CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, March 10, 2020 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the January 14, 2020 meeting

   b. Minutes from the February 11, 2020 meeting

6. **NEW BUSINESS**

   a. Conditional Use with New Construction - Seaward of the Coastal Construction Control Line - 324 South Ocean Drive

   b. Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A

   c. Construction Use with New Construction - Veterans Assisted Living Facility - 1600 N. Lawnwood Circle

   d. Preliminary Plat - Granada Street Properties

   e. Preliminary Plat - Culverhouse - Thumbpoint Subdivision - Block 1, Portion of Lot 28 and all of Lots 29 and 30

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Minutes from the January 14, 2020 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 1.14.20

Planning Board Minutes 2.11.20

Form Review

Form Started By: Alicia Rosenthal Started On: 02/18/2020 08:25 PM

Final Approval Date: 02/27/2020

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, JANUARY 14, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Gloria Johnson-Scott**; **Patricia Diaz**; **Bob Burdge**; **Tim O'Connell**; **Michael Broderick**; **Frank Creyaufmiller**, **Chairman**

Staff Present: **Linda Cox**, **City Clerk**
Jennifer Hofmeister, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Rebeca Guerra, **Assistant Planning Director**
Brandon Creagan, **Planner**

4. CONSIDERATION OF ABSENCES

All regular members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 10, 2019 meeting

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the December 10, 2019 meeting with the addition of Ms. Earley, Assistant City Attorney to staff present.

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

Passed

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

a. **Future Land Use Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels)**

Item 6a and 7a were presented together.

Mr. Creagan gave an overview of the application and answered questions from the Board on density, dwelling units and a traffic study.

Dennis Murphy, applicant representative from Culpepper and Terpening, stated the client's objective is to construct a multi-family apartment project on the site. Mr. Murphy answered questions from the Board on improvements to Jenkins Road.

Ms. Hofmeister stated the county is creating a staff initiated committee to look more comprehensively at projects and their traffic impacts collectively, especially on the Jenkins Avenue corridor.

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to forward a recommendation of approval to change the proposed Future Land Use Map Amendment to high density.

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

Passed

7. NEW BUSINESS

a. **Zoning Atlas Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels)**

This item was presented with 6a.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the Zoning Atlas Map Amendment for 2152 South Jenkins Road.

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

Passed

b. **Text Amendment - Chapter 3 and Chapter 22 - Four-Fifths Vote**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board on the 20% negative mail out response rate, other municipalities objection code requirements, super majority vote triggers, and mail outs prior to the Planning Board meeting.

Ms. Hofmeister explained that many municipalities send mailings out prior to Planning Board and City Commission meetings. She said this gives the public an opportunity to attend either meeting and the publics comments and concerns do go into the decision making process but it will not trigger the four-fifths vote.

Board discussion ensued on sending letters out to the public prior to the Planning Board meeting. Ms. Hofmeister said a mailing to the Planning Board and the City Commission will be required.

Ms. Cox stated part of the rationale for removing the four-fifths vote was when the City Commission switched to doing true quasi-judicial hearings and the competent substantial

evidence threshold. Ms. Cox explained that one of the challenges with the 20% trigger was that no one had to give a reason to why they opposed. She said the commission felt it was an unfair burden on them to give specific reasons why they deny a project when the 20% negative response did not have to and does not have to be present at the meeting to present competent substantial evidence.

Mr. Burdge stated he would like the four-fifths vote to remain in place for Conditional Use applications presented at Planning Board.

Chairman Creyaufmiller stated the commission thoroughly reviewed this item at the conference agenda and he said it is a smart move to help the commissioners get there job done.

Mr. Broderick said City Commission is elected officials and they are going to act in the best interest of the residences of the City of Fort Pierce. Mr. Broderick highlighted that the Planning Board due diligence process is even more critical so the City Commission will have more information to work with when making the final decision.

Motion was made by Gloria Johnson-Scott, **and seconded by Michael Broderick to approve the proposed Text Amendment for Chapter 3 and Chapter 22 on the Four-Fifths Vote.**

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

Passed

8. **COMMENTS FROM THE PUBLIC**

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9. **DIRECTOR'S REPORT**

Ms. Hofmeister explained she was a panelist at the CREW (Commercial Real Estate Women) Palm Beach/ Treasure Coast meeting, where she gave a well received presentation on Fort Pierce. Ms. Hofmeister noted that CREW would like Fort Pierce to host a meeting and the meetings are a good way to advertise Fort Pierce and get some real estate professionals up our way.

10. BOARD COMMENTS

Chairman Creyaufmiller asked to receive text amendments 45 days in advance to review. Ms. Hofmeister said the proposed text language can be e-mailed out to the Board so they will have an idea of what is coming forward.

Chairman Creyaufmiller questioned the wisdom in the reasoning of the Waiver of Distance alcohol requirements and he asked staff to take a look at the definition of a church regarding the Waiver of Distance.

Ms. Hofmeister said staff is taking a look at the Waiver of Distance requirements and other municipalities.

Mr. Burdge asked if the Planning Board is supposed to review the Capital Improvement Plan on an annual basis for the City. Ms. Hofmeister said typically it is part of the Comprehensive Plan and budgeting process.

Mr. Broderick wished the Cumberland Farms traffic study was provided to the Planning Board for review before going to the City Commission.

Ms. Hofmeister stated the city needs to pay more attention to traffic impacts and having a third party review. She said the city currently has a RFP out for a traffic consultant.

11. ADJOURNMENT

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 11, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Michael Broderick**; **Gloria Johnson-Scott**; **Tim O'Connell**; **Patricia Diaz**; **Bob Burdge**; **Frank Creyaufmiller**, **Chairman**

Absent: **Solomon Lee**

Staff Present: **Linda Cox**, **City Clerk**
Jennifer Hofmeister, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Shyanne Helms, **Communications and Economic Manager**
Rebeca Guerra, **Assistant Planning Director**
Vennis Gilmore, **Planner**

4. CONSIDERATION OF ABSENCES

Mr. Lee was excused.

5. APPROVAL OF MINUTES

There were no minutes to approve.

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

a. **Future Land Use Map Amendment for property located at 322 North 2nd Street (aka King's Landing)**

This item was presented after 7a.

Ms. Hofmeister gave an overview of the Future Land Use Map Amendment and Zoning Atlas Amendment. She explained in December 2019 the city entered into a development agreement with Audubon Development and the city is responsible for abandoning a portion of Avenue B, processing a Future Land Use Map Amendment and Rezoning to allow for mixed-use development. Ms Hofmeister indicated the current Future Land Use on the site is Light Industrial.

Ms. Hofmeister showed conceptual renderings of the site. Ms. Hofmeister explained the city must have consistent Zoning and Land Use Regulations, along with implementing the Future Land Use Amendment, in order to be consistent with the Comprehensive Plan. Ms. Hofmeister stated the development agreement stipulated specific land uses within a PD master plan, with a underlying zoning district of Central Commercial District, C-4.

Ms. Hofmeister stated it is the responsibility of the developer to come forward with the site plan and go through the appropriate Boards for approval.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to forward a recommendation of APPROVAL to the City Commission to allow for Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD).

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

Passed

7. NEW BUSINESS

a. **Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District Definition**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board on the boundaries of the district, types of office uses and adding single family to the district.

Ms. Hofmeister explained there have been changes in the type of residential uses, beside high-rises, in the Central Business District. She said cities are not just vertically mixing the uses but doing it horizontally as well.

Motion was made by Michael Broderick, and seconded by Patricia Diaz to approve the Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District definition.

AYE: **Michael Broderick**, **Tim O'Connell**, **Patricia Diaz**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

NAY: **Gloria Johnson-Scott**

Passed

b. **Text Amendment - Chapter 22 - Allowed Uses / Home Occupation**

Ms. Guerra gave an overview of the proposed changes and answered questions from the Board on pre-approved home occupations and grandfathering of home occupations.

Ms. Hofmeiser stated the change is consistent with other commercial districts that allow for home occupations as Conditional Uses.

Motion was made by Patricia Diaz, and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the proposed amendments to Chapter 22 as set forth.

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

Passed

c. **Zoning Atlas Map Amendment for property located at 322 North 2nd Street (aka King's Landing)**

This item was presented with 6a - Future Land Use Map Amendment.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of APPROVAL to the City Commission to allow for a Zoning Atlas Map Amendment from Light Industrial (I-1) to Planned Development (PD).

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

Passed

d. **Impact Fee Moratorium**

Shyanne Helms, Communications and Economic Development Manager, gave an overview of the impact fee moratorium for the redevelopment area. She explained the proposal is to suspend the collections of impact fees for a period of twelve months to encourage new development within the redevelopment boundaries.

Ms. Helms answered questions from the Board on Crabby's impact fees, King's Landing property, initiative of support from developers and where the impact fees go.

Ms. Hofmeister stated she has heard first hand from small developers that the impact fees can be substantial.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the proposed Impact Fee Moratorium as outlined in the presentation.

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

NAY: **Bob Burdge**

Passed

e. **Site Plan & Design Review - Cowboys Redevelopment - 5000 Okeechobee Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on landscaping and impact fees.

No one spoke for or against the project.

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

1. **A completion certification by a registered landscape architect and landscape bond pursuant to City Code 22-~80 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 site's development/construction activity.**
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.**
4. **On the east side of the property, there are two (2) existing Live Oaks in poor 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.**

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

Passed

f. **Conditional Use - Reyda Dwelling Rental - 3034 Windward Drive, Unit 1305**

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

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of 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.**

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

Passed

g. **Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A**

This item was pulled from the agenda.

8. **COMMENTS FROM THE PUBLIC**

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9. **DIRECTOR'S REPORT**

There was no Director's Report.

10. BOARD COMMENTS

Chairman Crayaufmiller commented on short term rentals and requested that if the legislation passes he would like to have someone give the Board a brief training session oh how that potential legislation could impact the city and how the 2011 bill is impacting us now.

Ms. Hofmeister stated she watched the Vacation/Short Term Rental presentation that was given by the consultant to the Planning Board a couple of years back. She said there is legislation that is going forward that will preempt local government and some substantial changes may take place. Ms. Hofmeister explained that right now there is an ordinance that regulates how the city looks at vacation and short term rentals and depending on the outcome of the legislation, the city will address it then and have a workshop if it is the Boards pleasure.

Ms Hofmeister stated that the consultants will be bringing forward the Comprehensive Plan next month.

11. ADJOURNMENT

Planning Board **5. b.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Minutes from the February 11, 2020 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 2.11.20

Form Review

Form Started By: Alicia Rosenthal Started On: 02/20/2020 03:44 PM

Final Approval Date: 02/27/2020

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 11, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Michael Broderick**; **Gloria Johnson-Scott**; **Tim O'Connell**; **Patricia Diaz**; **Bob Burdge**; **Frank Creyaufmiller**, **Chairman**

Absent: **Solomon Lee**

Staff Present: **Linda Cox**, **City Clerk**
Jennifer Hofmeister, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Shyanne Helms, **Communications and Economic Manager**
Rebeca Guerra, **Assistant Planning Director**
Vennis Gilmore, **Planner**

4. CONSIDERATION OF ABSENCES

Mr. Lee was excused.

5. APPROVAL OF MINUTES

There were no minutes to approve.

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Ms. Hofmeister stated it is the responsibility of the developer to come forward with the site plan and go through the appropriate Boards for approval.

Motion was made by Michael Broderick, and seconded by Tim O'Connell to forward a recommendation of APPROVAL to the City Commission to allow for Future Land Use Map Amendment from Industrial (I) to Central Business District (CBD).

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

Passed

7. NEW BUSINESS

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Motion was made by Michael Broderick, and seconded by Patricia Diaz to approve the Text Amendment to the Comprehensive Plan Future Land Use Element for the Central Business District definition.

AYE: **Michael Broderick**, **Tim O'Connell**, **Patricia Diaz**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

NAY: **Gloria Johnson-Scott**

Passed

b. **Text Amendment - Chapter 22 - Allowed Uses / Home Occupation**

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Motion was made by Patricia Diaz, and seconded by Gloria Johnson-Scott to forward a recommendation of approval of the proposed amendments to Chapter 22 as set forth.

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

Passed

c. **Zoning Atlas Map Amendment for property located at 322 North 2nd Street (aka King's Landing)**

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Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of APPROVAL to the City Commission to allow for a Zoning Atlas Map Amendment from Light Industrial (I-1) to Planned Development (PD).

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

Passed

d. **Impact Fee Moratorium**

Shyanne Helms, Communications and Economic Development Manager, gave an overview of the impact fee moratorium for the redevelopment area. She explained the proposal is to suspend the collections of impact fees for a period of twelve months to encourage new development within the redevelopment boundaries.

Ms. Helms answered questions from the Board on Crabby's impact fees, King's Landing property, initiative of support from developers and where the impact fees go.

Ms. Hofmeister stated she has heard first hand from small developers that the impact fees are substantial.

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

NAY: **Bob Burdge**

Passed

e. **Site Plan & Design Review - Cowboys Redevelopment - 5000 Okeechobee Road**

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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.**
4. **On the east side of the property, there are two (2) existing Live Oaks in poor 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.**

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

Passed

f. **Conditional Use - Reyda Dwelling Rental - 3034 Windward Drive, Unit 1305**

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Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of 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.**

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

Passed

g. **Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A**

This item was pulled from the agenda.

8. **COMMENTS FROM THE PUBLIC**

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9. **DIRECTOR'S REPORT**

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10. BOARD COMMENTS

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Ms Hofmesiter stated that the consultants will be bringing forward the Comprehensive Plan next month.

11. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Conditional Use with New Construction - Seaward of the Coastal Construction Control Line - 324 South Ocean Drive

LOCATION

324 South Ocean Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Conditions:

1. The relocation and mitigation of the Royal Palm that will need to be removed as part of the project shall be coordinated with the City of Fort Pierce Public Works Department before construction activity can commence.
2. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur. This shall be coordinated and approved by the City of Fort Pierce Engineering department before construction activities can commence.
3. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.
4. The Landscape Plan that is provided as part of the Building Permits shall be signed and sealed by a Florida registered Landscape Architect.

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

CCCL Map

Zoning Map

TRC Comments

TRC Comment Response

Form Review

Form Started By: Brandon Creagan Started On: 03/04/2020 09:23 AM

Final Approval Date: 03/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for Conditional Use with New Construction and Design Review** **Single Family Home** **324 South Ocean Drive**
BOARD DATE:	March 10, 2020

STAFF REPORT

Owner & Applicant:	William P. Stoddard, Ph.D., P.E. 1717 Indian River Blvd., Suite 201 Vero Beach, FL 32960
Representative:	Hyper Management LLC 1206 Mariner Bay Fort Pierce, FL 34949
Requested Action:	Approval of a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL)
Site Location:	324 South Ocean Drive
Parcel ID:	2401-501-0026-000-3
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	Hutchinson Island Medium Density Residential (R-4A)
Parcel Size:	.13 Acres

	North	East	South	West
Surrounding Future Land Use:	HIR	Atlantic Ocean	HIR	HIR
Surrounding Zoning:	R-4A	Atlantic Ocean	R-4A	R-4A

Staff Analysis:

Request

In accordance with Sections 22-59, 22-66, and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home and dune crossover seaward of the Coastal Construction Control Line (CCCL). The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning district designation of Hutchinson Island Medium Density Residential (R-4A). The properties to the north, south, and west also have a Future Land Use and Zoning designations of HIR and zoned R-4A, respectively. The Atlantic Ocean is to the east.

The subject site is seaward of the Coastal Construction Control Line (CCCL); therefore, the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

The lot is .13 acres in size or 5,555 square feet. Additionally, the lot is only 55 feet wide, which would make this lot a non-conforming lot because it does not conform to the minimum lot width of 60 feet as specified in City Code section 22-27.1 (1) (g.). With that said, the lot became a platted lot of record in May of 1947 and therefore is a conforming lot because of City Code section 22-100. This section specifies that in an R-4A zoning district, a single-family home can be built in the following instances:

1. if a lot of record exists which could be lawfully used,
2. if the lot is no longer permissible for any use under the terms of this chapter relating to lot size,
3. if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and
4. if the use satisfies other requirements of this chapter.

The architectural style of the home reflects an island design that blends in with and complements the surrounding scenery. The proposed height of the structure will be under 45 feet., to comply with City Code section 22-16(a)(3)b. that regulates height for single family homes zoned R-4A within the South Beach Overlay District. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. There are no architectural embellishments that project beyond the maximum allowable height of 45 feet.

The proposed single-family home will have a front yard setback of 24.35 feet. Pursuant to City Code section 22-27.1, the minimum depth of the front yard shall be 25 feet for a single-family home. Pursuant to City Code section 22-91, the proposed structure is eligible for a front setback reduction. There is a building on one abutting lot which is within one 100 feet of the lot and has a front yard of less than the required depth for the zone. The front yard for the lot may not exceed a depth halfway between the depth of the front yard of the abutting lot and the

required front yard depth. The structure(s) abutting the site, to the south, rest with a setback distance of 23.69 feet., allowing for a split reduction for the proposed structure.

The proposed design seeks to integrate a defined entry porch that projects no greater than six (6) feet into the front yard as authorized by City Code section 22-59 (g) (2.) (d.) Side and rear setbacks are consistent with the R-4A district dimensional standards.

The outside lighting for the proposed structure will consist of six (6) 3W LED Amber lights and six (6) 2W LED Amber lights that will be located on the beachside of the property. The proposed beachside lighting shall be in full compliance with City Code 5-375 (Lighting on the Beach). City Code section 5-375 provides for the protection of sea turtles and sea turtle hatchlings regarding lights effect on the ability of sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach.

The landscape plan indicates that four (4) Green Buttonwood trees will be planted in the front yard of the proposed structure. This complies with City Code 22-186 that specifies; a minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure. Currently there is one (1) Royal Palm tree located within the state road A1A right-of-way that conflicts with the proposed driveway construction. Pursuant to City Code 22-194 (d) (5) (Tree Protection and Mitigation), if property being developed is not suitable for on-site mitigation, the trees must be planted on City of Fort Pierce public land at the applicant's expense. The plans provided denote that the property owner applicant will pay for the mitigation of the tree to city public land.

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

The authorization of a Conditional Use with New Construction to construct a single-family home provides for the opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected City Departments have reviewed the proposed application for a Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Staff Recommendations

The proposed single-family home meets the requirements of the City Code and is in compliance with the City's Comprehensive plan. Therefore, staff recommends that the City Commission **approve** the Conditional Use with New Construction and Design Review as presented with the following conditions.

1. The relocation and mitigation of the Royal Palm that will need to be removed as part of the project shall be coordinated with the City of Fort Pierce Public Works Department before construction activity can commence.

2. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur. This shall be coordinated and approved by the City of Fort Pierce Engineering department before construction activities can commence.

3. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

4. The Landscape Plan that is provided as part of the Building Permits shall be signed and sealed by a Florida registered Landscape Architect.

20-04000002

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED
FEB 03 2020
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 324 S. Ocean Dr Fort Pierce FL 34949

Parcel ID #(s) 2401-501-0026-000-3

Project description Single Family Residence

Hyer Management L.L.C	Schulke, Bittle & Stoddard, LLC c/o William P. Stoddard, Ph.D., P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
1206 Mariner Bay	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
770-530-1916	772-770-9622
Phone Number	Phone Number
ehyerga@aol.com	wstoddard@sbsengineers.com
Email Address	Email Address

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

Property Owner(s) Signature(s) Edward T HYER MGRM

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 31 day of Jan, 2020, by Edward Hyer who is personally known to me or has produced FL DL as identification.

Signature of Notary

DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded through 1st State Insurance

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

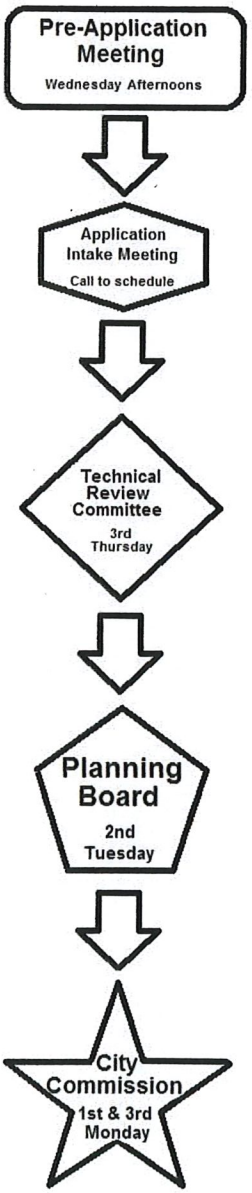
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 1

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

North	South	East	West
Vacant	Condominium	Atlantic Ocean	Multifamily (< 10 units)

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

RECEIVED
FEB 03 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Design Review

Property address or Location 324 S. Ocean Dr Fort Pierce FL 34949
Parcel ID #(s) 2401-501-0026-000-3
Project Description Single Family Residence

Hyer Management L.L.C	Schulke, Bittle & Stoddard, LLC c/o William P. Stoddard, Ph.D., P.E.
Property Owner(s)	Applicant/Representative, Title, Company
1206 Mariner Bay	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
770-530-1916	772-770-9622
Phone Number	Phone Number
ehyerga@aol.com	wstoddard@sbsengineers.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.*

Property Owner(s) Signature(s) Edward Hyer MGRM

STATE OF FLORIDA -- COUNTY St Lucie
The foregoing instrument was acknowledged before me this 31 day of Jan, 20 20, by Edward Hyer who is personally known to me or has produced FL DL as identification.

Signature of Notary

DEANNA M GERHART
MY COMMISSION #GG232255
EXPIRES: JUN 26, 2022
Bonded Thru Troy Fain-Insurance
(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

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

January 30, 2020

Maria Lewicka
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Conditional Use with New Construction
324 S Ocean Drive, Ft. Pierce, FL
Parcel ID 2401-501-0026-000-3
Statement of Ownership / Narrative

Dear Ms. Lewicka,

The proposed construction includes a new single family residence to be constructed at 324 S Ocean Drive. The total enclosed habitable area is 3,068 SF. The proposed construction is located seaward of the Coastal Construction Control Line (CCCL) and therefore requires conditional use approval from the City of Fort Pierce. An application will be made to FDEP for all construction activities seaward of the CCCL. The design will comply with Chapter 3109 of the 2017 Florida Building Code, Building as well as all other pertinent sections of the 2017 Florida Building Code, Building and Residential.

