By: Peggy Arraiz
Started On: 02/24/2020 10:03 AM
Final Approval Date: 03/05/2020


Legend
604 N 25th St
Google Earth
© 2020 Google
N
6.87 ft

RESOLUTION NO. 20-R15

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **604 N 25TH ST** IN FORT PIERCE, FLORIDA, 33162 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 APRIL 20, 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 604 N 25TH Street, 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:

604 N 25TH ST

ELDORADO S/D BLK 3 N 66 FT OF LOTS 5 AND 6-LESS W 5 FT OF LOT 6-(OR 2226-2307; 2414-1890)

Parcel ID: 2404-710-0060-000/4

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.

EDMOND & MARIE J CHARLES
PIERRE M CHARLES
1115 NE 177TH TERR
N MIAMI, FL, 33162

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 April 20, 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

City Commission Regular Meeting **13. b.**

Meeting Date: 03/16/2020

Re: 1909 N 16th Street - Setting Hearing Date

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Resolution No. 20-R17 determining that the structure located at 1909 N 16th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on April 20, 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 April 20, 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

Google Earth Photo
Resolution No 20-R17

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/05/2020 02:00 PM

Form Started By: Peggy Arraiz
Started On: 02/27/2020 04:24 PM
Final Approval Date: 03/05/2020


Legend
1909 N 16th St
Google Earth
© 2020 Google
N
7.53 ft

RESOLUTION NO. 20-R17

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1909 N 16TH ST** IN FORT PIERCE, FLORIDA, 34982 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 **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 APRIL 20, 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 1909 N 16TH Street, Fort Pierce, Florida, 34982 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, Section 108 of the International Property Maintenance Code requires that when a structure is found by the Code Official to be unsafe, such structure shall be condemned; 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:

1909 N 16TH ST

BLAKELY S/D BLK 2 N 45 FT OF LOT25 AND ALL LOT 26 (OR 3185-152)

Parcel ID: 2404-510-0033-000/2

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, which was condemned by the Code Official in accordance with Section 108 of the International Property Maintenance Code, should not be removed or demolished.

HAROLD KESSLER (EST)
C/O R G DEVELOPER INC
MINERVE CELESTIN
629 GLENVIEW AVE
FORT PIERCE, FL 34982

SUZANNE M KESSLER
453 DUSK WAY
FORT PIERCE, FL 34945

SECTION 3. Should the interested parties fail to show cause as to why the City Commission should not order the demolition or removal of the building or structure 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 _____ 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

City Commission Regular Meeting **13. c.**

Meeting Date: 03/16/2020

Re: KFPB Appointments

SUBJECT:

Resolution No. 20-R18 appointing a member to the Keep Fort Pierce Beautiful Committee.

SUMMARY:

Mr. Samuel's term has expired, and he is seeking reappointment. All current applications on file are submitted for consideration.

RECOMMENDATION:

Reappoint a member to the committee.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Grants Administration

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R18
Greener, Nicole
Samuel, Matt
Attendance

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:24 PM

Form Started By: Linda Cox Started On: 02/19/2020 12:42 PM

Final Approval Date: 03/03/2020

RESOLUTION NO. 20-R18

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; 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 and/or reappointed by the City Commission to serve as members of the Keep Fort Pierce Beautiful Advisory Board; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Position	
_____	St. Lucie County	7/3/2022

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 16th day of March, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, ESQ.
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: COMMUNITY REDEVELOPMENT / KEEP FT PIERCE BEAUTIFUL

Name: Nicole Greener	Phone: (772) 237 9318
Home Address: 2005 N 33rd ST FT PIERCE FL 34947 City/Zip Code:	How long at this address? 34 yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Business owner / Cleaning/fitness	
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? organize fitness workshops; outdoors or various venues at no cost to public	
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): Fitness / Cleaning	
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: 466Fit@gmail.com
Date: 1/29/2020	Applicant's Signature Nicole Greener