Please let me know if you have any questions.

Sincerely,
Date: 1/31/2020

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4655377 OR BOOK 4361 PAGE 2342, Recorded 12/20/2019 02:48:49 PM Doc Tax: $0.70

Prepared by and return to:
Bonnie A. Brown, Esquire
Law Offices of Bonnie A. Brown
514 Colorado Avenue
Stuart, FL 34994
772-221-9024
File Number: **19477**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **19th** day of **December, 2019** between **Brooke Development Company, LLC, an Arkansas Limited Liability Company** whose post office address is **801 S. College, Mountain Home, AR 72653**, grantor, and **Hyer Management, LLC, a Florida limited liability company** whose post office address is **1206 Mariner Bay Boulevard, Fort Pierce, FL 34949**, grantee:

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

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

Lot 12, Block 3, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 29, Public Records of Saint Lucie County, Florida; Less and except that portion conveyed to St. Lucie County, by Quit Claim Deed recorded in O.R. Book 168, Page 373.

Parcel Identification Number: 2401-501-0026-000/3

Subject to taxes for 2020 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

No consideration was paid for this conveyance. This transfer of title involves a property exchange for business planning purposes.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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

Signed, sealed and delivered in our presence:

Witness Name: MARY SINOR

Witness Name: Mark Carre

Brooke Development Company, LLC, an Arkansas Limited Liability Company

By: Brad Hasselwander
Brad Hasselwander, Member

By: Lani Hasselwander
Lani Hasselwander, Member

State of Arkansas
County of Baxter

The foregoing instrument was acknowledged before me this 18 day of December, 2019 by Brad Hasselwander and Lani Hasselwander, Members of Brooke Development Company, LLC, an Arkansas Limited Liability Company, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

JASON REISS
NOTARY PUBLIC-STATE OF ARKANSAS
BAXTER COUNTY
My Commission Expires 12-20-2022
Commission # 12391334

Notary Public

Printed Name: Jason Reiss

My Commission Expires: 12/20/2022

DoubleTime®

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

Property Identification

Site Address:	324 S OCEAN DR
Parcel ID:	2401-501-0026-000-3
Account #:	14618
Map ID:	24/01A
Use Type:	0000
Zoning:	HI Medium
City/County:	Fort Pierce

Ownership

Hyer Management LLC
1206 Mariner Bay BLVD
Fort Pierce, FL 34949

Legal Description

FT PIERCE BEACH S/D BLK 3 LOT 12-LESS THAT PART LYG E OF LI IN PL BK 37-2-

Current Values

Just/Market Value:	$198,600
Assessed Value:	$192,170
Exemptions:	$0
Taxable Value:	$192,170

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.13
Land Size (SF):	5,555

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

Sale History

Date:	Dec 18, 2019
Book/Page:	4361 / 2342
Sale Code:	0111
Deed:	WD
Grantor:	Brooke Development Company LLC
Price:	$100
Date:	Dec 3, 2019
Book/Page:	4355 / 0164
Sale Code:	0001
Deed:	WD
Grantor:	Perkins (TR) Diane M
Price:	$351,000
Date:	Dec 3, 2019
Book/Page:	4355 / 0164
Sale Code:	0001
Deed:	WD

Grantor:	Mandel (TR) Paul D
Price:	$351,000
Date:	Oct 21, 2015
Book/Page:	3801 / 0204
Sale Code:	0130
Deed:	SP
Grantor:	Mandel Paul D
Price:	$100
Date:	Jan 5, 2004
Book/Page:	1878 / 1457
Sale Code:	XX00
Deed:	WD
Grantor:	Surloff Cheri G
Price:	$395,000
Date:	Aug 12, 1998
Book/Page:	1165 / 2995
Sale Code:	XX01
Deed:	QC
Grantor:	Surloff Arthur B
Price:	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$198,600
Just/Market:	$198,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$6,430
Assessed:	$192,170
Exemption(s):	$0
Taxable:	$192,170

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.2	Fort Pierce Stormwater Charge	$13.80

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

Historical Values

Permits

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

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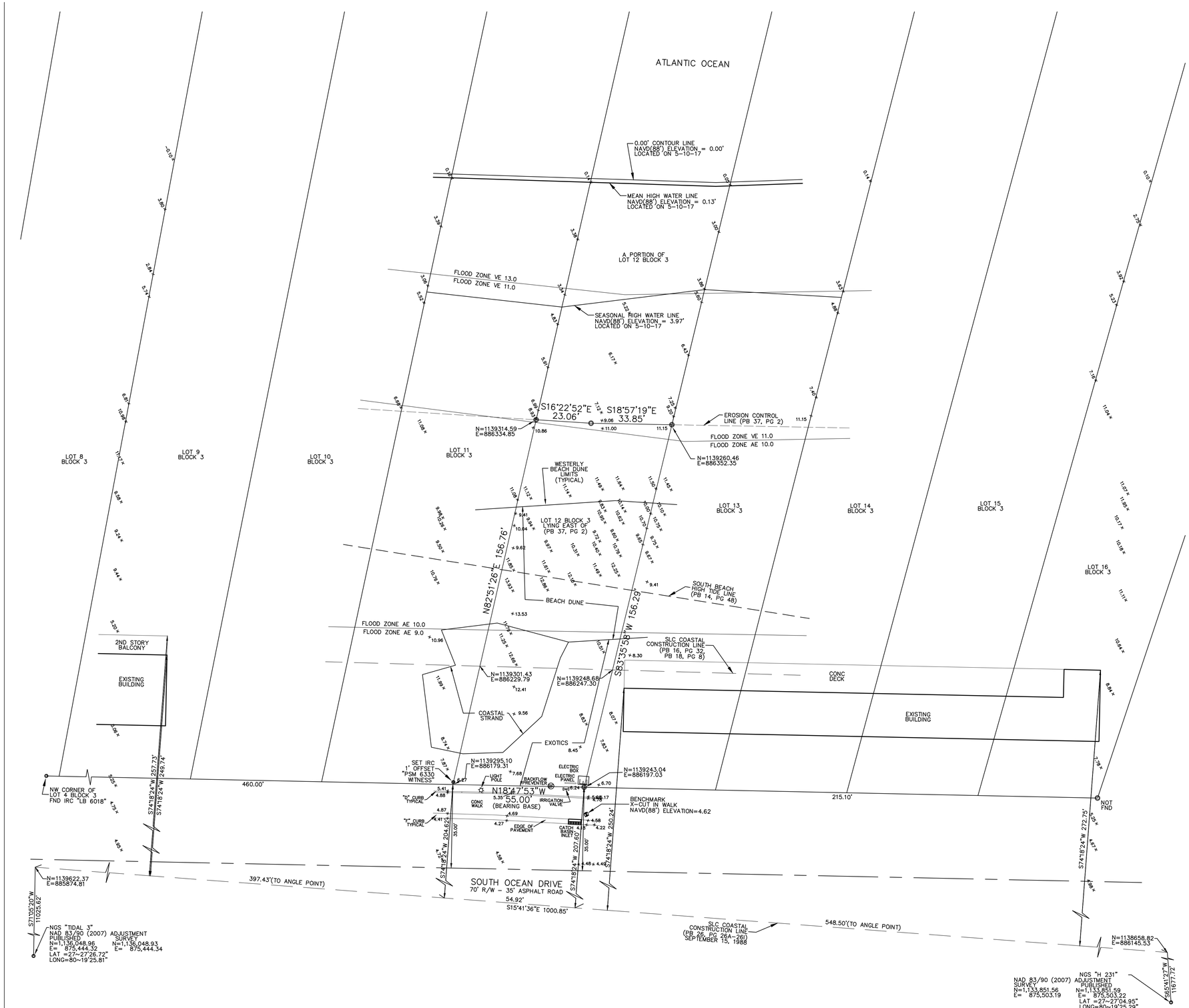
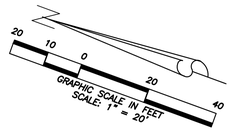




ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
(D)	= DEED
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IR	= IRON ROD
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = NUMBER OF PARKING SPACES
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = BACKFLOW PREVENTOR
- = MAIL BOX
- = IRRIGATION VALVE
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

LEGAL DESCRIPTION:

LOT 12 IN BLOCK 3, REVISED MAP, FORT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION THEREOF LYIN EAST OF THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 37, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: N18°47'53"W ALONG THE WEST LINE OF SAID LOT 12.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION = 9.0 & 10.0, VE 11.0 & 13.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE CONSTRUCTION OF A SINGLE FAMILY DETACHED RESIDENCE AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: PAUL D. D. MANDEL
    DIANE M. PERKINS
    REALTIME PROPERTY AND DEVELOPMENT SERVICES
15. ©COPYRIGHT 2016 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 5-10-17, 8-08-16

DATE OF SURVEY: 8-11-16

O:\Logo\AJP-Signature.TIF

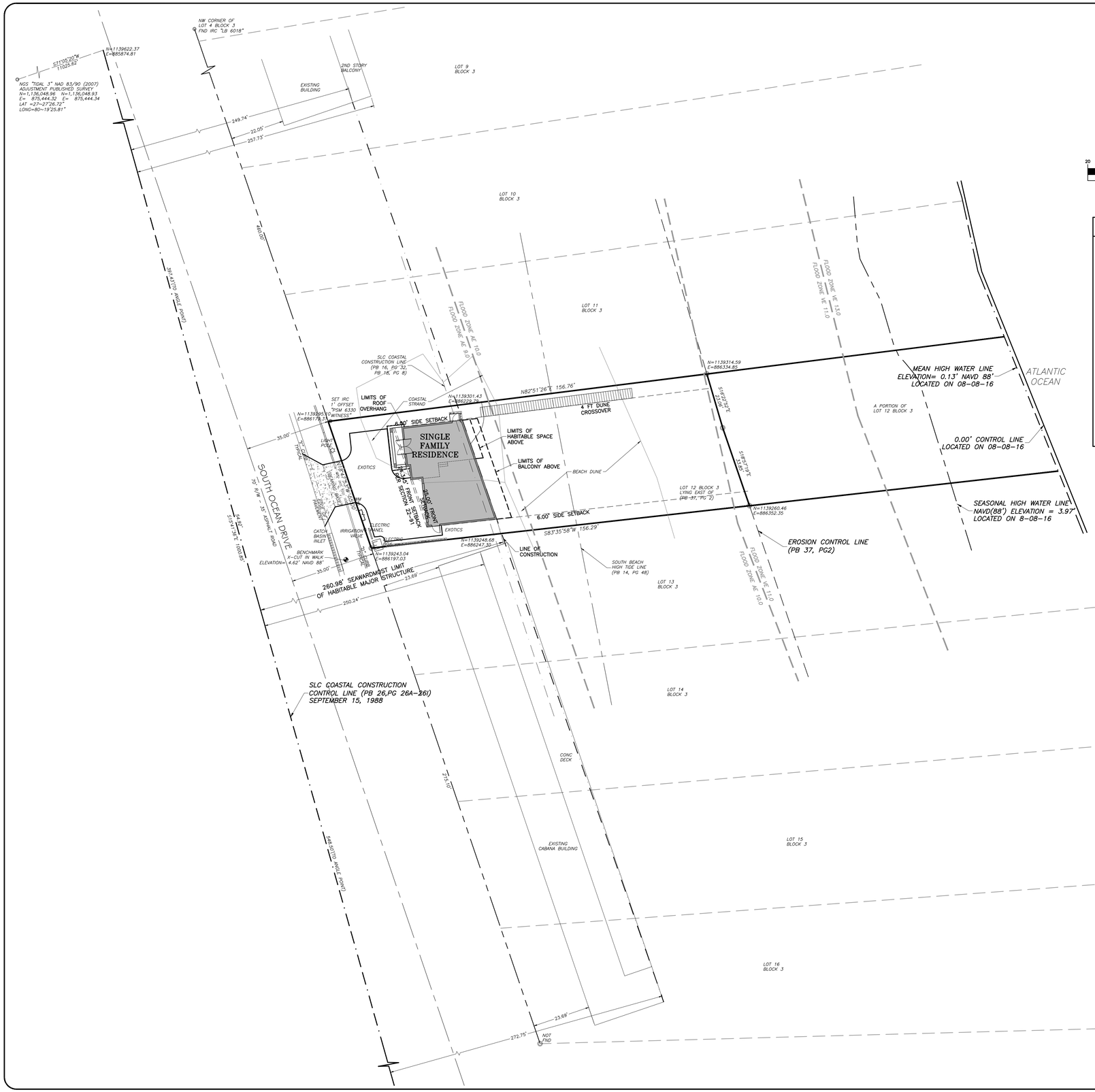
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
5-15-17	UPDATE DEP REQUIREMENTS	AJP
11-06-16	ADD DEP REQUIREMENTS	AJP

ALEXANDER J. PIAZZA PSM, INC
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY & TOPOGRAPHIC SURVEY
324 SOUTH OCEAN DRIVE
SEC 00, TWP 00S, RGE 00E
AS PREPARED FOR
PAUL MANDEL & DIANE PERKINS

CAD	K:\REALTIME\OCEAN BLVD\DWG\15-2248-2.DWG				
REF	K:\				
FLD	CJM/AJP	FB.	PG.	JOB	15-2248
OFF	CJM/AJP			DATE	8-11-16
CKD	AJP	SHEET	1 OF 1	DWG	D-752



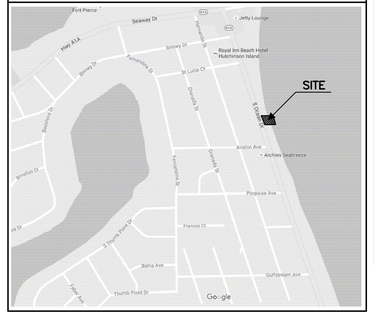
North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE MAP



PROJECT DATA

OWNER/APPLICANT	HYER MANAGEMENT, LLC 1206 MARINER BAY BLVD FORT PIERCE, FL 34949
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD, L.L.C. 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	ALEXANDER J. PIAZZA PSM, INC 619 SW BILTMORE STREET PORT ST. LUCIE, FL 34983 (772) 340-7770
SITE ADDRESS	324 SOUTH OCEAN DRIVE ST. LUCIE COUNTY, FLORIDA
PARCEL ID#	2401-501-0026-000-3
F.I.R.M. PANEL	12111C0183 J FEBRUARY 16, 2012
FLOOD ZONES	AE 9', AE 10', VE 11' & VE 13'
ZONING	R-4A

	REQUIRED R-4A	PROPOSED
LOT SIZE	5,000 SF	8,579 SF
LOT WIDTH	60'	55' (MIN)
YARD SETBACKS:		
FRONT (WEST)	25'	24.35'*
REAR (EAST)	15'	100.00'
SIDE (NORTH)	6'	6.03'
SIDE (SOUTH)	6'	6.04'
BLDG. HEIGHT	45'	36.33'

*FRONT YARD SETBACK: (SOUTH ADJACENT PROPERTY + 25 FT SETBACK)/2 = 48.69 FT/2 = 24.35 FT

AREAS:

BUILDING FOOTPRINT	1,191 SF
DRIVEWAY/HARDSCAPE	946 SF
TOTAL IMPERVIOUS AREA	2,137 SF

CONSTRUCTION SCHEDULE:
COMMENCE: AUGUST 2020
COMPLETE: SEPTEMBER 2021

AREA CALCS:

LIVING-1ST FLR:	616 S.F.
LIVING-2ND FLR:	1,226 S.F.
LIVING-3RD FLR:	1,226 S.F.
TOTAL LIVING:	3,068 S.F.
GARAGE:	512 S.F.
ENTRY PORCH:	82 S.F.
COVERED BALCS:	318 S.F.
TOTAL:	3,980 S.F.

** Calculations per James Gilgenbach Architecture & Planning

MARK	REVISION	DATE

DRAWING 20019SITE
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=20'
DATE 1/30/2020

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TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

OVERALL SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57386
☐ WILLIAM F. STODDARD FL. REG. NO. 57605

DATE:

SHEET C1

PROJECT NO. 20-019

North

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SEE SHEET C7 FOR EROSION & SEDIMENT CONTROL DETAILS.

SINGLE FAMILY RESIDENCE
FIRST FLOOR 12.41
9.00 NAVD
SECOND FLOOR
22.00 NAVD
THIRD FLOOR
34.00 NAVD

GARAGE FLOOR
7.25 VARIES 7.25 TO 7.49 NAVD

EXISTING ROYAL PALM TO BE RELOCATED AT PROPERTY OWNERS EXPENSE, COORDINATE WITH CITY OF FT. PIERCE PUBLIC WORKS DEPT

EXISTING ROYAL PALM TO REMAIN

EXISTING ROYAL PALM TO REMAIN

INSTALL NEW WATER METER (5/6 X 3/4) & 1" SERVICE LATERAL

EXISTING 6" WATER MAIN

EXISTING CONC WALK

LIMITS OF ROOF OVERHANG

6.00' SIDE SETBACK

4' WIDE EXFILTRATION TRENCH

24.35'

18.61'

25.09'

42.00'

6.00' FRONT SETBACK SECTION 25-31

25.00' FRONT SETBACK

6.00'

SANDSET PAVER DRIVEWAY

EXISTING BACKFLOW PREVENTER

IRRIGATION VALVE

ELECTRIC METER

ELECTRIC BOX

CATCH BASIN INLET

EXISTING CONC WALK

EXISTING CLEANOUT

EXISTING SANITARY SEWER LATERAL

BENCHMARK
X-CUT IN WALK
ELEVATION= 4.62' NAVD 88'

CONNECT TO EXISTING DRAINAGE

PROVIDE 6'X6' EASEMENT FOR EXISTING UTILITIES

PROPOSED SEWER CONNECTION

STACKED ROCK RETAINING WALL

TO BE TIED INTO ROOF DRAIN SYSTEM

TOW 10.50

RAMP DECK TO PROPOSED GRADE 1V:20H

4 FT DUNE CROSSOVER

RAMP DECK TO EXISTING GRADE 1V:20H

DECK TO BE NO GREATER THAN 24" ABOVE EXISTING GRADE

LIMITS OF HABITABLE SPACE ABOVE

LIMITS OF BALCONY ABOVE

TEMPORARY CONSTRUCTION FENCE

BEACH DUNE

100.00'

6.00' SIDE SETBACK

LINE OF CONSTRUCTION

EROSION CONTROL LINE (PB 37, PG2)

SOUTH BEACH HIGH TIDE LINE (PB 14, PG 48)

MEAN HIGH WATER LINE
ELEVATION= 0.13' NAVD 88'
LOCATED ON 08-08-16

SEASONAL HIGH WATER LINE
NAVD(88') ELEVATION = 3.97'
LOCATED ON 8-08-16

0.00' CONTROL LINE
LOCATED ON 08-08-16

ATLANTIC OCEAN

A PORTION OF LOT 12 BLOCK 3

LOT 12 BLOCK 3 LYING EAST OF (PB 37, PG 2)

LOT 13 BLOCK 3

LOT 14 BLOCK 3

LOT 10 BLOCK 3

LOT 11 BLOCK 3

FLOOD ZONE VE 13.0
FLOOD ZONE AE 9.0

FLOOD ZONE VE 11.0
FLOOD ZONE AE 10.0

SLC COASTAL CONSTRUCTION LINE (PB 16, PG 32, PB 18, PG 8)

COASTAL STRAND

N82°51'26"E 156.76'

S83°35'58"W 156.29'

SOUTH OCEAN DRIVE

URBAN PAVED TWENTY FOOT WIDE R.O.W.