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: KFPBAB

Name: MATTHEW SAMUEL	Phone: 772-577-1286
Home Address: 4041 Greenwood DR. City/Zip Code: Fort Pierce · 34982	How long at this address?
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 2013 St. Lucie Co Fire Dist 36 YEARS	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: KFPBAB	
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:
Date: 10/9/19	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

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2017

BOARD MEMBERS	1/10/2017	2/14/2017	3/14/2017	4/11/2017	5/9/2017	6/13/2017	7/11/2017	8/8/2017	9/12/2017	10/10/2017	11/13/2017
Helms, Shyanne - Chair	P	P	P	P	P	P	P	P	P	x	P
Adair, Charlene	P	P	P	P	P	P	P	P	P	x	x
Goz, Jorge	N/A	N/A	N/A	P	P	P	P	P	P	x	P
Samuel, Matthew		P	P	P	P	P	P	P	P	x	P
Vanderhorst, Janey	P	P	P	P	P	P	P	P	P	x	P
Walker, Shirley	P	P	P	P	P	P	P		P	x	P
Wright, Martha	P	P	P	P	P	P	P	P	P	x	P
Zezeck, Jane	P	P	P	P	P	P	P	P	P	x	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2018

BOARD MEMBERS	1/9/2018	2/13/2018	3/13/2018	4/10/2018	5/8/2018
Helms, Shyanne - Chair	E	x	P	P	E
Adair, Charlene	P	x	P	P	P
Goz, Jorge	P	x	P	P	E
Samuel, Matthew	P	x	E	P	P
Vanderhorst, Janey	P	x	P	P	E
Walker, Shirley	P	x	P	P	P
Wright, Martha	P	x	P	P	P
Zezeck, Jane	P	x	P	P	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

6/12/2018	7/10/2018	8/14/2018	9/11/2018	10/9/2018	11/13/2018
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x
E	P	E	E	x	x
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2019

BOARD MEMBERS	1/8/2019	2/12/2019	3/12/2019	4/9/2019	5/14/2019	6/11/2019
Helms, Shyanne - Chair	P	P	P	P	P	P
Adair, Charlene	P	P	E	P	P	P
Goz, Jorge	P	E	P	P	P	P
Samuel, Matthew	P	P	P	P	P	P
Sweat, Leah	P	P	P	P	P	P
Vanderhorst, Janey	P	P	P	P	P	P
Walker, Shirley	P	P	P	P	P	P
Wright, Martha	P	P	P	P	P	P
Zezeck, Jane	P	P	P	P	P	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

7/9/2019	8/13/2019	9/10/2019	10/8/2019	11/12/2019
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	E	P	X	X
P	P	P	X	X
P	E	P	X	X

BOARD MEMBERS	1/14/2020	2/11/2020	3/10/2020	4/14/2020	5/12/2020	6/9/2020
Helms, Shyanne - Chair	P	P				
Adair, Charlene	P	P				
Goz, Jorge	P	P				
Samuel, Matthew	P	P				
Sweat, Leah	U	P				
Vanderhorst, Janey	P	P				
Walker, Shirley	P	P				
Wright, Martha	P	P				
Zezeck, Jane	P	P				

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

7/14/2020	8/11/2020	9/8/2020	10/13/2020	11/10/2020
				x
				x
				x
				x
				x
				x
				x
				x
				x

City Commission Regular Meeting **13. d.**

Meeting Date: 03/16/2020

Re: Appeal Procedures

SUBJECT:

Resolution No. 20-R19 establishing procedures for appeal hearings before the City Commission.

SUMMARY:

This resolution establishes procedures by which the City Commission handles all appeals from Boards and Committees.

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

Do not adopt or adopt with modifications.

RESPONSIBLE STAFF:

Peter J. Sweeney, City Attorney

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R19

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	03/04/2020 11:10 AM
City Manager	Nick Mimms	03/11/2020 11:21 AM

Form Started By: Linda Cox Started On: 03/04/2020 11:06 AM

Final Approval Date: 03/11/2020

RESOLUTION NO. 20-R19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING APPELLATE PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE**.**

WHEREAS, the City Commission recognizes the need for established legal procedures when appeal hearings are on the agenda; and

WHEREAS, the City Commission desires that this Resolution serve as the procedure for the City Commission to follow in conducting appeal proceedings; and

WHEREAS, the City Commission acknowledges that the procedures may be amended from time to time by resolution.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. When conducting appeal hearings, the City Commission shall follow the procedures as outlined in Exhibit "A."

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 16th day of March, 2020.

_____

Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

Exhibit "A"

APPEAL HEARING PROCEDURES AND RULES FOR EX PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all appeal hearings held by the City Commission.

II. Proceedings. The Mayor (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney shall represent the City Commission, rule on all evidentiary and procedural issues and objections, and advise the City Commission as to the applicable law and necessary factual findings. Hearings shall be conducted with the appropriate decorum for an appeal. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all appeal hearings, all rulings must be based only upon the evidence presented in the record. Ex parte communications with City Commissioners in appeal matters are impermissible. In order to maintain fairness and remove any presumption of prejudice, the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners:

A. The substance of any ex parte communication with a City Commissioner which relates to an appeal action pending before the Commission is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

B. A City Commissioner may read a written communication from any person. However, a written communication that relates to an appeal action pending before the Commission shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

C. City Commissioners should not conduct investigations and site visits and may not receive expert opinions regarding appeal actions pending before them.

D. Disclosure made pursuant to subparagraphs A, B and C must be made before or during the public meeting at which a vote is taken on such matters.

IV. Supporting Materials. The Appellant shall file its materials in support of its appeal with the City Clerk as provided in the Code of Ordinances. The City Clerk will work with the appropriate department to prepare the record from the original hearing. All documents shall be included on the agenda for the appeal.

V. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The City Attorney or Presiding Officer shall explain the rules concerning procedure for the appellate argument and the record.

C. The order of the hearing shall be as follows:

1. The Appellant will go first and make an oral presentation as to why it should win the appeal. The oral presentation is limited to twenty (20) minutes and there are no additional witnesses, exhibits or evidence that may be introduced. The Appellant will make its argument based only on the materials submitted to the City Clerk, which have been attached to the agenda.

   The Appellant has the option to reserve time for rebuttal after the staff presentation.

2. After the Appellant has completed its argument, Commissioners may ask as many questions of the Appellant as desired. There is no time limit for this portion of the hearing. Questions must be addressed to appellant's representative only; no additional information can be submitted; and questions are limited to the materials/record provided and the statements made by the presenter. This is the only time for questions of the Appellant and there is no opportunity to call the presenter back up.

3. A single member of City staff will have twenty (20) minutes to make an oral presentation and there are no additional witnesses, exhibits or evidence that will be introduced. City staff will make its argument based only on the materials submitted to the City Clerk and attached to the agenda.

4. After staff has completed its argument, Commissioners may ask as many questions of the individual staff member as desired. There is no time limit for this portion of the hearing. Questions must be addressed to the individual staff member only; no additional information can be submitted; and questions are limited to the materials/record provided and the statements made by the presenter. This is the only time for questions of staff and there is no opportunity to call staff back up.

5. After the Commission has completed questions of the City staff person, rebuttal will be heard if originally requested by the Appellant; rebuttal is limited to the amount of time it initially requested. After the Appellant

has completed its rebuttal, each of the Commissioners may ask as many questions to the Appellant as you like based only upon the statements and materials provided.

6. At the conclusion of all arguments and questions, the City Commission will conduct open deliberations on the appeal. After deliberations, a vote shall be taken to affirm or reverse the decision of the lower board which is the subject of the appeal

VI. Standard of Proof. The decision of the City Commission to affirm or reverse a decision of a lower board shall be based upon competent substantial evidence contained in the record provided and the oral arguments of the appellant and staff. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

VII. Continuances and Deferrals. The City Commission shall consider requests for continuances made by City staff or Appellant and may grant continuances in its sole discretion.

VIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Planning Department.