EXOTICS

DENOTES 8X16 SMART VENT FLOOD VENT ONE 8X16 SMART VENT EQUIVALENT TO 200 SQ IN EA VENT. (4) TOTAL REQUIRED

260.98' SEAWARDMOST LIMIT OF HABITABLE MAJOR STRUCTURE (GROUND FLOOR)

266.98' SEAWARDMOST LIMIT OF HABITABLE MAJOR STRUCTURE (ABOVE GROUND FLOOR)

250.24'

SLC COASTAL CONSTRUCTION CONTROL LINE (PB 26,PG 26A-26I) SEPTEMBER 15, 1988

MARK	REVISION	DATE
1	REVISED PER TRC COMMENTS	2/28/2020

DRAWING 2001SITE
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 1/30/2020

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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

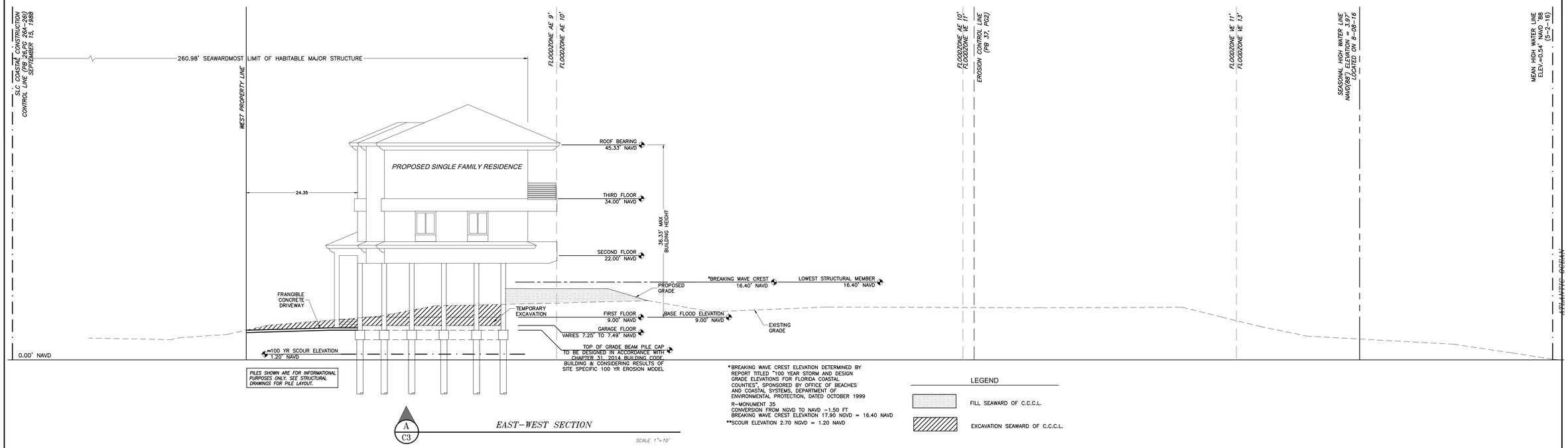
PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JOONAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

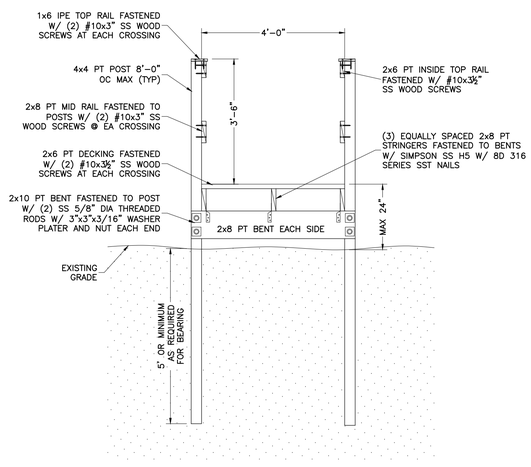
SHEET
C2

PROJECT NO.
20-019



A / C3 EAST–WEST SECTION

SCALE 1"=10'



B DUNE CROSSOVER SECTION

SCALE 1/2"=1'-0"

SCHULKE, BITTLE & STODDARD, L.L.C.
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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

MARK	REVISION	DATE

DRAWING 20019SECT
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE AS NOTED
DATE 1/30/2020

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PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

CROSS SECTIONS

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57386
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET C3

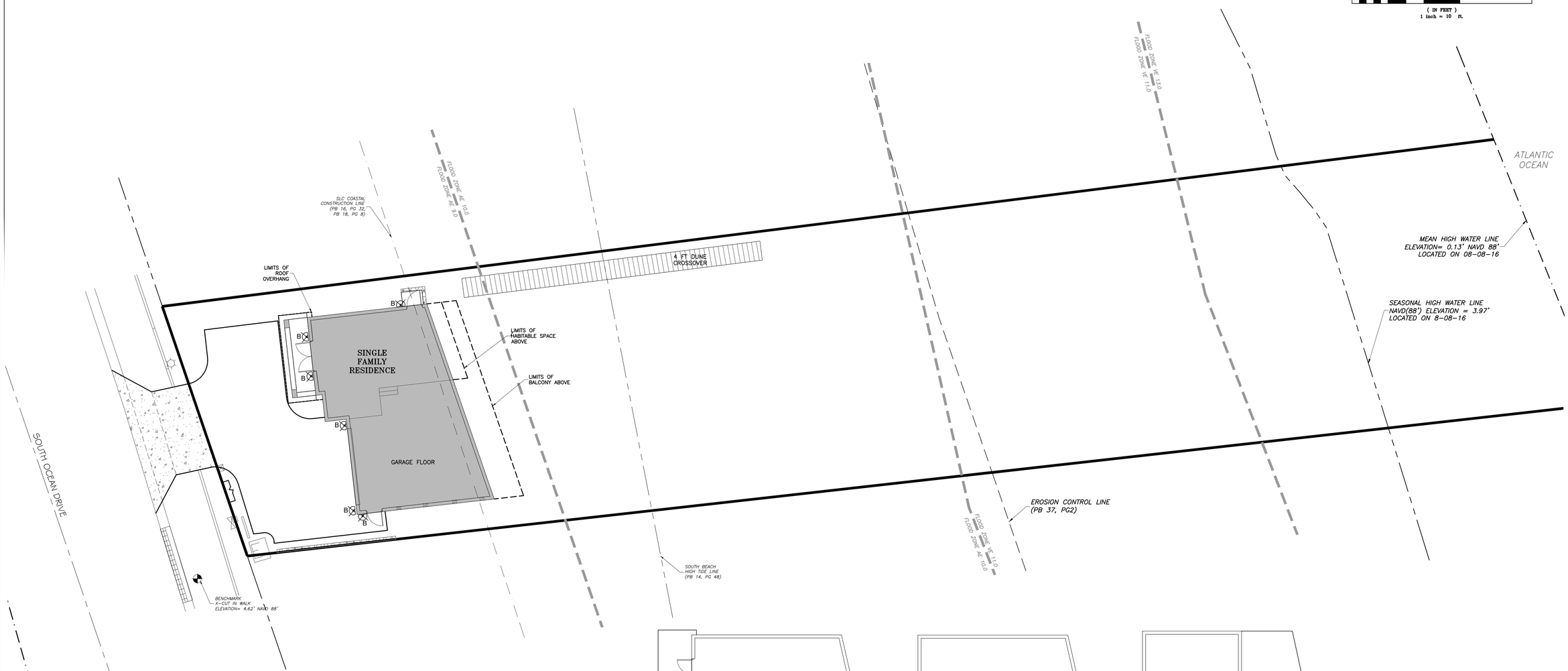
PROJECT NO. 20-019

North

GRAPHIC SCALE

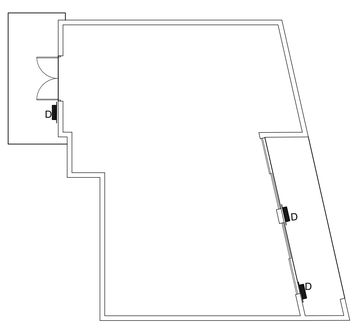
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

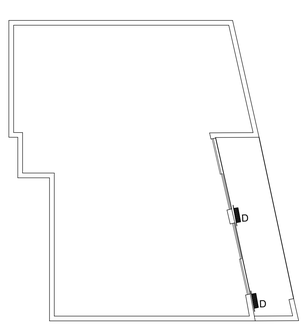


LIGHTING KEY

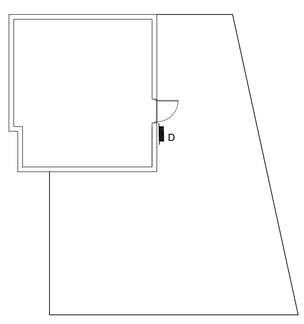
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
B	WALL SCONCE DOWN LIGHT	PORTFOLIO CYLINDER FIXTURE H8605-MB-4655-BA-H836MB	6	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(4) LANDWARD (2) SHORE PERPENDICULAR	FIRST FLOOR
D	STEP LIGHT	INTRIGUE LIGHTING SGH-NC-LED-SG-R-1LED-HDL-OLG-AML-120-BLK	6	3W LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUSTMENT & ADDITIONAL SHIELDING	(2) LANDWARD (11) BEACHSIDE	(3) SECOND FLOOR (2) THIRD FLOOR (1) ROOF LEVEL



SECOND FLOOR LIGHTING



THIRD FLOOR LIGHTING



FOURTH FLOOR/ROOF LEVEL LIGHTING

SCHULKE, BITTLE & STODDARD, L.L.C.
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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MARK	REVISION	DATE

DRAWING 2001SLGHT
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 1/30/2020

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LIGHTING PLAN

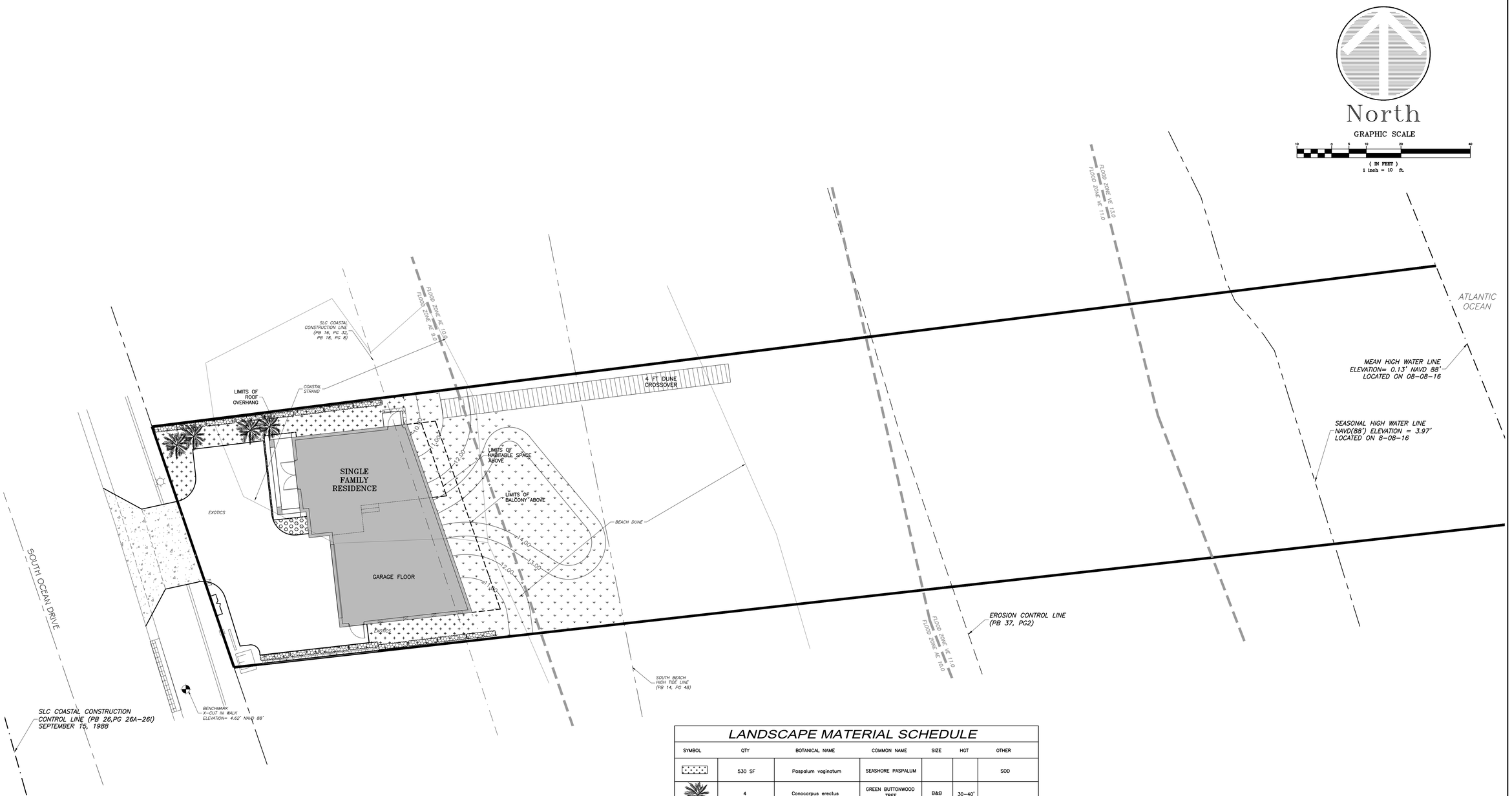
PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL REG. NO. 47048
☐ JOSIAH B. BITTLE FL REG. NO. 57396
☐ WILLIAM P. STODDARD FL REG. NO. 57605

DATE:

SHEET
C4

PROJECT NO.
20-019



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER
	530 SF	Paspalum vaginatum	SEASHORE PASPALUM			SOD
	4	Conocarpus erectus	GREEN BUTTONWOOD TREE	B&B	30--40'	
	1,496 SF	Asteriscus maritimus	BEACH DAISY			
	23 SF		ANNUAL FLOWERS			
	16	Schefflera arboricola	DWARF SCHEFFLERA	7 GAL	36"	

NOTE: ANY EXISTING ROYAL PALM TREES, LOCATED WITHIN STATE ROAD A1A R/W, IN CONFLICT WITH THE PROPOSED DRIVEWAY CONSTRUCTION SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE; THE CITY OF FORT PIERCE PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED FOR RELOCATION INFORMATION.

MARK	REMSION	DATE
1	REVISED PER TRC COMMENTS	2/28/2020

DRAWING 20019LAND
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=10'
DATE 1/30/2020

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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

LANDSCAPE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL REG. NO. 47048
☐ ADAH B. BITTLE FL REG. NO. 57396
☐ WILLIAM P. STODDARD FL REG. NO. 57605

DATE:

SHEET
C5

PROJECT NO.
20-019

North

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SINGLE FAMILY RESIDENCE
FIRST FLOOR 9.0'
9.00 NAVD
SECOND FLOOR 22.80 NAVD
THIRD FLOOR 34.00 NAVD

GARAGE FLOOR VARIES 7.25 TO 7.48 NAVD

LIMITS OF HABITABLE SPACE ABOVE

LIMITS OF BALCONY ABOVE

LIMITS OF ROOF OVERHANG

COASTAL STRAND

TOW

4 FT DUNE CROSSOVER

BEACH DUNE

SLC COASTAL CONSTRUCTION LINE (PB 16, PG 32, PB 18, PG 8)

FLOOD ZONE AE 10.0

FLOOD ZONE VE 11.0

FLOOD ZONE VE 13.0

ATLANTIC OCEAN

MEAN HIGH WATER LINE
ELEVATION= 0.13' NAVD 88'
LOCATED ON 08-08-16

0.00' CONTROL LINE
LOCATED ON 08-08-16

SEASONAL HIGH WATER LINE
NAVD(88') ELEVATION = 3.97'
LOCATED ON 8-08-16

EROSION CONTROL LINE
(PB 37, PG2)

A PORTION OF LOT 12 BLOCK 3

LOT 12 BLOCK 3 LYING EAST OF (PB 37, PG 2)

SOUTH BEACH HIGH TIDE LINE (PB 14, PG 48)

SOUTH OCEAN DRIVE

EXISTING CONC WALK

EXOTICS

EXISTING BACKFLOW PREVENTER

IRRIGATION VALVE

ELECTRIC BOX

CATCH BASIN INLET

BENCHMARK
X-CUT IN WALK
ELEVATION= 4.62' NAVD 88'

SLC COASTAL CONSTRUCTION CONTROL LINE (PB 26,PG 26A-26I) SEPTEMBER 15, 1988

LEGEND

FILL SEAWARD OF C.C.C.L.

EXCAVATION SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L.....	99 C.Y.
TOTAL FILL SEAWARD OF C.C.C.L.....	99 C.Y.
NET FILL SEAWARD OF C.C.C.L.....	0 C.Y.

NO NET EXCAVATION SEAWARD OF CCCL

THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES, THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR COMPACTING AND LOSES

ALL MATERIAL TO BE STORED ON A SEPARATE SITE (415 S OCEAN DRIVE) MATERIAL WILL BE RELOCATED AND PLACED USING EXCAVATORS AND LOADERS.

DRAWING	20019CUTFILL
DESIGNED	W.P.S.
DRAWN	K.M.B.
CHECKED	W.P.S.
SCALE	1"=10'
DATE	1/30/2020

MARK	REVISION	DATE

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CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006666
1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

TEMPORARY EXCAVATION & FILL

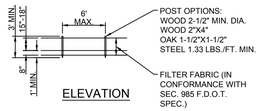
PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

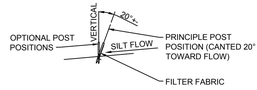
DATE:

SHEET
C6

PROJECT NO.
20-019



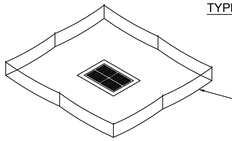
ELEVATION

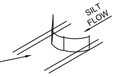


SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



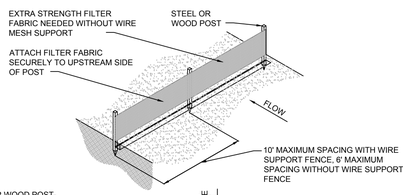


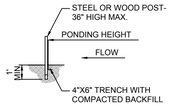
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

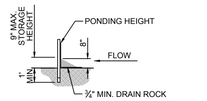
SILT FENCE APPLICATIONS-N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



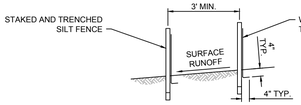


TRENCH DETAIL

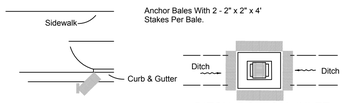


INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.

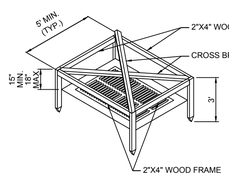


DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

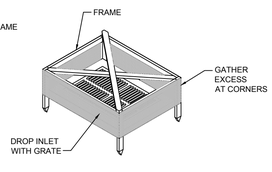


COMPLETED INLET DITCH BOTTOM INLET

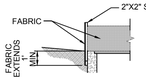
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with `Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

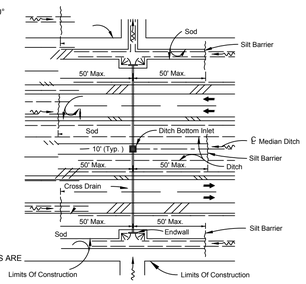
EROSION CONTROL DETAILS

N.T.S.

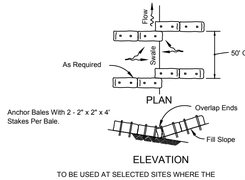
NOTES:

WETLAND PROTECTION PLAN

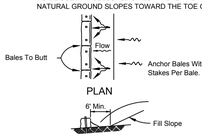
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

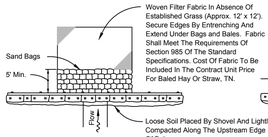


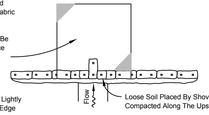
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

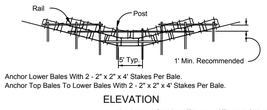


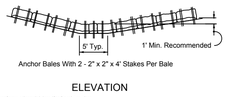
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES





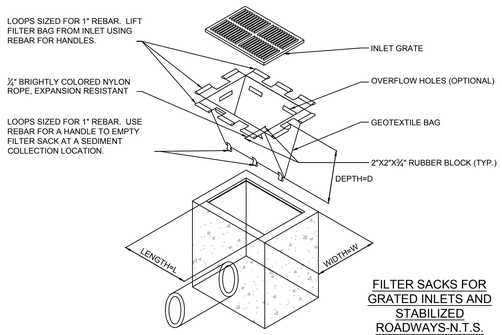




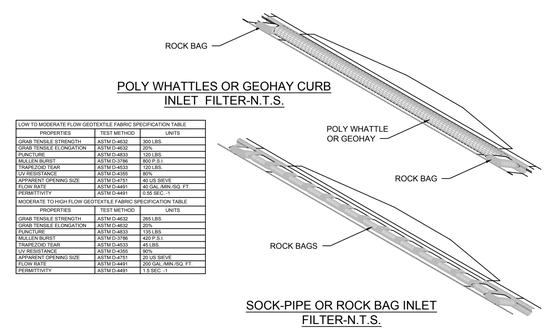
Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCHES

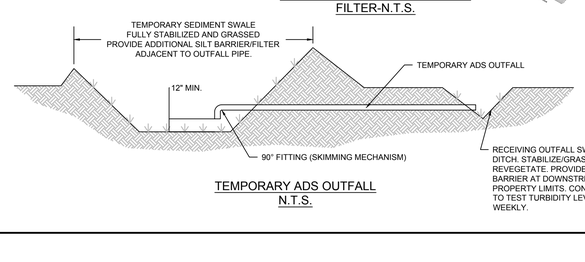


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



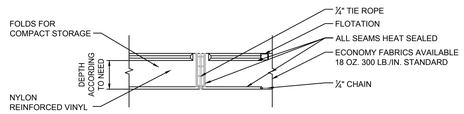
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

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	600 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	#0 US SIEVE
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1 MIN./SQ. FT
PERMITTIVITY	ASTM D-4491	0.06 SEC.-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	285 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	139 LBS
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
PERMITTIVITY	ASTM D-4491	.05 SEC.-MIN./SQ. FT
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1

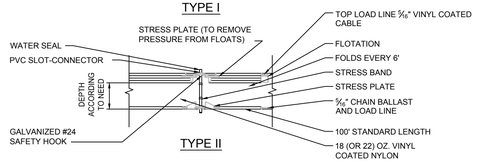


SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

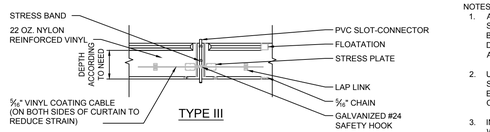
TEMPORARY ADS OUTFALL N.T.S.



TYPE I



TYPE II



TYPE III

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

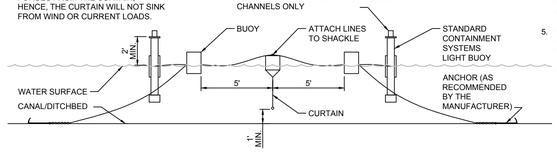
TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X6"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

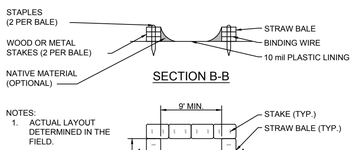
BLOW-UP OF SHACKLE CONNECTION

NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN. HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK-OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

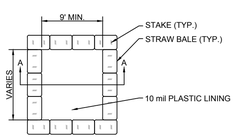


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.



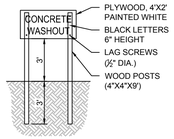
SECTION B-B

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



PLAN

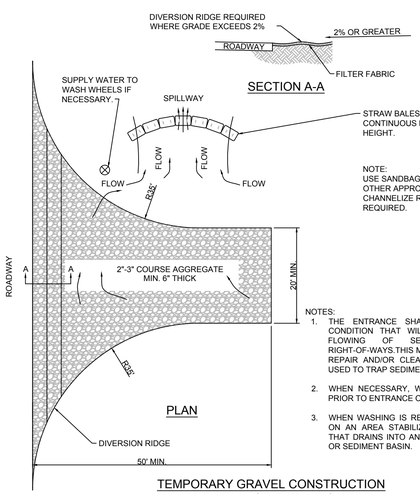
TYPE "ABOVE GRADE" WITH STRAW BALES



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

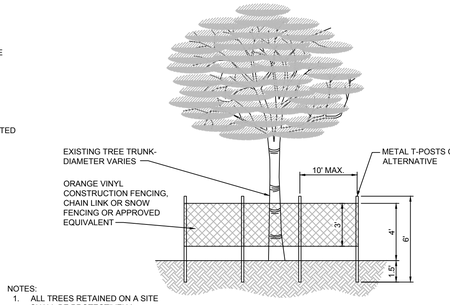
STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

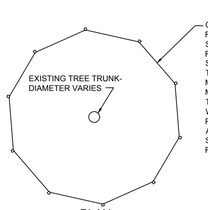


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

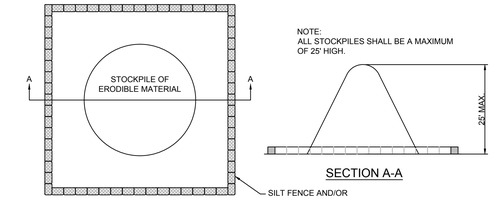
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. 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.



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

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
D - NO TURBIDD DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
A - BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR), IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL. 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DE-WATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
B - THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
C - MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT. SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
D - IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E - IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.
21. THE CONTRACTOR SHALL OBTAIN A STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND SHALL ADHERE TO ALL CONDITIONS OF THE PERMIT, INCLUDING INSPECTIONS, REPORTING, RECORD KEEPING AND CERTIFICATIONS.

	SCREENING VALUES FOR DISCHARGE INTO:	
Parameter	Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

REVISION	MARK	DATE

DRAWING 20019SWPP
DESIGNED W.P. S.
DRAWN K.M. B.
CHECKED W.P. S.
SCALE N'TS
DATE 1/30/2020

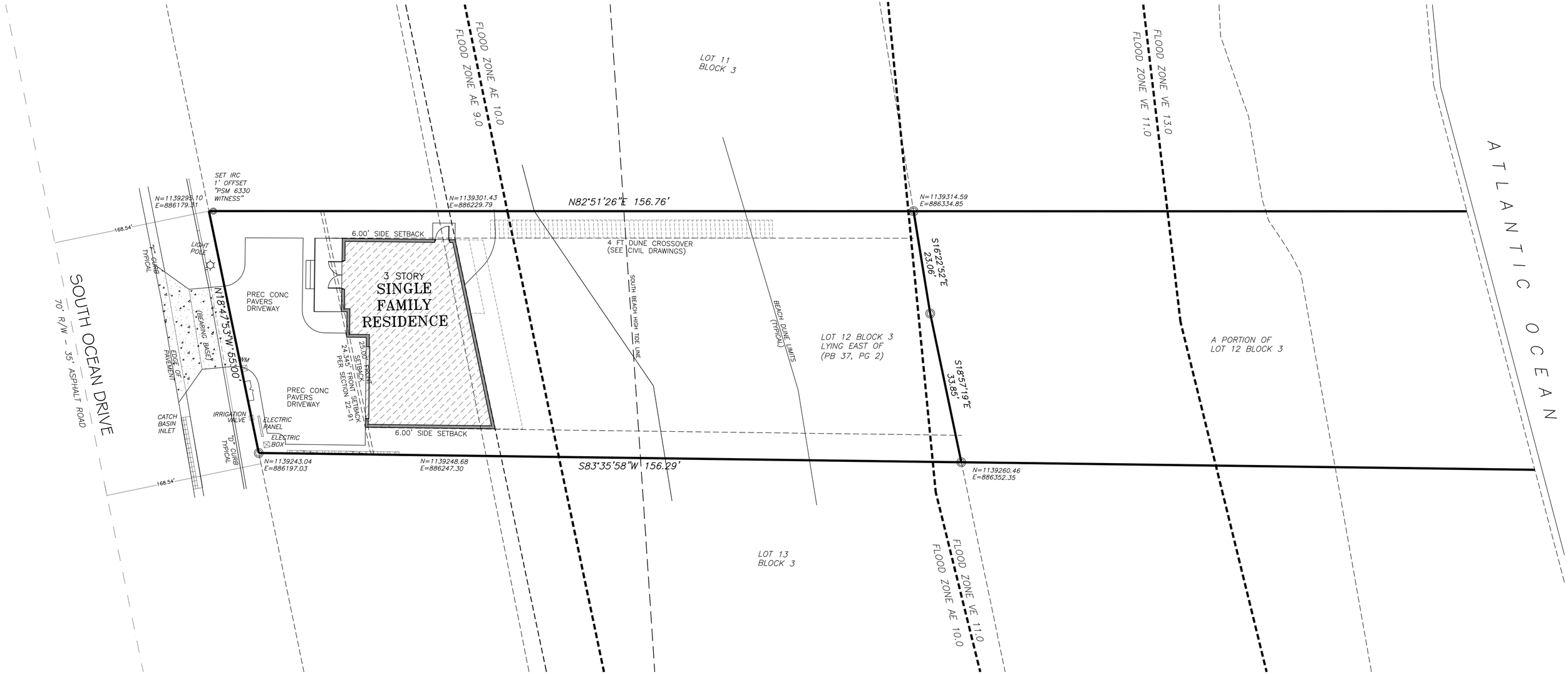
ALL DRAWINGS, ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF SCHULKE, BITTLE & STODDARD, L.L.C. ANY REUSE WITHOUT THE PROPER AUTHORIZATION SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED REUSE SHALL OBLIGATE THE USER TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND SUBCONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES AND COSTS ARISING OUT OF OR RESULTING THEREFROM.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00030666
1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

STORMWATER POLLUTION PREVENTION DETAILS

PROPOSED OCEANFRONT RESIDENCE FOR:
HYER MANAGEMENT, LLC
324 SOUTH OCEAN DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JOAH B. BITTLE FL. REG. NO. 57396
☐ WILLI



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

SINGLE FAMILY RESIDENCE
SCOPE OF WORK:

SCOPE OF WORK IS CONSTRUCTION OF A NEW 4 STORY SINGLE FAMILY RESIDENCE.

INDEX OF DRAWINGS

E1 1ST & 2ND FLR ELECTRIC
E2 3RD FLR ELECTRIC
M1 1ST & 2ND FLR MECH
M2 3RD FLR MECH
S1 FOUNDATION PLAN
S2 1ST & 2ND FLR FRAMING
S3 3RD & ROOF FRAMING
S4 STRUCTURAL NOTES
A1 SITE PLAN
A2 1ST & 2ND FLOOR PLANS
A3 3RD & ROOF PLANS
A4 BUILDING ELEVATIONS
A5 BUILDING ELEVATIONS
A6 SECTIONS & DETAILS

BUILDING CODE INFORMATION:

ARCHITECT:	JAMES E. GILGENBACH (FL AR7457)
WIND DESIGN STANDARD:	ASCE 7-10
BUILDING CODE:	FL BLDG CODE 2017
ELECTRICAL CODE: NATL ELECTRICAL	CODE 2011 (NFPA 70)
DESIGN WIND SPEED:	ULTIMATE-170 MPH NOMINAL-132 MPH
DESIGN WIND VELOCITY PRESSURE:	41.1 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"II"
BUILDING WIND EXPOSURE CLASS:	"D"
INTERNAL PRESSURE COEFFICIENT:	+/-.18
MEAN ROOF HEIGHT FROM GRADE:	16 FT.
BUILDING DESIGNED:	ENCLOSED
IMPACT PROTECTION:	"IMPACT" GLAZING
BLDG OCCUPANCY CLASSIFICATION:	R-3 (SINGLE-FAMILY)
BLDG TYPE OF CONSTRUCTION:	TYPE V
BLDG - TOTAL # OF STORIES:	3 STORY
ROOF OVERHANG:	24" ROOF PITCH: 5/12
ROOF DEAD LOAD:	METAL RF / 10 PSF

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
9009 ONE PUTT PLACE PORT ST LUCIE
(561) 809 - 8491 FLORIDA 34986
ARCHITECT AR-7457

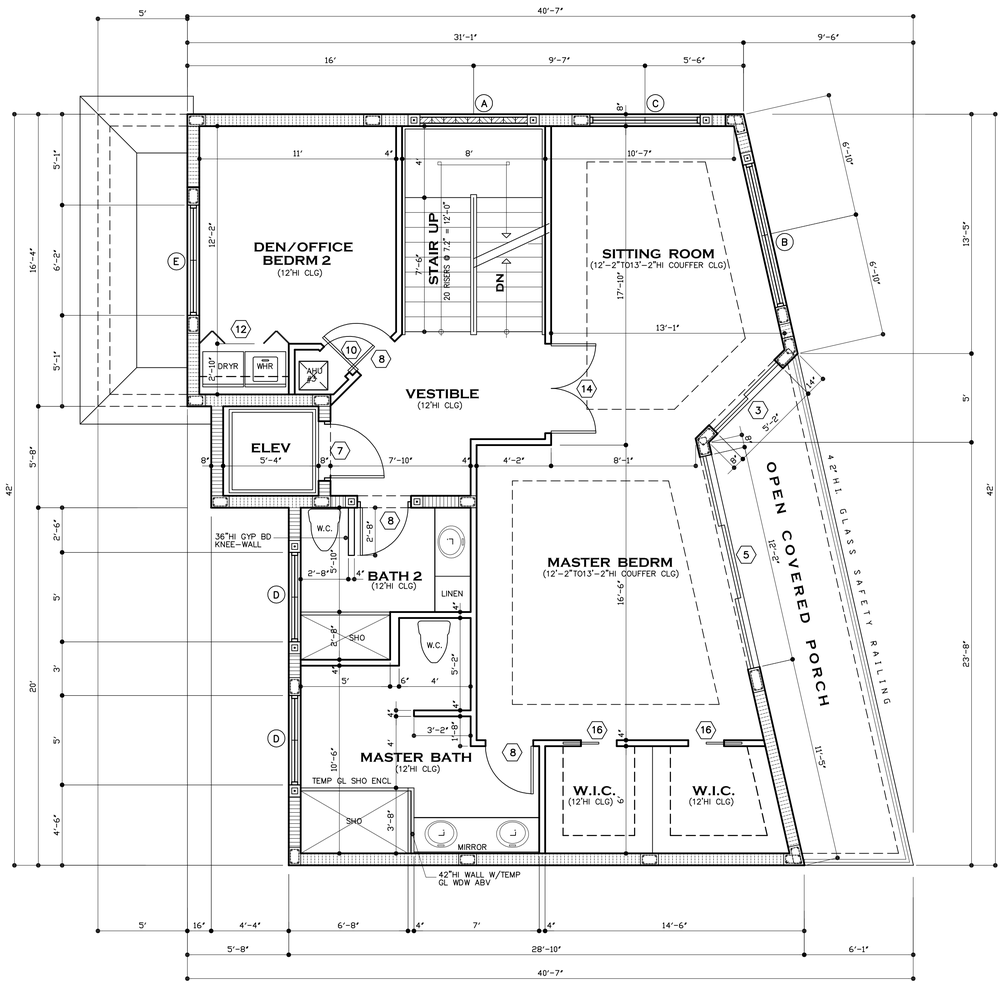
REVISIONS:

COPYRIGHT
ALL DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JAMES E. GILGENBACH ARCHITECTURE & PLANNING. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JAMES E. GILGENBACH ARCHITECT. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED.

HYER RESIDENCE

324 SOUTH OCEAN DRIVE, , LOT 12, BLOCK 3, REVISED MAP
FORT PEIRCE, ST LUCIE COUNTY, FLORIDA

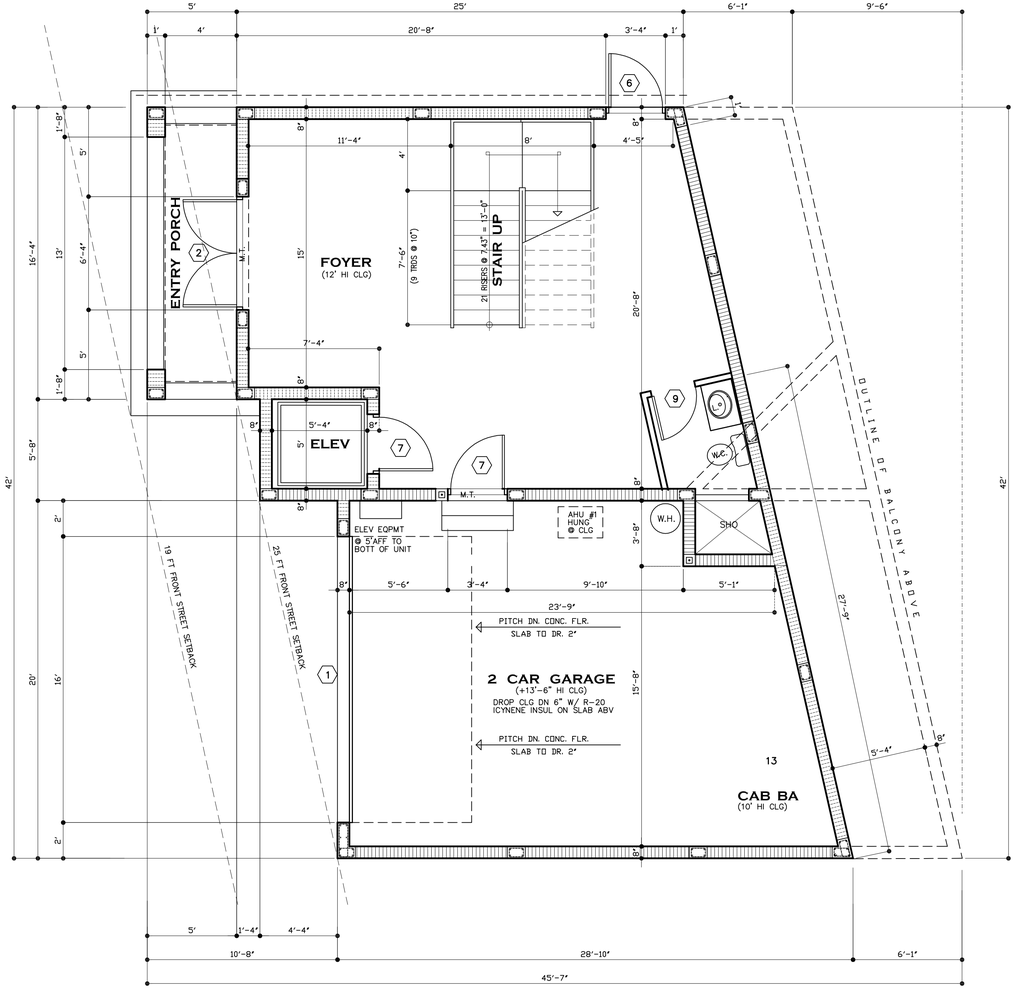
DATE: 24 JAN '20
PROJECT NO: 20 - A06
SHEET: of 6 A1



SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



FIRST FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

AREA CALCS:

LIVING-1ST FLR:	616 S.F.
LIVING-2ND FLR:	1,226 S.F.
LIVING-3RD FLR:	1,226 S.F.
TOTAL LIVING:	3,068 S.F.
GARAGE:	512 S.F.
ENTRY PORCH:	82 S.F.
COVERED PORCHES:	318 S.F.
TOTAL:	3,980 S.F.

DOORS:

ROUGH OPENINGS			WIND PRESSURE
192"X96"M.D.	1	16080 O.H. GARAGE DR	-50.5#,41.8#
76"X98"M.D.	2	(2)3080 FRNT ENTRY DR (TEMP./IMPACT GL.)	-49.3#,45.0#
62"X98"M.D.	3	5080 SL GL DRS (XX) (TEMP./IMPACT GL.)	-49.3#,45.0#
110"X98"M.D.	4	9080 SL GL DRS (XXX) (TEMP./IMPACT GL.)	-51.5#,47.3#
146"X98"M.D.	5	12080 SL GL DRS (XXX) (TEMP./IMPACT GL.)	-56.9#,45.0#
36"X98"M.D.	6	2880 MTL DR.	-51.5#,47.3#
40"X98"M.D.	7	3080 S.C. WD. DR.	
	8	2880 WD. DR.	
	9	2480 WD. DR.	
	10	2080 WD. DR.	
	11	1880 WD. DR.	
	12	(2)2680 WD. DRS.	
	13	2680 PKT. DR.	
	14	(2)2680 BI-FOLD DRS.	
	15	4080 BI-PASS DRS	

WINDOWS:

ROUGH OPENINGS			WIND PRESSURE
72"X72"M.D.	A	6060 GL BLK WDW	-53.8#,49.5#
98"X98"M.D.	B	8080 FXD GL WDW	-67.1#,50.1#
74"X74"M.D.	C	6060 FXD GL WDW	-64.5#,48.8#
74"X26"M.D.	D	6020 FXD GL WDW	-53.8#,49.5#
74"X98"M.D.	E	6060 HOR SL WDW 6020 FXD GL TRSM	-64.5#,48.8#
74"X18"M.D.	F	6020 FXD GL TRSM	-52.8#,48.6#

(CONTRACTOR RESPONSIBLE TO VERIFY ROUGH OPNG. SIZE W/ WDW. MFG. INSTALLATION INSTRUCTIONS)

ALL EGRESS WDW. OPNGS. TO BE MIN. 24"HI & 20" WIDE AND MIN. 5.7 S.F. OF OPNG.

WINDOW GLAZING NOTE:

- PROVIDE WHITE VINYL "APPROVED" IMPACT GLAZING FOR ALL GLAZED OPENINGS IN EXT. WALL W/IMPACT RESISTANT WDWS. & DRS. AS PER F.B.C. SECTION #1606
- GLAZING TO BE "TURTLE" TINTED

REINF. MASONRY STANDARD:

THE PROVISIONS OF ACI 530-10/ASCE5-10, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, & THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ARE HEREBY ADOPTED AS THE MINIMUM STANDARD FOR THIS JOB. HOWEVER THIS SHOULD NOT SUPERSEDE ANY REQUIREMENTS FOR HIGH VELOCITY HURRICANE ZONES REINF. UNIT MASONRY

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FLORIDA 34986

ARCHITECT
AR-7457

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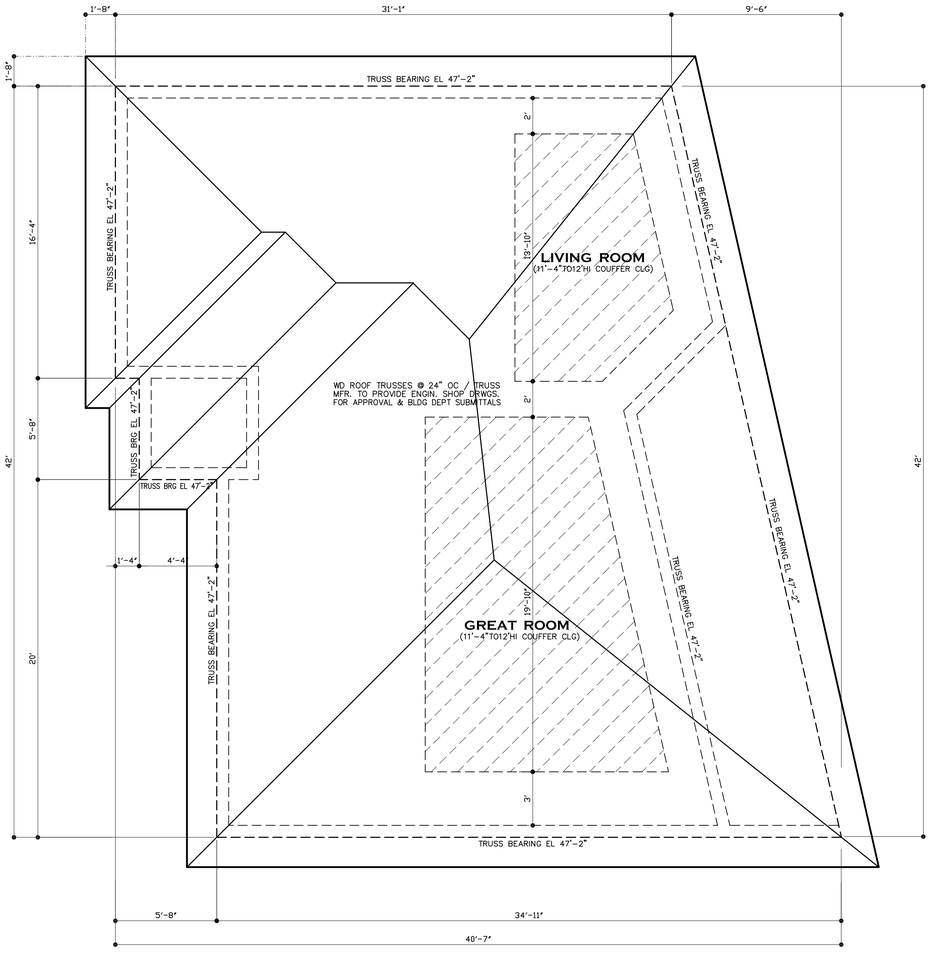
HYER RESIDENCE

NEW SINGLE FAMILY RESIDENCE
324 SOUTH OCEAN DRIVE, FORT PEIRCE,
LOT 12, BLOCK 3, REVISED MAP
ST LUCIE COUNTY, FLORIDA

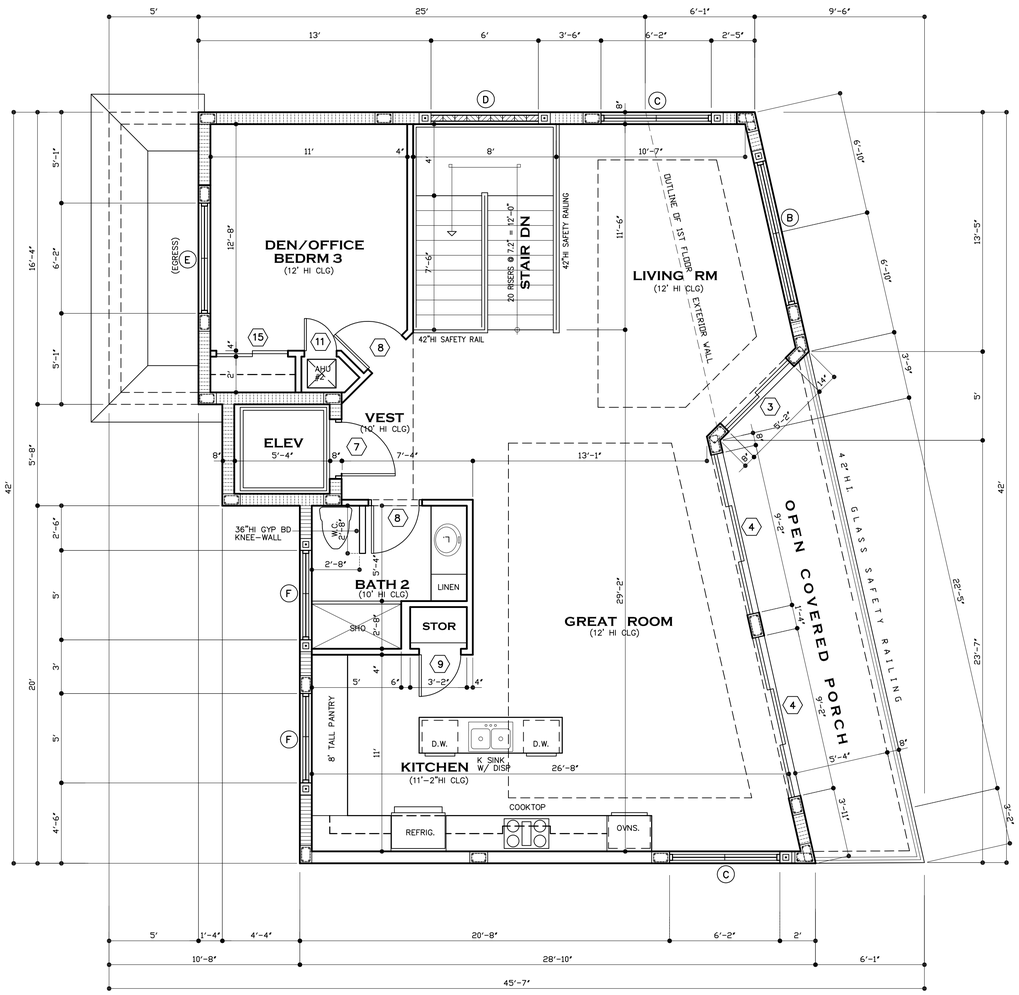
DATE: 24 JAN '20
PROJECT NO: 20 - A06
SHEET: of 6 A2

15A45-A



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



THIRD FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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ARCHITECT
AR-7457

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HYER RESIDENCE

NEW SINGLE FAMILY RESIDENCE
324 SOUTH OCEAN DRIVE, LOT 12, BLOCK 3, REVISED MAP
FORT PEIRCE, ST LUCIE COUNTY, FLORIDA

DATE: 24 JAN '20
PROJECT NO: 20 - A06
SHEET: of 6 A3

15A45-A

SOUTH
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

WEST
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

14A80-A2

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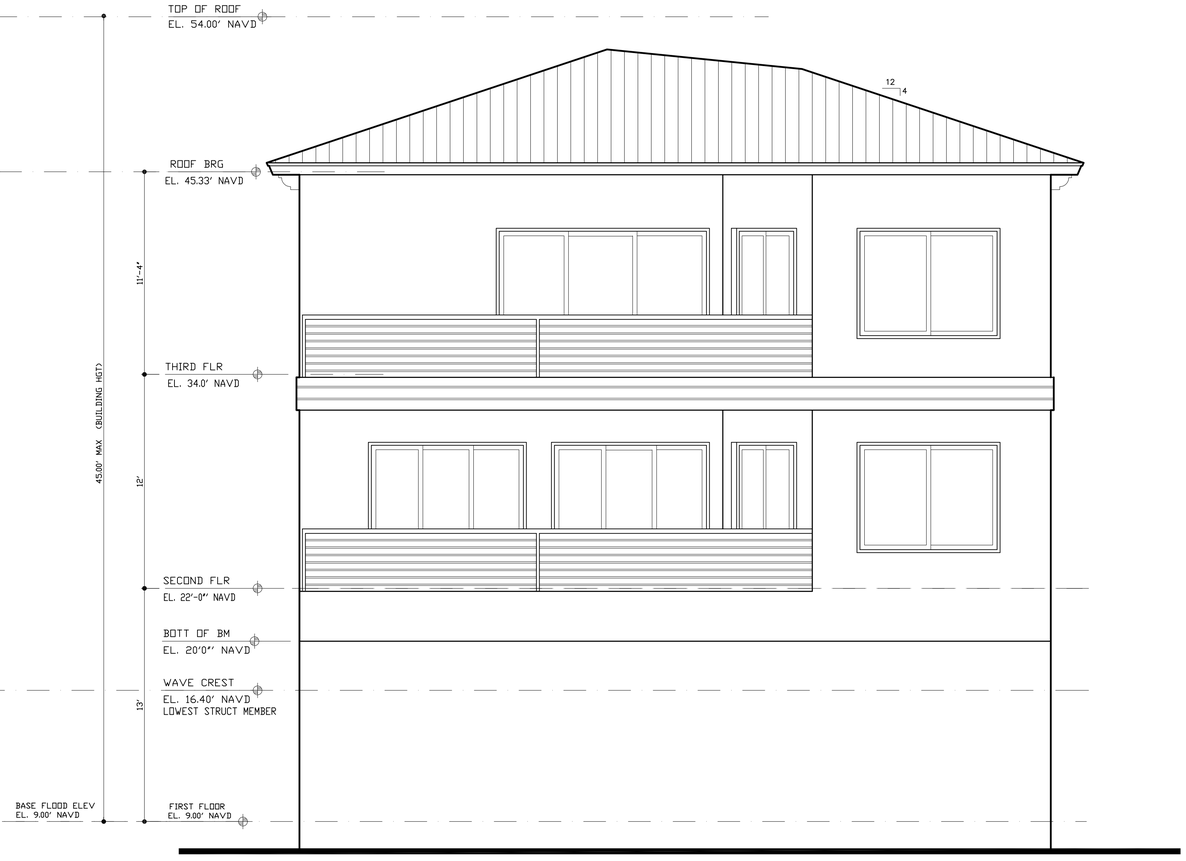
HYER RESIDENCE

NEW SINGLE FAMILY RESIDENCE
324 SOUTH OCEAN DRIVE, , LOT 12, BLOCK 3, REVISED MAP
FORT PEIRCE, ST LUCIE COUNTY, FLORIDA

DATE: 24 JAN '20
PROJECT NO: 20 - A06
SHEET: of 6 A4

NORTH
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EAST
REAR ELEVATION

SCALE: 1/4" = 1'-0"

14A80-A2

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ARCHITECTURE & PLANNING
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PORT ST LUCIE
FLORIDA 34986

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NEW SINGLE FAMILY RESIDENCE

HYER RESIDENCE

LOT 12, BLOCK 3, REVISED MAP
324 SOUTH OCEAN DRIVE, , ST LUCIE COUNTY, FLORIDA
FORT PEIRCE,

DATE: 24 JAN '20
PROJECT NO: 20 - A06
SHEET: of 6 A5

THE SUNRISE CITY
FORT PIERCE
Florida

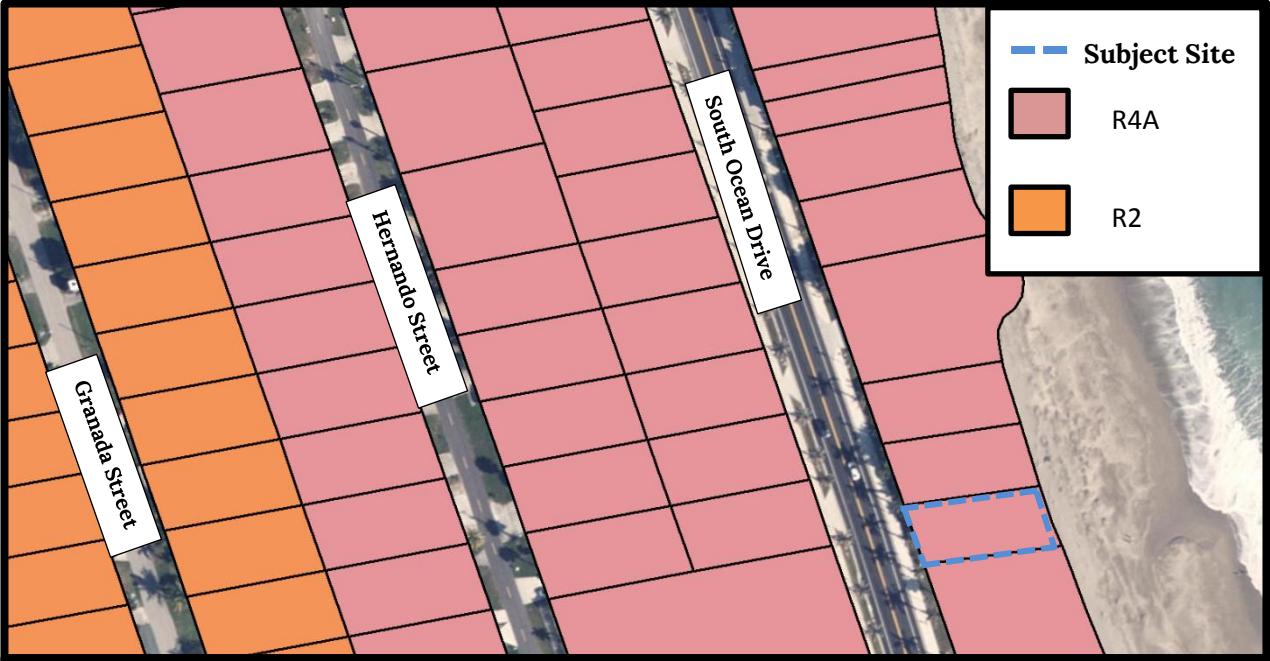
Mandel/Perkins Residence Aerial Map
324 S. Ocean Drive

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida

Coastal Construction Control Line (CCCL)
South Ocean Drive

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Mandel/Perkins Residence Zoning Map
324 S. Ocean Drive

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Maria Lewicka, AICP

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

RE : Single Family Home CU – 324 South Ocean Drive
TRC No. 20-04000002

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- [x] Conditional Use w/New Construction Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

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

- [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 survey and plans identified the existing drainage basin located directly adjacent to the property. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur.

JRA/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 2.20.20
Property Address: 324 S Ocean Dr. – CU with New Construction (ML)

Please be advised that the project may trigger the requirements indicated below:

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☑ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/13/2020

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

Technical Review Committee meeting

February 20, 2019

TECHNICAL REVIEW PROJECT # 20-040000002

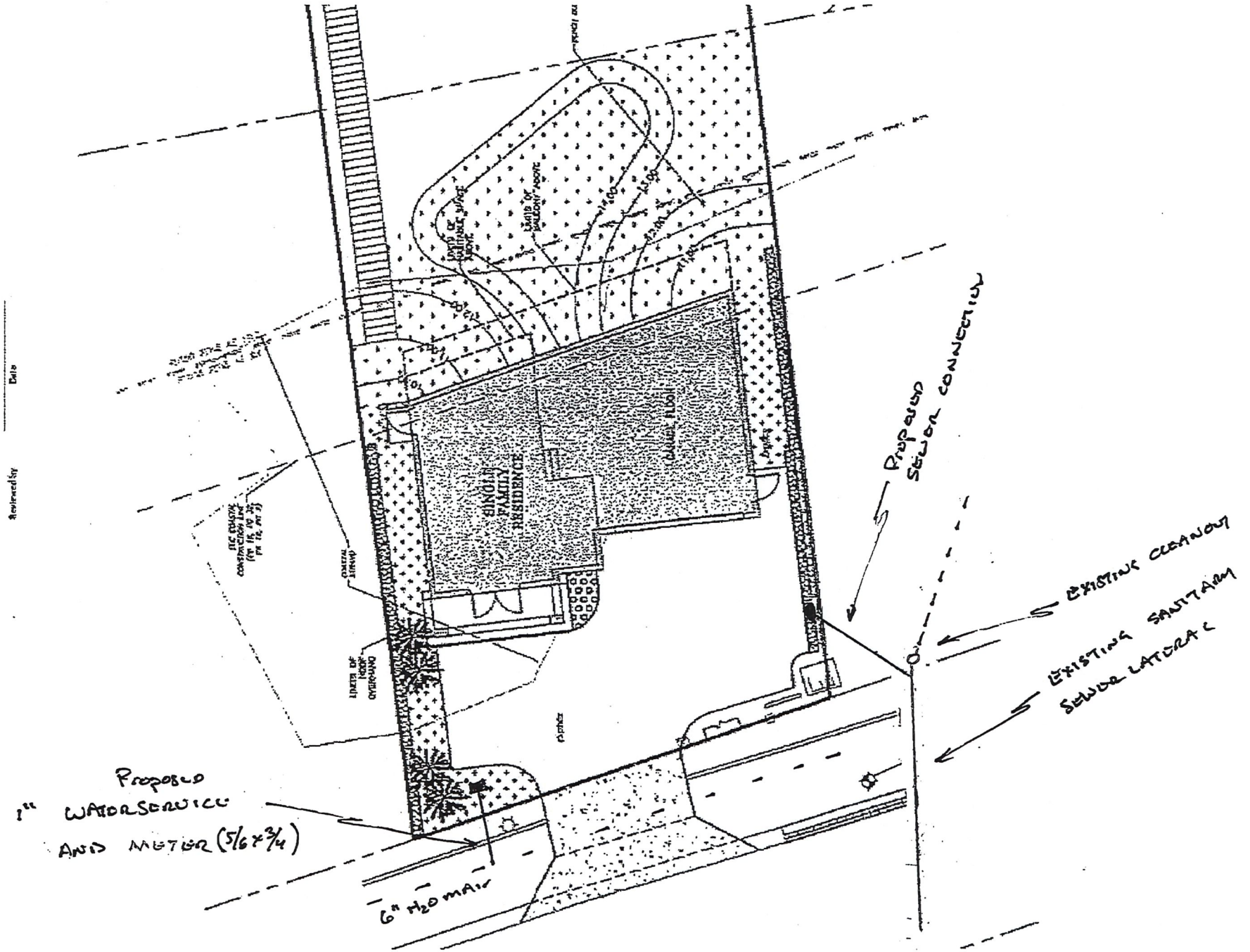
Conditional Use App. w/ New construction – 324 S Ocean Dr.

Comments

FPUA W/WW Engineering: Approved as Noted:
Staff has provided a map detailing the proposed locations for receiving water and wastewater service.
Water Service location and size assumes domestic use only. If fire protection is required, please contact James Carnes @ 466-1600 ext. 3472 to discuss in further detail.

FPUA Electric & Gas Engineering: Electric service is available to the site, from the existing pad mounted transformer (FPI #31434) at the SW corner of the property. FPUA will require a 6ft by 6ft wide utility easement for the existing electric facilities within the SW corner of the property. Please contact Sal Scimeca for project coordination.

Sal Scimeca
Engineering Technician II
Ft. Pierce Utilities Authority
sscimeca@fpua.com
772-466-1600 ext. 6957


SINGLE FAMILY RESIDENCE
GARAGE FLOOR
Proposed Sewer connection
Existing cleanout
Existing sanitary sewer lateral
Proposed 1" water service and meter (5/8 x 3/4)
6" H2O main

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

February 20th, 2020

Case # 20-04000002

Conditional use with new construction.

Private residence, 324 South Ocean Dr., FP.

Comments:

No additional comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: SANDERS, MARVIN E.
Sent: Tuesday, February 11, 2020 11:37 AM
To: Maria Lewicka
Cc: Jennifer Hofmeister
Subject: TRC Review 20-04000002 324 S. Ocean Drive

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 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

office 772.429.7547
cell 772.216.5755

ST. LUCIE COUNTY FLORIDA

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Rebeca Guerra, AICP, LEED, Assistant Director Brandon Creagan, LEED Green Associate, Planner Vennis Gilmore, Planning Analyst
FROM:	Kori Benton, AICP, Assistant Planning Manager
DATE:	February 19, 2020
SUBJECT:	Technical Review Committee (TRC) Comments February 20, 2020 Agenda Items

The St. Lucie County Planning & Development Services Department has completed a review of the February 20, 2020 Technical Review Committee (TRC) Agenda, with the consolidated comments below:

4a. 324 S Ocean Drive TRC – No Comments
4b. 1225 Soltman Avenue TRC – No Comments

4c. Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)
Review Comments

St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in 544-991 new daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

- Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.
- The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.
- With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

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

ST. LUCIE WORKS

February 28, 2020

Maria Lewicka, AICP
Historic Preservation Planner
City of Fort Pierce
100 N US1
Fort Pierce, FL 34950

Re:	Project Name:	**324 S Ocean Drive**
	TRC Review Project #:	20-04000002
	Application Description:	Conditional Use for New Construction
	Tax ID #:	2401-501-0026-000-3

Dear Ms. Lewicka,

Enclosed please find one (1) original and thirteen (13) copies of the revised plans and the following responses to the February 6, 2020 TRC comments:

Planning Department
The landscape plan meets Section 22-186 and Section 22-187 requirements.

Engineering Department
1. A sheet containing details for stormwater pollution prevention and control has been added to the plan set (sheet C7).

Building Department
3. Acknowledged. All construction will meet the requirements of the Florida Building Code 6th Edition.
8. Acknowledged. Property exists in Special Flood Hazard Area. All Federal and State requirements will be addressed.
9. Acknowledged. Flood Permit is required.
10. Acknowledged. Building Permit is required.
11. Acknowledged. Signed and sealed construction drawings are required.

Utilities
- Proposed water and sewer connections have been added to the revised site plan (sheet C2) per the map provided by FPUA.
- A 6'x6' utility easement has been added at the SW corner of the property for the existing electric facilities.

Upon your review, should you have any questions, or require further information, please feel free to contact me at our office. Thank you.

Sincerely,

William P. Stoddard, Ph.D., P.E.

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Information

REQUESTED ACTION

Conditional Use - Harris Dwelling Rental - 722 Granada Street, Unit A

LOCATION

722 Granada Street, Unit A

RESPONSIBLE STAFF

Vennis Gilmore, Planner

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 seven 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.

7) Pave the required parking spaces per City Code Section 22-60(c)(6) Surface Material:

Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of enough thickness and consistency to support anticipated traffic volumes and weights.
Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear

resistance and load bearing characteristics as concrete or asphalt.

Attachments

Staff Report & Supporting Documents
Applicant Packet & Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 03/02/2020 07:17 PM
Final Approval Date: 03/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Harris Dwelling Rental** **722 Granada Street, Unit A**
BOARD DATE:	March 10, 2020

STAFF REPORT

Owner/Applicant: Ann F. Harris
28 200th Avenue NE
Athens, GA 30317

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): 722 Granada Street, Unit A

Parcel ID: 2401-503-0094-000-6

Future Land Use: Hutchinson Island Medium Density Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	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 722 Granada Street, Unit A. The subject duplex unit is a two (2)-bedroom and two (2)-bathroom apartment with approximately 1,015 gross square feet. 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 at the southeast corner of Granada Street and Gulfstream Avenue. The subject site is surrounded by multi-family housing to the north, south, east, and west. The subject property has a Future Land Use designation of Hutchinson Island Medium Density Residential (HIR) and 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 and 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 R-4A zoning district, 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.

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.

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 seven (7) 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.

7) Pave the required parking spaces per City Code Section 22-60(c)(6) Surface Material:

   a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of enough thickness and consistency to support anticipated traffic volumes and weights.

   b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

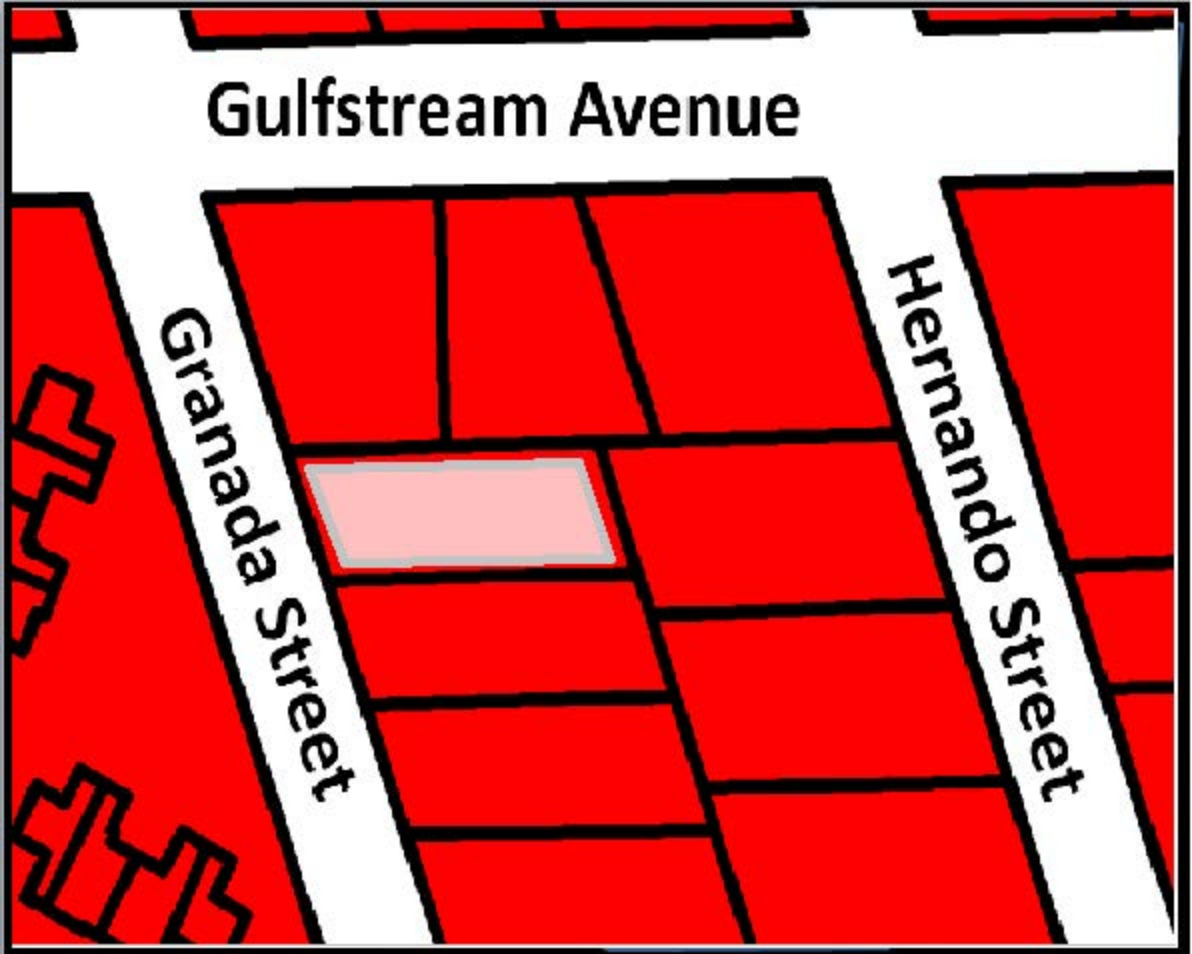
N
W E
S

Harris Dwelling Rental

722 Granada Street, Unit A

THE SUNRISE CITY FORT PIERCE Florida

Aerial Map



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Harris Dwelling Rental

Conditional Use w/ No New Construction

722 Granada Street, Unit A

R4-A =

THE SUNRISE CITY FORT PIERCE Florida

Zoning Map

6

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 722 Orange St. Unit A, Fort Pierce, Fl. 34949

Parcel ID #(s) 2401-503-0094-000-6

Project description Short Term Rentals 31 day or more, but less than 6 months

Ann F. Harris	
Property Owner(s)	**Applicant/Representative, Title, Company**
28 2nd Ave NE	
Street Address	Street Address
Athens, GA 30317	
City State Zip	City State Zip
(404) 520-3909	
Phone Number	Phone Number
SIRRah4137@aol.com	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 27th day of Dec, 2019, by Ann F Harris who is personally known to me or has produced GA DL as identification.

Signature of Notary

(seal)

Joseph Gomez
Commission # GG161404
Expires: November 16, 2021
Bonded thru Aaron Notary

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_____

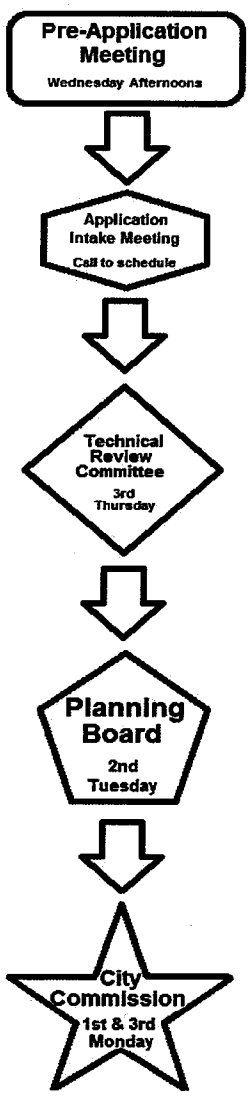
Intake Date Stamp

❑ 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:_____

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

North	South	East	West

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 CONDITIONAL USE APPLICATION NARRATIVE

The subject property (722 Granada Street, Fort Pierce, Fl. 34949) was purchased by Ms. Renee Snowten (Philadelphia, PA) and Dr. Ann Faith Harris (Atlanta, GA) in June 2018 as a vacation/investment and secondary residence for the above-mentioned parties respectively. The property has two units. Unit B is rented on an annual lease basis while Unit A has been reserved for use by the owners. The owners have a property manager who assists in managing the property as needed.

Over the past year, the owners have made some needed repairs and maintenance to the building accordingly. The owners are both retired government workers who live on a fixed income but visit the property regularly. Dr. Harris does plan, at a future date, to make this property her primary residence, but currently both she and Ms. Snowten spend extended stays at the property as a secondary residence. The owners note that there have been some periods of time that they did not visit or utilize the property and see the opportunity to rent Unit A occasionally for adult vacationers on a short-term basis as a way to earn supplemental income.

The owners are seeking a conditional use application to allow them to rent Unit A on a short terms basis (31 days or more but less than 6 months) no more than 3 times a year.

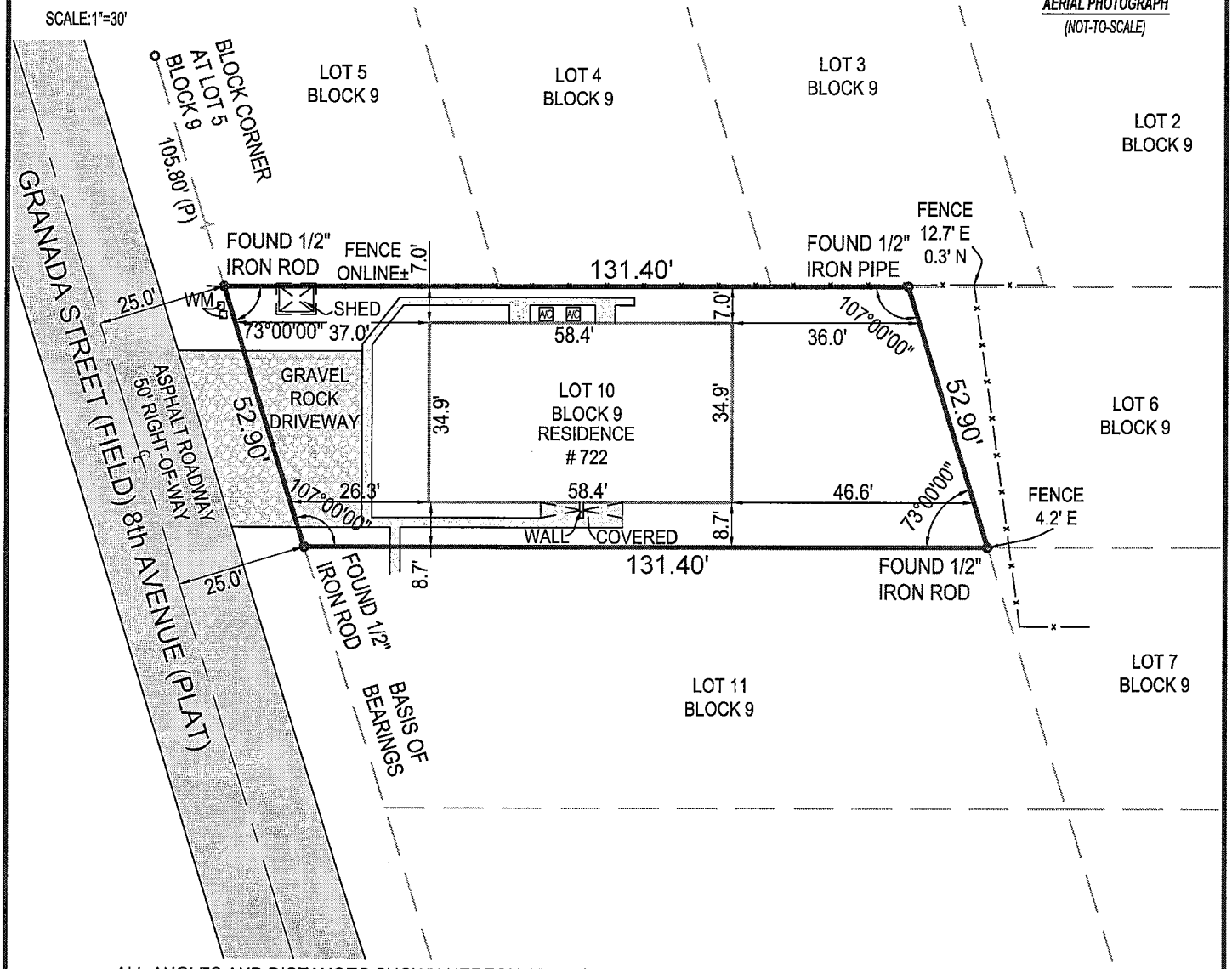
BOUNDARY SURVEY

Date Of Field Work - 08/11/2017 Drawn By - O.G. Order #: 1000012319

722 GRANADA STREET, FORT PIERCE, FL 34949

AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

SCALE:1"=30'



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 08-11-2017
Drawn By: Oleg
Order #: 12319
Last Revision Date: 08-11-2017
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
5601 Corporate Way, Suite #103
West Palm Beach, FL 33407
561-508-6272

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 12-08-2019 STATE OF FLORIDA Professional Surveyor and Mapper

BOUNDARY SURVEY

Date of Field Work: 08/11/2017 Drawn By: O.G. Order #: 12319 File #: S-18051

722 GRANADA STREET, FORT PIERCE, FL 34949

LEGAL DESCRIPTION:

LOT 10, BLOCK 9 OF OCEAN VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY FLORIDA.

CERTIFIED TO:

- ELIZABETH H. ROSS AND ALY N. ZAPPEN
- SOUTH FLORIDA TITLE SERVICES, INC.
- EMBRACE HOME LOANS INC.
- ALLIANT NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12111C0183J
ZONE: AE
ELEV. 7 FT.
EFF. 2/16/2012

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

LEGEND

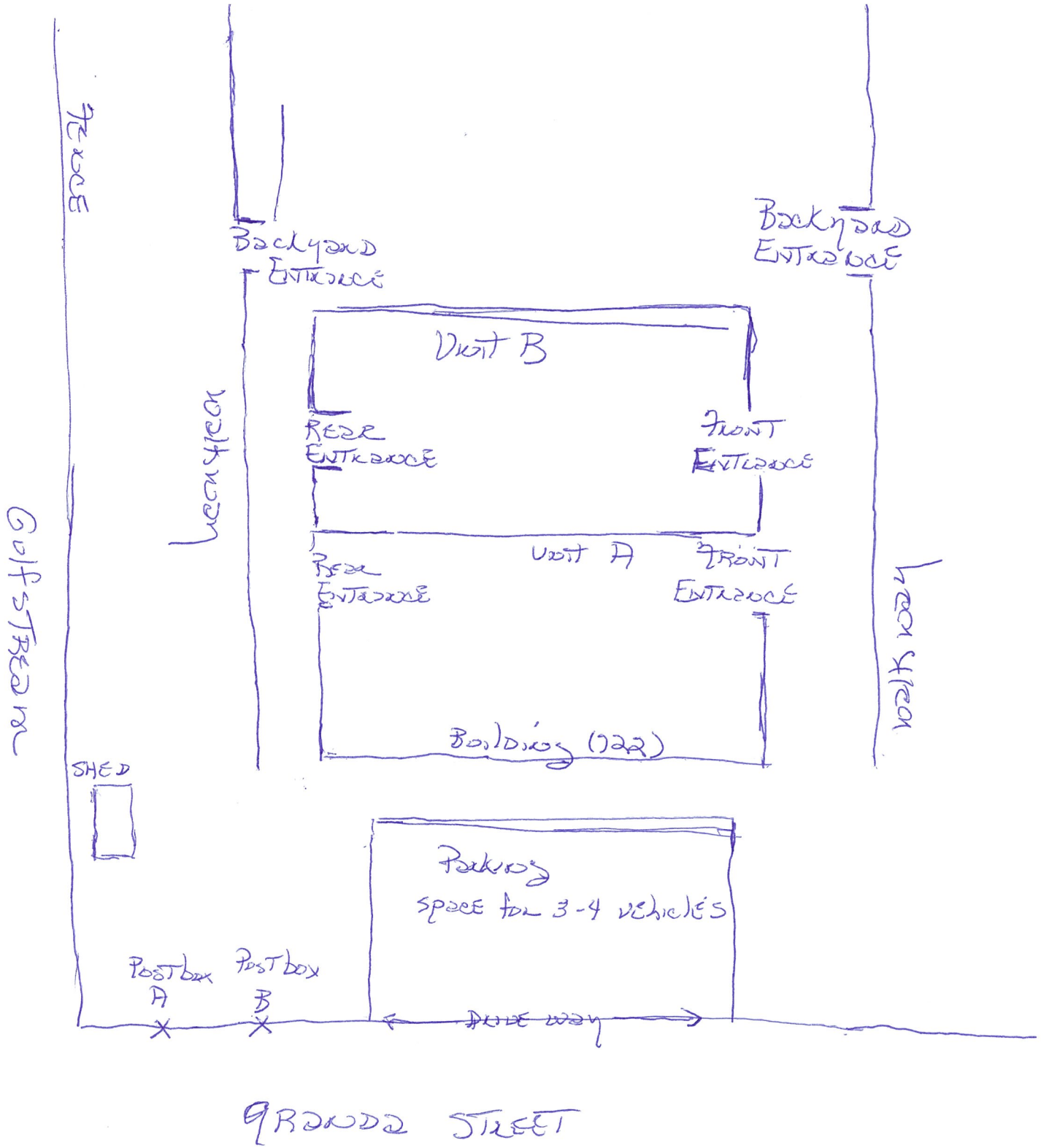
A/C	-AIR CONDITIONER	P.B.	-PLAT BOOK	-FENCE	-WATER VALVE
AL	- ARC LENGTH	P.G.	-PAGE	# -NUMBER	-CENTER LINE
(C)	-CALCULATED	P.U.E.	- PUBLIC UTILITY EASEMENT	-ASPHALT	-CATCH BASIN
D.E.	-DRINAGE EASEMENT	R	-RADIUS	-CONCRETE	-FIRE HYDRANT
(M)	-MEASURED	(R)	-RECORD	-PAVER/BRICK	-POLE
P.O.B.	-POINT OF BEGINNING	U.E.	-UTILITY EASEMENT	-WOOD	-MANHOLE
P.O.C.	-POINT OF COMMENCING	WM	-WATER METER	-LIGHT POLE	XXX -TOPOGRAPHIC ELEVATION
				-WELL	

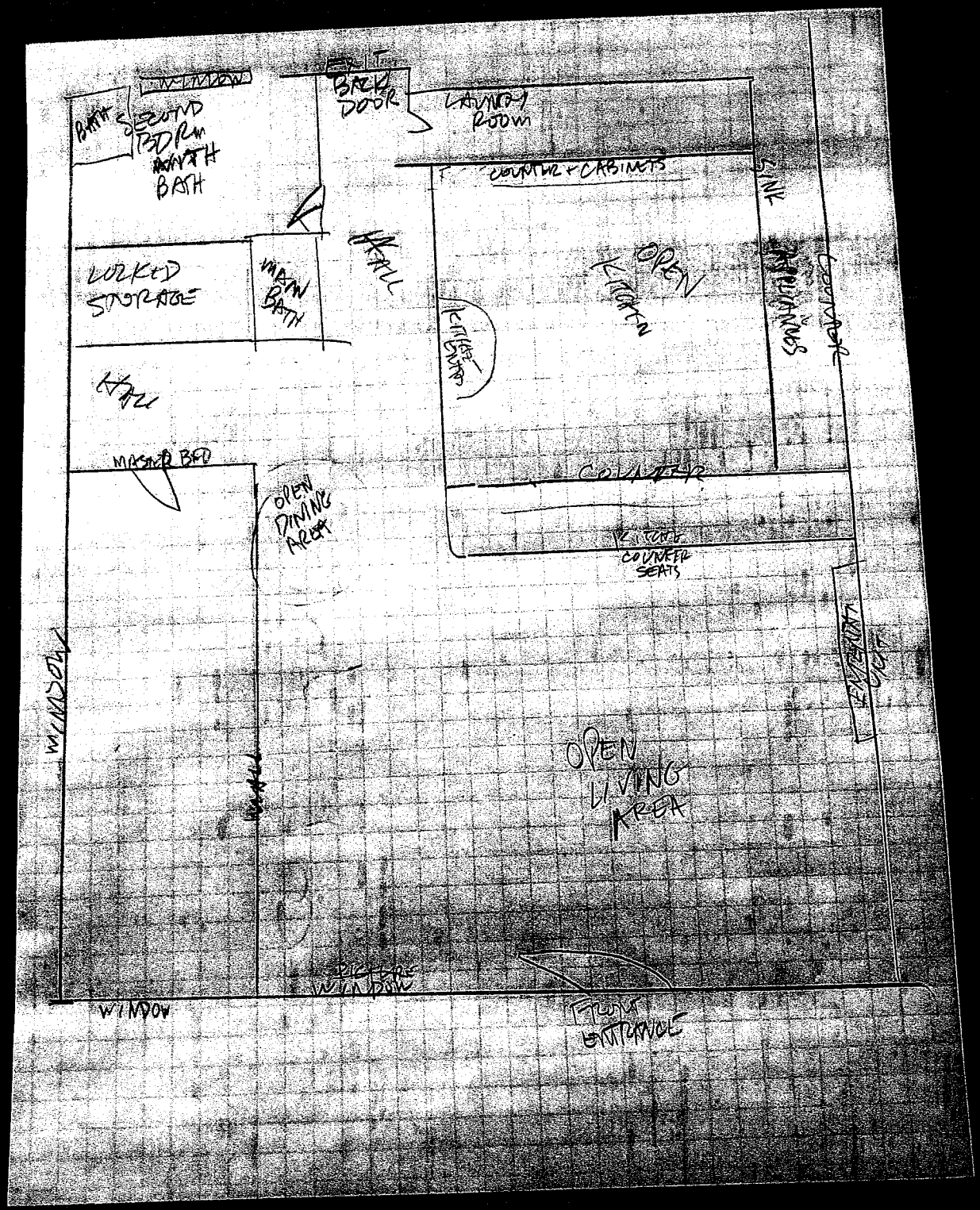
NexGen SURVEYING, LLC.

www.NexGenSurveying.com
(561) 508-6272
5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!

Site Plan


Fence
Backyard Entrance
Backyard Entrance
Unit B
Rear Entrance
Front Entrance
Unit A
Rear Entrance
Front Entrance
Building (122)
Neighbour
Neighbour
Gulf Street
SHED
Parking
space for 3-4 vehicles
Post box A
Post box B
One way
Grand Street


WINDOW
BACK DOOR
LAUNDRY ROOM
BATH & SECOND BEDRM WITH BATH
COUNTER + CABINETS
SINK
APPLIANCES
LOCKED STORAGE
MAIN BATH
HALL
OPEN KITCHEN
KITCHEN ISLAND
MASTER BED
OPEN DINING AREA
COUNTER
KITCHEN COUNTER SEATS
LAUNDRY CLOSET
WINDOW
OPEN LIVING AREA
RIGHT SIDE WINDOW
FRONT ENTRANCE

WELCOME TRAVELERS!!!

Thank you for choosing our property for your vacation. We hope you enjoy your stay!

We have put together this book to help you navigate your way while in our unit. Inside you will find helpful information about this property and the surrounding area.

Contents:

Password (Internet/TV)

Trash/Recycle Schedule

Kitchen

Towels and Linens

Washer, Dryer & Cleaning Supplies

Outdoor Cooking

Entertainment

Departure Protocols

Contact Information

Guest Rules

PASSWORDS

WIFI TP LINK: XXXXXXXX

Password: XXXXXXXX

Use this password for your computer, tablet and any other internet devices that are WIFI compatible.

Trash/Recycle Schedule

Note: Please put out the appropriate cans the night before pickup as they sometimes are collected quite early.

Monday: Household trash-Green Can

Thursday: Recycle–Blue Can & Household trash-Green Can

Kitchen

Everything you need for everyday cooking is in the kitchen.

There is a fire extinguisher next to the laundry/utility room

Dish detergent, dishwasher detergent and general cleaning supplies are under the sink.

Towels and Linens

There are 2 sets of sheets for each bed.

There are 4 bath towels, 2 hand towels and 4 wash clothes and a bath mat in each bathroom.

There are 4 kitchen towels and dish clothes for your convenience.

There are 4 beach towels in the laundry room.

Note: Please leave any unused towels and linens on the floor at departure so that the cleaning crew can tell which are clean and which are dirty.

Washer, Dryer and Cleaning Supplies

In the laundry/utility room you can find: detergent 2 beach chairs, 4 beach towels, a small cooler and a frisbee for your convenience.

There is also have a broom/dust pan, mop/bucket and a small all surface vacuum cleaner (just in case).

There is a full size washer and dryer for your convenience. Please clean out the lint filter after every load.

An ironing board and iron are in the master bedroom closet

Outdoor Cooking

For those of you who love cooking outdoors, we have an electric/non-stick grill at the rear entrance of the unit. Grill tools are in the kitchen.

Note: The grill is for OUTSIDE use ONLY. Clean off the grill grates and empty the oil catchment pan after each use. **Please place the grill cover on the grill as well.**

Entertainment

Ocean Beaches – There are many public beaches in the area to explore. A few of the closest ones include:

- *Gulfstream Beach* – a 2 minute walk from the duplex, right on Gulfstream the beach is at the corner of Gulfstream and S. Ocean Dr.
- *South Beach Park* - an 8 minute walk from the duplex, right on Gulfstream, and right on S. Ocean Dr.
- *Jetty Park, 2096 Seaway Dr., a .6 mile drive, Hutchinson Island, Ft. Pierce*
- *South Causeway Park, Seaway Drive, a 2.6 mile drive, Hutchinson Island, Ft. Pierce*

Other Tourist Sites:

- *St. Lucie County Aquarium – 420 Seaway Dr., Hutchinson Island, Ft. Pierce, a 1.4 mile drive*
- *Ft. Pierce Marina – 1 Avenue A, a 10 min drive, Fort Pierce*
- *For additional happenings visit: eventsinfortpierce.com*

Closest Eateries on the Island:

- Manatee Bar and Grill, $$ - Seafood, Burgers, American Cuisine at 1640 South Ocean Blvd., Hutchinson Island/Waterside
- Chuck's Seafood Restaurant - $$$ - Seafood, Steaks, 822 Seaway Dr., Hutchinson Island/Waterside
- On The Edge Bar and Grill -$$ - 1136 Seaway Dr., Hutchinson Island/Waterside
- Dave's Diner, $ - Breakfast, Lunch, Dinner & Ice Cream (Open 24 Hours), 1011 Seaway, Dr. Hutchinson Island
- Captains Galley, $$ - Breakfast, Lunch, Dinner, 825 N. Indian River Dr., Hutchinson Island
- Goodfella's Pizza, $$ - Pizza, Pasta, Wings, Salads & Subs 1008 B Seaway, Dr. Hutchinson Island
- Pho Deli, $$ - Vietnamese Cuisine, Soup, Rice, Noodles, Subs, 1007 Seaway Dr., Hutchinson Island

Happy Hour Favorites in Jensen Beach

- Conchey Joe's, $$ – Seafood, Burgers, Wings & Tiki Bar, 3945 NE Indian River Dr., Jensen Beach, an 18 mile drive/Waterside
- Dolphin Bar and Shrimp House, $$$ - Seafood, Steak, 1401 NE Indian River Dr., Jensen Beach, a 20 mile drive/Waterside
- Magic Oyster $$ - Seafood, 10999 S. Ocean Dr., Jensen Beach, a 15 mile drive

Markets

- **Seaway Market & Deli, 1001 Seaway Dr., Small Well-Stocked Market, Hutchinson Island**

- **Publix Supermarket at Sabal Palm Plaza, 2517 S. Federal Hwy, Ft. Pierce, 5.7 miles**

- **Pelican Seafood Market, 735 N. US Highway 1, Ft. Pierce, 3.3 miles**

Departure Protocols

Check out time is 11 am

1. Leave all used/dirty linens and towels on the floor so that the cleaning crew can tell which are used/dirty.

2. Close windows and lock both doors (1 front and 1 back door).

3. Place used/soiled dishes, glassware, pans etc. in the dishwasher. Cleaning crew will start the wash cycle.

4. Return any items you took/used to the same place.

5. Take out garbage/trash/recycle and place in the appropriate can.

Contact Information

If you have any problems, please call for assistance:

Danny Perez, Property Manager: (772) 323-8566

Renee Snowten, Owner: (215) 808-6797

If you are having an extended stay and would like to use the cleaning service during your stay, you can call Bianca's Cleaning Service at (772) 925-1163.*

***Note: Bianca will bill you directly for any additional cleaning done during your stay.**

RULES AND REGULATIONS

- **NO SMOKING – This is a non-smoking house, so please refrain from smoking inside or outside of the property. This includes E-cigarettes/vapes**

- **NO PETS**

- **KEEP DOORS/WINDOWS CLOSED-Be mindful of the many harmless little geckos/lizards that would love to come inside**

- **NO PARTIES OR LARGE ASSEMBLIES-This is a residential neighborhood, so please show respect for the property accordingly.**

- **VISITORS MAY USE 1 PARKING SPACE AT 722 GRANDA-There is additional parking on the street**

- **OBSERVE TRASH/RECYCLE PICK UP DAYS DURING YOUR STAY**

- **CLEAN THE GRILL AFTER EACH USE**

THANK YOU!

Property Identification

Site Address: 722 GRANADA ST
Parcel ID: 2401-503-0094-000-6
Sec/Town/Range: 01/35S/40E
Account #: 140053
Map ID: 24/01G
Use Type: 0800
Zoning: HI Medium
Jurisdiction: Fort Pierce

Ownership

Ann Faith Harris
Renee Snowten
28 NE 2nd NE AVE
Atlanta, GA 30317

Legal Description

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN`S S/D BLK 9 LOT 10

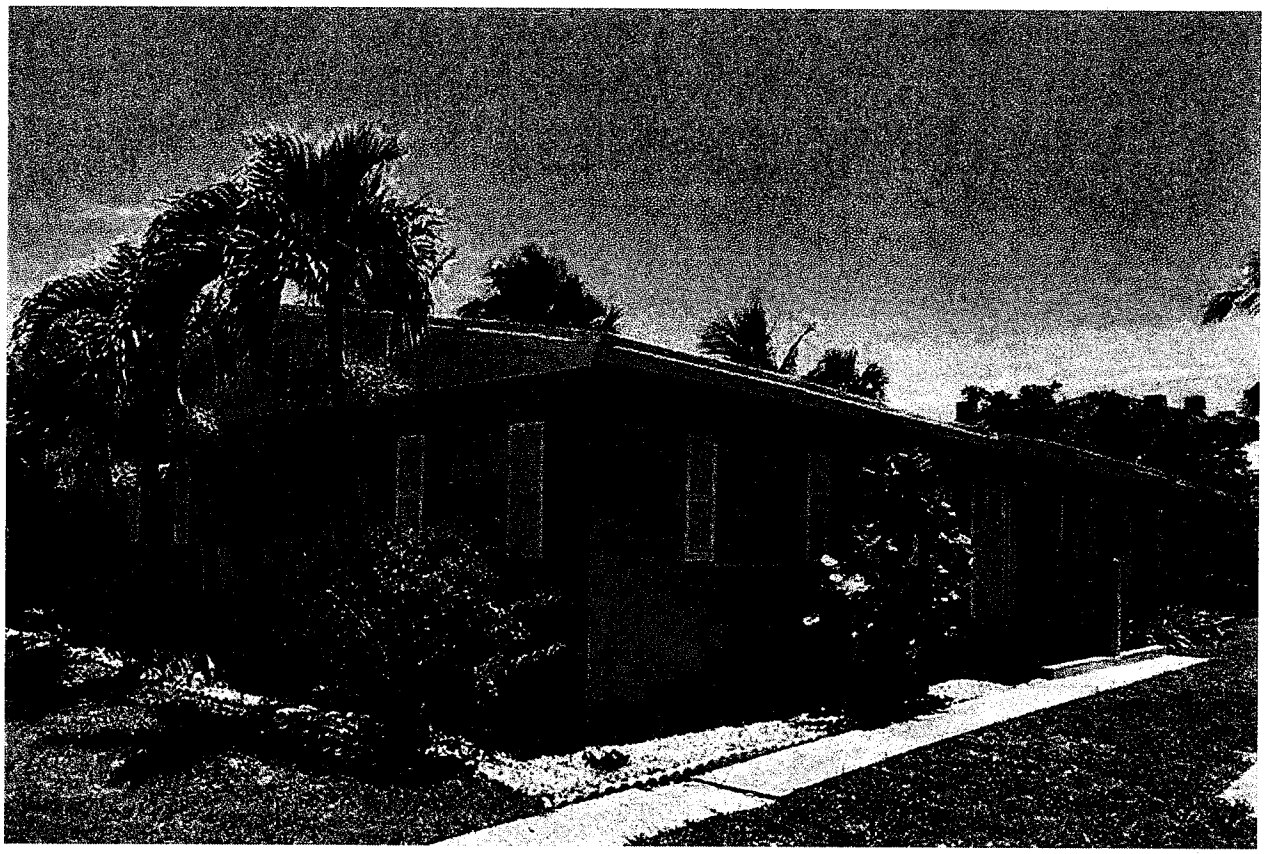
Current Values

Just/Market Value:	$282,000
Assessed Value:	$282,000
Exemptions:	$0
Taxable Value:	$282,000

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

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



Total Areas

Finished/Under Air (SF):
2,030
Gross Sketched Area (SF):
2,060
Land Size (acres):
0.16
Land Size (SF):
6,955

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

Property Identification

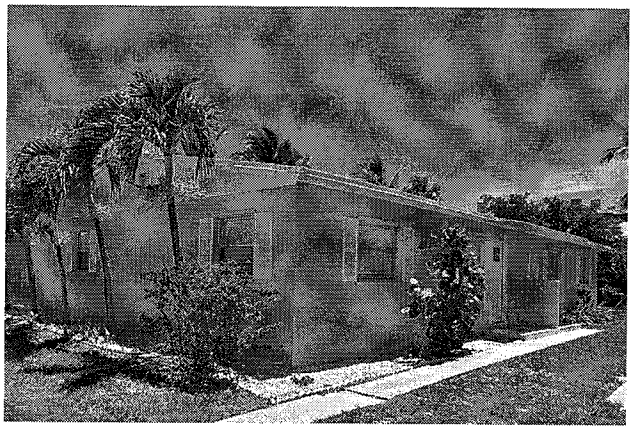
Site Address:	722 GRANADA ST
Parcel ID:	2401-503-0094-000-6
Account #:	140053
Map ID:	24/01G
Use Type:	0800
Zoning:	HI Medium
City/County:	Fort Pierce

Ownership

Ann Faith Harris
Renee Snowten
28 NE 2nd NE AVE
Atlanta, GA 30317

Legal Description

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN`S S/D BLK 9 LOT 10



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Land Size (SF):	6,955

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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Month-to-Month Rental Agreement

Clause 1. Identification of Landlord and Tenant

This agreement is entered into between _____ [Tenant] and _____ [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at _____ _____ together with the following furnishings and appliances: _____ _____ .

Rental of the premises also includes _____ _____ .

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children. Occupancy by guests for more than _____ is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The rental will begin on _____ , and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant _____ days' written notice. Tenant may terminate the tenancy by giving the Landlord _____ days' written notice.

Clause 5. Payment of Rent.

Regular month rent

Tenant will pay to Landlord a monthly rent of $ _____ , payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise: _____ _____ .

Delivery of payment.

Rent will be paid:

☐ by mail, to _____

☐ in person, at _____

Form of payment.

Landlord will accept payment in these forms:

☐ cash

☐ personal check made payable to _____

☐ certified funds or money order

☐ credit card

☐ bank debit

☐ electronic funds transfer

Prorated first month's rent.

For the period from Tenant's move-in date, _____ , through the end of the month, Tenant will pay to Landlord the prorated monthly rent of $ _____ . This amount will be paid on or before the date the Tenant moves in.

Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the _____ day after it's due, Tenant will pay Landlord a late charge as follows: _____

_____ . Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of $_____ .

Clause 8. Security Deposits

On signing this Agreement, Tenant will pay to Landlord the sum of $ _____ as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within _____ after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

Clause 9. Utilities

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

_____

_____

Clause 10. Prohibition of Assignment and Subletting

Tenants will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

☐ a. Tenants will not sublet or rent any part of the Premises for short-term stays of any duration, including but not limited to vacation rentals.

☐ b. Short-stay rentals are prohibited except as authorized by law. Any short-stay rental is expressly conditioned upon the tenants' following all regulations, laws, and other requirements as a condition to offering

a short-stay rental. Failure to follow all laws, ordinances, regulations, and other requirements, including any registration requirement, will be deemed a material, noncurable breach of this Agreement and will furnish cause for termination.

Clause 11. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

Clause 12. Repairs and Alterations by Tenant

a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

Clause 13. Prohibition of Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 14. Pets

No animal may be kept on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law, and _____ under the following conditions: _____ .

Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant _____ notice before entering.

Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for _____ or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

Clause 18. Tenant Rules and Regulations

☐ Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are attached to and incorporated into this Agreement by this reference. Tenant understands that serious or repeated violations of the rules may be grounds for termination. Landlord may change rules and regulations without notice.

Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party

☐ shall not / ☐ shall recover reasonable attorney fees and court costs.

Clause 20. Disclosures

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

☐ Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

☐ Other disclosures: _____

Clause 21. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

☐ The Landlord, at the following address: _____ .

☐ The manager, at the following address: _____ .

☐ The following person, at the following address: _____

_____

Clause 22. Additional Provisions

Additional provisions are as follows:

_____

_____

Clause 23. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Clause 24. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

Clause 25. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

Date	Landlord or Landlord's Agent	Title

Address

City	State	Zip Code	Phone

Date	Tenant	Phone

Date	Tenant	Phone

Date	Tenant	Phone

Planning Board **6. c.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Construction Use with New Construction - Veterans Assisted Living Facility - 1600 N. Lawnwood Circle

LOCATION

1600 N. Lawnwood Circle

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use offers a provision of public housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends APPROVAL with the following five (5) conditions:

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

2) 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.

3) Provide an additional pedestrian sidewalk linkage near the western portion of the property or centrally locate the provided sidewalk linkage.

4) Submit a Landscape Bond prior to Certificate of Occupancy.

5) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. Please adhere to your Lighting Plan to ensure the minimum requirement of two (2) foot candles.

Attachments

Staff Report & Supporting Documents

Applicant Packet & Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 03/02/2020 07:15 PM

Final Approval Date: 03/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Veterans Assisted Living Facility** **1600 N. Lawnwood Circle**
BOARD DATE:	March 10, 2020

STAFF REPORT

Owner/Applicant: Palmieri Design Planning LLC
2105 Cove Lane
North Palm Beach, FL 33406

Applicant's Request: Approval of a Conditional Use with New Construction to operate a 56 unit 59,362 square foot assisted living facility

Location(s): 1600 N. Lawnwood Circle

Parcel ID: 2416-504-0211-000-2

Future Land Use: Medium Density Residential (RM)

Current Zoning: Medium Density Residential Zone (R-4)

Surrounding FLU:

North	East	South	West
RM	RM	RM	INST

Surrounding Zoning:

North	East	South	West
R-4	R-4	PD	C-1

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to construct a two (2)-story 59,362 square foot assisted living facility with a memory care program. The 1.4 acres property is located west of S. 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision, north of North Lawnwood Circle and south of Jersey Avenue and South 17th Circle. The subject site is surrounded by multi-family housing to the north and south, an assisted living facility to the east, and a medical rehabilitation center to the west. The subject site is located within the Lawnwood Regional Medical Center medical -centric neighborhood enclave. The property has a Future Land Use of Medium Density Residential (RM) and is zoned Medium Density Residential Zone (R-4).

The subject assisted living facility is specifically dedicated for senior military veterans, first responders, patriots, and their spouses who need assistance with daily activities. The project's floor plan will consist of 56 living units with 96 beds total. Staffing will be provided 24 hours daily.

Future Land Use & Zoning

The 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.

The subject site is located within the R-4, which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in the zoning district.

Parking

Pursuant to City Code Section 22-60 (d)(1), public housing for the elderly, notwithstanding other residential parking standards shall provide 0.5 spaces for each dwelling unit. The required parking is 28 parking spaces with two (2) designated handicap parking spaces. The subject site plan features 39 parking spaces with three (3) designated handicap parking spaces.

Site Plan

The applicant is proposing to construct a 59,362 square foot 96-bed assisted living facility. The floor plan consists of a covered driveway for the entrance of the facility, a waiting room, office spaces, a barbershop/salon, a clinic, communal rooms, sunrooms, restrooms, 56 adult living quarters with restrooms for each individual, a kitchen/cafeteria area, an exercise room, and laundry facilities.

The projects units will consist of eight (8) single studios; four (4) per floor, 16 single or double occupancy suites; eight (8) per floor, and 32 twin suites for single occupancy; 16 per floor. As stated, the subject assisted living facility is specifically designed for senior military veterans, first responders, patriots, and their spouses who need assistance with daily activities. Staffing will be provided 24-hours daily.

The site plan includes proposed concrete walkways, connecting pedestrians from the sidewalk along North Lawnwood Circle and providing access to the refuse collection area for employees. The site plan also includes a new dumpster enclosure with pedestrian access and a pedestrian gate located to the far-east of the parking lot.

Design Review

The proposed facility will be a two (2)-story building with approximately 59,362 square feet. The structures design will consist of smooth stucco siding and a galvalume metal roof system. The painted stucco wall exterior will be a "Polar White". The buildings painted trim will be a "Almond". The structure will stand out for its attractiveness and its compatibility with The Lynmoore at Lawnwood Assisted Living and Memory Care Center to the east and The Mayfair at Lawnwood Apartments to the south. The applicant proposes to build a structure that compliments the neighborhood, as well as has a positive impact on the surrounding community.

Landscaping

The tree total consists of the following:

15 Red Maples, 14
Silver Buttonwoods,
Six (6) Gardenia Standards,
One (1) Hibiscus Standard,
24 Dahoon Hollys,
Two (2) Screwpines, and
Nine (9) Live Oaks.

Additionally, a total of four (4) palm species will be installed on site. Those species consist of 13 Alexander Palms, two (2) Sylvester Palms, 48 Sabal Palms, and seven (7) Florida Thatch Palms.

Planning Staff recommends that a six (6) foot tall opaque fence align the northern and eastern borders of the property to buffer the proposed use from residential uses per the City Code.

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

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.

Staff Recommendation:
The proposed use offers a provision of public housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

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

2) 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.

3) Provide an additional pedestrian sidewalk linkage near the western portion of the property or centrally locate the provided sidewalk linkage.

4) Submit a Landscape Bond prior to Certificate of Occupancy.

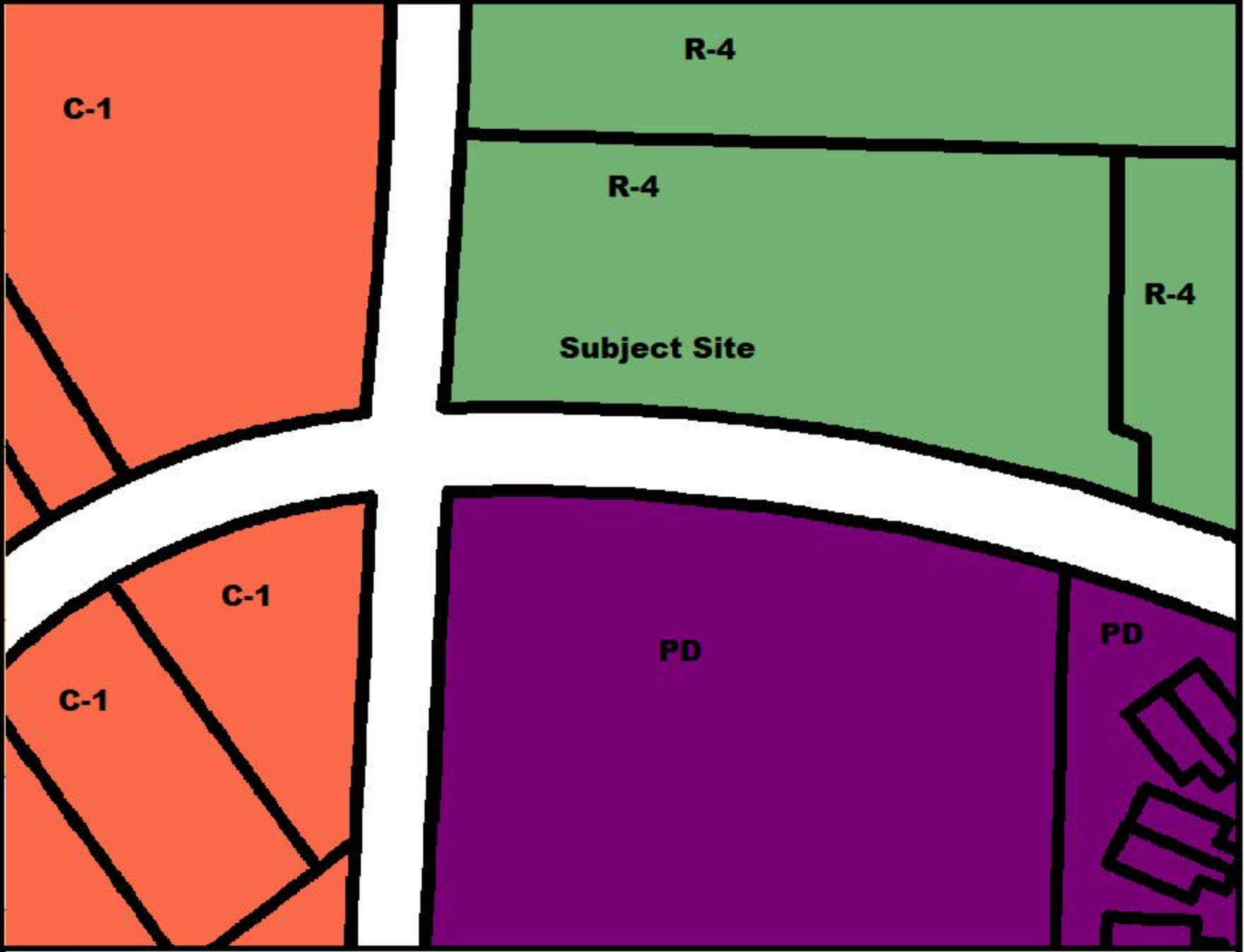
5) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. **Please adhere to your Lighting Plan to ensure the minimum requirement of two (2) foot candles.**

Veterans ALF

1600 N. Lawnwood Circle

THE SUNRISE CITY FORT PIERCE Florida

Aerial Map



Legend

Zoning Map

Veterans ALF-
1600 N. Lawnwood Circle

- **C-1, Office Commercial**
- **R-4, Medium Density Residential**
- **PD, Planned Development**

THE SUNRISE CITY
FORT PIERCE
Florida

Palmieri Design Planning LLC
2105 Cove Lane
North Palm Beach, FL. 33406

Re: Site Plan & Design Review – Veteran's ALF – 1600 N. Lawnwood Circle

Dear Palmieri Design Planning LLC,

The following are comments from the Planning Department's review of the applications for Site Plan and Design Review in the R-4, Medium Density Zone (Please Provide a Written Response and any revisions to all responsible Departments by January 31st if possible):

1) Provide a sidewalk linkage and/or 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)(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.

3) Provide color elevations.

4) Change the parking calculation on the Site Plan page C-2 to 56 ALF units and 28 required spaces.

5) Place the location of the dumpster enclosure in the same location on all plans.

6) Submit a Landscape Bond prior to Certificate of Occupancy.

Contact me at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,

Vennis Gilmore, Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.16.20
Property Address/Title: Conditional Use (SP & Design Review) – Veterans' ALF 1600 N. Lawnwood Circle

Please be advised that the project may trigger the requirements indicated below:

☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☑ 13. Sprinkler system is required.

☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 1/15/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RE : Conditional Use (Site Plan & Design Review) - Veteran's ALF
1600 N Lawnwood Circle TRC No. 20-07000001

DATE : January 15, 2020

This is to advise you that we have completed the review of the following documents as received by this office on January 6, 2020:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [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. At the time of submittal for Site Work Permit, provide a certified boundary and topographic survey of the site within 1-year in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7). The survey shall be prepared and sealed by a Florida Registered Land Surveyor to show property lines and existing physical features with pertinent elevations to include the site's 100-year flood elevation as per the Federal Flood Insurance Rate Maps.
2. The Grading, Paving, and Drainage Plans have been conceptually reviewed and will be subjected to a more in-depth review at time of submittal for the Site Work Permit.
3. Revise the plans to identify ADA detectable warning mats located within the public right-of-way as being concrete brick dome pavers with brick red color.
4. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

JRA/VB/vb

Fort Pierce Utilities Authority

Electric & Gas Engineering
1701 South 37th Street * P.O. Box 3191, Fort Pierce, FL 34948
Phone: 772.466.1600 & Fax: 772.461.1938

TRC - City of Fort Pierce – Planning Department

To: Vennis Gilmore – Planner

From: Paul Laguerre, Utility Designer - Electric and Gas Engineering Dept.

Date: 01/16/20

Re: Technical Review Project: #20-07000001 (Conditional Use w/ New Construction)

Conditional Use (Site Plan & Design Review) – Veteran's ALF – 1600 N. Lawnwood Circle

Amendment to initial review - dated January 09, 2020

Electric and Gas Engineering Department have reviewed the application for Veteran's ALF – 1600 N. Lawnwood Circle. Below are comments in reference to FPUA electric and gas service availability and requirements:

- Electric service is available from N. Lawnwood Circle (South side of property). Please provide electric load information (amps, voltage, 1-phase or 3-Phase) for the new service(s) and Auto-CAD drawings. Customer will be responsible for all conduits (primary and secondary), trans-former pad and secondary conductors.

- Natural gas service is available from the NE corner of the property. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

  Billy Dupre
  Business Development Representative
  Gas Operations
  772-466-1600 Ext.4705 or Bdupre@fpua.com

- FPUA will require a utility easement for all propose FPUA facilities within the site.

Approved. Per application submittal package (20-07000001).

If you should have any questions, please contact Paul Laguerre at 772-466-1600 Ext. 6757 or plaguerre@fppua.com

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Veterans ALF-1600 N. Lawnwood Cir.

REVIEW DATE: January 7, 2020

PLANNER: VENNIS GILMORE

REVIEWED BY: Lt. Wayne Boyer, Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (pdf format)**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

6. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

7. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

8. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

9. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

10. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

January 7, 2020

Project: **Veterans A.L.F. Conditional Use**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

1) Please add the Right of Way for North Lawnwood Circle to the survey.
2) Please add the acreage to the survey.
3) Please include Horizontal accuracy statement per Ch.5-J 17.051 (2) (b).
4) Please provide basis for calculated bearings in number 3 of the Notes.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 07, 2020 9:03 AM
To: Vennis Gilmore
Cc: Alicia Rosenthal
Subject: 20-07000001 Veterans ALF 1600 N. Lawnwood Circle - School Board Comments

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

office 772.429.7547
cell 772.216.5755

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 1600 N. Lawnwood Circle, Fort Pierce,FL 34950

Parcel ID #(s) 2416-504-0211-000-2

Project description Construction of a 59,362 s.f. AVH Care Facility

Palmieri Design Planning LLC	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
2105 Cove Lane	
Street Address	Street Address
North Palm Beach FL 33406	
City State Zip	City State Zip
561-252-2428	
Phone Number	Phone Number
rpll500@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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach.

The foregoing instrument was acknowledged before me this 02 day of December, 20 19., by Richard Paul Palmeri. who is personally known to me or has produced Florida Driver's License as identification.

Signature of Notary

Brenda Meireles
Notary Public
State of Florida
My Commission Expires 12/22/2020
(seal) Commission No. GG 57826

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Congregate Living Facility	RM	R4
South	Vacant	RM	PD
East	Congregate Living Facility	RM	R4
West	Hospital	INST	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R4		2.29	
****Proposed**	RM	R4	22.70 Units/AC	2.29	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 9600
**Proposed Zoning/FLU	Total gallons per day 9600
**Change in Demand	Total gallons per day 0

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 9600
**Proposed Zoning/FLU	Total gallons per day 9600
**Change in Demand	Total gallons per day 9600

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	The proposed development was already anticipated in the Master Stormwater Plan for Longwood Village.

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	216	22.9
****Proposed Zoning/FLU**	105	10.4
***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): 59,362 s.f.
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**
ACLF	1	59,362	2.29	8/2020	

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 1600 N LAWNWOOD CIRCLE
Parcel ID #(s) 2416-504-0211-000-2
Project Description CONSTRUCTION OF A 59,362 S.F. AUH CARE FACILITY

Palmieri- Design Planning LLC	Same as Owner
Property Owner(s)	Applicant/Representative, Title, Company
2105 Cove Lane	
Street Address	Street Address
North Palm Beach FL 33406	
City State Zip	City State Zip
561-252-2428	
Phone Number	Phone Number
rpfl500@gmail.com	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17th day of Sept., 20 19, by Richard Palmieri who is personally known to me or has produced ✓ as identification.

MARILYN BEAUCHER
Notary Public - State of Florida
Commission # FF 997141
My Comm. Expires Jul 9, 2020
Bonded through National Notary Assn.

Marilyn Beaucher
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

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

Property Identification

Site Address: 1600 N LAWNWOOD CIR
Sec/Town/Range: 16/35S/40E
Map ID: 24/16N
Zoning: Medium Den

Parcel ID: 2416-504-0211-000-2
Account #: 25701
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Palmeri-Design Planning LLC
2105 Cove Ln
North Palm Beach, FL 33408

Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT SW COR OF 16 FT ALLEY RUNNING E AND W THRU BLK 31,TH S 89 24 07 E ALG S LI SD ALLEY 435 FT,TH S 00 13 23 W 190 FT,TH S 69 46L 37 E 21.28 FT,TH S 00 13 23 W 58.45 FT TO N R/W LI OF LAWNWOOD CIR ANDTO CURVE CONCAVE SLY,R OF 1249.24 FT,TH WLY ALG ARC 465.95 FT TO E R/W LI OF S 19TH ST (CANAL),TH N 01 25 00 E ALG E R/W LI 196.70 FT TO POB AND S 8 FT OF VAC ALLEY ADJ ON N (2.21 AC) (OR 3844-1279)

Current Values

Just/Market Value:	$286,500
Assessed Value:	$286,500
Exemptions:	$0
Taxable Value:	$286,500

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.21
Land Size (SF):	96,306

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

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

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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AMERICAN VETERAN HOMES

Designed by Veterans for Veterans, First Responders & Patriots

Richard Palmeri - USMC – Founder
rpfl500@gmail.com 561.252.2428

A NATIONAL PROGRAM FOR VETERAN / PATRIOT HOUSING

CONFIDENTIAL DOCUMENT

All copyrights apply

DIRECTORS - ADVISORS – PARTNERS

Richard Palmeri, founder USMC / Architect, Nth Palm Bch.
Jason Larson - Seal Team 2 - Combat Medic, NYC
Metrolina N.C. Joe Jackson, Harry Tsumas, Ben Cassarino
Maureen DeAngles-Attorney, Med-Enterprises,
Palm Beach, Dr. Seth Spector, Head of Hospital VA, Miami – U of M Hospital,
Miami Todd Gates, Naples Fl.
Patricia Gable – Palm Springs / Portland
Foundation Counsel – David Halpen, Cummings & Lockwood PB – Naples,
Hafer CPA, Nicole Johnson Palm Bch, Naples.

AREA MEDICAL VILLAGE OF LAWNWOOD

AVH 96 Bed Alf / Memory / PTSD facility 1600 Lawnwood Circle.

Predicted stabilized value approx. 24 million 9 - 16 months with reservations during construction.

Mission Statement

Our Code is one of Integrity, Courage, and Creativity in the work we do & how we conduct ourselves.

There are literally thousands of American Veterans and First Responders all across America who need affordable alternate Care Solutions to those offered by the VA.

Our Country losses approximately 40 Veterans everyday through incompetence and lack of care. This year is no exception with more deaths reported from unclean and mismanaged conditions in VA Hospitals.

AVH knows first hand that we need to get our Veterans out of hospital and into non – infectious environments

Florida has 1.7mm Veterans - and 4 million First Responders; this makes Florida the third most populous Veteran Retirement State. Of the 1.7mm almost 1.2mm are over the age of 60. Healthcare REITS are among the best preforming real estate investments.

Every 66 seconds in the US someone contracts Alzheimer's - this means we have to be ready for our percentage of Vets and others that need help. Being ill, old and or infirmed changes the structure of families everyday. We need to be there to ASSIST.

Memory Care, Interim Hospital Care, PTSD, Alcohol and Drug Recovery, as well as independent affordable apartments with Telemed.

Neighborhood Care Developments

Our Team has over 35 years experience in Architecture, Engineering, Development and, Management of Hospitals, Clinics and Care Facilities.

AVH seeks Government, Pvt. Capital and Development Associates- Nationally to assist us in carrying out our mission. AVH is planning to develop – Independent Housing and Care Facilities with delivered medical services.

AVH will also be looking at logical urban and rural building conversions around the State and Country that fit our financial and delivery criteria near VA and Regional Hospitals. We will also be looking at sites on Military Reservations around the Country as well as conversion of underperforming Hotels and Motels.

AVH Units and Augmented Services

The typical AVH Care facility will be approximately 90 – 160 bed facilities with full bath & micro kitchens 320-400 SF. Our facilities are designed with Unit-Pods that allow for easy imperceptible auto lock-off and or

segregation based on specific use. AVH facilities have complete market flexibility. We have group and or alternate dining in a minimum of 5 separate neighborhoods and in room. We have designed a number of deliverable med-services as well as social activities that appeal to a wide range of tastes. We understand our Veterans because we are Veterans. These attributes make us a better more diversified investment with architecture that can respond to a broader changing market need. Today's families are looking long and had before they commit to senior care. Market radiuses have expanded to 70 miles or 140mile circles to find better pricing and amenities for their senior family members.

AVH Population Forecast:

While AVH Facilities are primarily for Veterans, we believe that our guests will mirror that of the general population - 15 -20% veterans, 15% spouses of Veterans and first responders, 30% first Responders, 30% or more patriots who want to be with other patriots. Veteran Resources for payment are much the same as others. Patient Advocate allowance 1800, pensions 200 – 3000, standard insurance, medicare, Medicaid, VA reimbursement for special services, Veterans Choice for services. State and Federal voucher supplements. (www.benefits.va.gov) (www.explore.va.gov)

National Need

The number of US citizens ages 65 and older is projected to more than double from 46 million today to over 98 million by 2060, and the 65-and-older age group's share of the total population will rise to nearly 24 percent from 15 percent. We still need to service our WWII Veterans who number more than 600,000 70%

The US Department of Health and Human Services (HHS) estimates that nearly 70 percent of people who reach the age of 65 will ultimately need some form of long-term care.
By 2033, the population 65 and older would outnumber people younger than 18 in the U.S. 2033
1 in 4 The population of people 65 and older in 2060 is expected to be 98.2 million. People in this age group would comprise nearly one in four U.S. residents at that time.
Seniors housing demand is expected to rise to 3.2 million units by 2040, which is 1.8 million units higher than 2015 levels. 3.2 million
The occupancy rate for assisted living properties and independent living properties averaged 88.3% and 91.3%, respectively in 2016. [6] 91.3 Baby Boomers 30 million represent more than 70% of U.S. financial assets and over half of all discretionary spending.

AVH FOUNDATION

AVH Foundation –The foundation is primed to begin fund raising in Florida and across the country.
AVH has formed a 501-C 3 non – profit with Cummings and Lockwood, Nth Palm Bch. Fl.Our purpose is to purchase land for AVH facility development, help Vets who need assistance with rent, care expenses, and invest in medical technologies like Telemed that helps the continuum of care.The facts are that our government and the VA are doing a bad job regarding Senior - care, therefore we need to be extremely proactive in order to solve problems today not tomorrow.We are also looking at the formation of a future **REIT.** This means a combination of philanthropy and investment capital to build, convert and manage.
AVH is planning on developing – PUDs Including; Apartment style as well as Group Home solutions with delivered medical services including: elective meals, Telemed, Meds delivery, Drug Interaction and Review all with specialized communications software that drives all needs and entertainment.

Telemed MMD

Telemedicine is the use of medical information exchanged from one site to another via electronic communications to improve patients' health status and often save lives. Closely associated with telemedicine is the term "telehealth," which is often used to encompass a broader definition of remote healthcare that does not always involve clinical services. Videoconferencing, transmission of still images, e-health including patient portals, remote monitoring of vital signs, continuing medical education and nursing call centers are all considered part of telemedicine & telehealth. Dr. Seth Spector a board advisor is currently head of VA hospital – Miami & Miami U. Cancer Miami. Jason Larson another board advisor is a former Navy Seal Medic who believes our Telemed system – mobilmedidata.com needs to be implemented across all Services especially in the field for Special Ops.

Property Description

American Veteran Homes ALF is a state of the art, 96 bed assisted living and memory care community, catering to senior veterans, first responders, patriots and their spouses, as well as the senior population at large. The property is centrally located in the City of Fort Pierce, Florida. The Lawnwood area or neighborhood is a mature medical – centric enclave 3 blocks from the Lawnwood Regional Hospital. The property is Engineered and Council approved for 96 beds under Florida ALF – Memory – Life Style Recovery.The property is on and off site improved with Sewer. Electric and water are at the curb.The property has been undergone an assessment and letter appraisal (see attached)

Stabilized value by comparable sales 24 million dollars

AVH Population Forecast:

While AVH Facilities are primarily for Veterans, we believe that our guests will mirror that of the general population - 15 -20% veterans, 15% spouses of Veterans and first responders, 30% first Responders, 30% or more patriots who want to be with other patriots.Veteran Resources for payment are much the same as others. Patient Advocate allowance 1800, pensions 200 – 3000, standard insurance, medicare, Medicaid, VA reimbursement for special services, Veterans Choice for services. State and Federal voucher supplements. (www.benefits.va.gov) (www.explore.va.gov)

AMERICAN VETERAN HOMES ROLL OUT ACROSS AMERICA

There are literally thousands of American Vets around the country who need affordable assisted care as well as standard or independent housing.

Current Project List / this is fluid based on P&Z and on-going negotiations

Ft. Pierce- 100 Beds / Myrtle Bch SC 160 In Process / Coral Gables PUD mixed use Med. / West Palm Bch. 4 acres 120 Bed with Clinic / Riviera Bch.120 mixed use / St. Augustine, Fl. 126 mixed use / Horton Development, Daytona 96 bed / Miami 220 Bed Vertical JV Housing Trust Group /, Vero Bch, 126 with 250 apartments and Clinic.

Housing America's Heroes

One of the most pressing challenges our country faces today is ensuring all veterans have access to safe, decent, affordable care based housing.

The program generated at least 35 permanent jobs. A minimum of 30 contracts for goods and services will be available to vendors. Mia, on behalf of the owner, licensed the facility and assisted all veterans in getting admitted to the Aid and Attendance program. Mia leased up the facility in record time (8 months). Once opened, Mia managed the day-to-day operations of the facility. There are office spaces in the facility that will be leased to a healthcare professional and a home health agency. A detailed budget was developed and contracts established with vendors.

Marketing and Fill Up Process

AVH will use its considerable contacts at VA and through or Political Contacts to enlist help from all area Va. Hospitals to make referrals to our ALFs. Dr. Seth Spector of Miami is one leader in this regard. All VA Hospitals will ne notified our AVH area facilities and we will make Patient advocates and other aware of AVH Not only in Ft. Pierce but Nationally. While we focus on Veterans and First Responders, and well as all Patriots we are open to all. This gives us a well - rounded population in all facilities. AVH does direct mail and area in hospital marketing and telephone contracts to Veteran and Responders. (see our direct marketing programs) Aid and Attendance through the VA allows for 24,000 per yr. and cost allowance of approx. 12-14000 per Year

96 Bed - License on site uses: ALF, Memory,
TYPICAL RENDERING

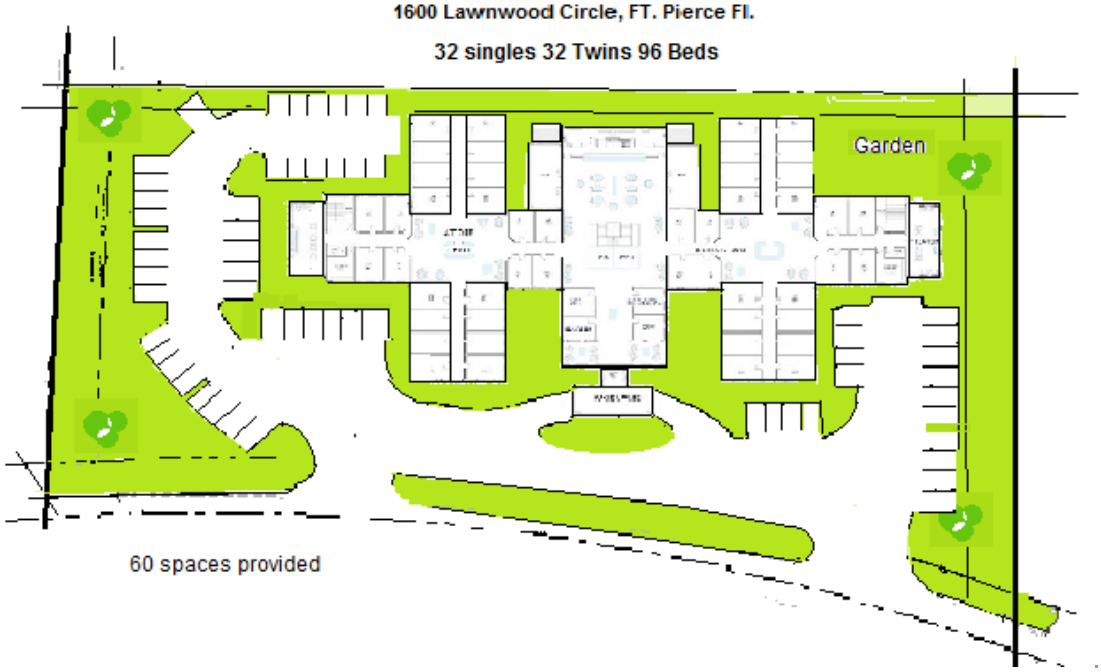
Operations

AVH OPERATIONS – MANAGEMENT & DEVELOPMENT PARTNERS TO BE DETERMINED As AVH projects come online we will determine who our Development and or management partners will be. AVH has an internal Management Company that works with Area or local Management companies. Developing in California is different than developing in Florida. In every major city AVH intends to partner with seasoned developers who have the skills, capital and reputation to partner with our National Effort.

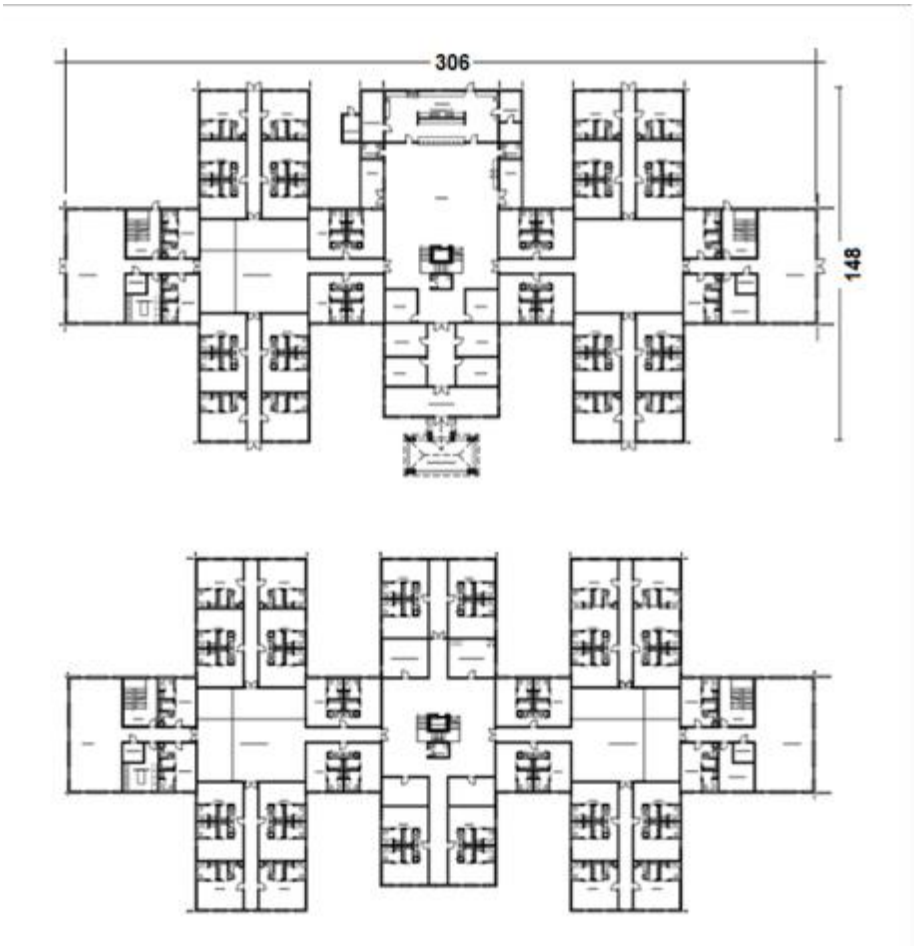
AMERICAN VETERAN HOMES

1600 Lawnwood Circle, FT. Pierce Fl.

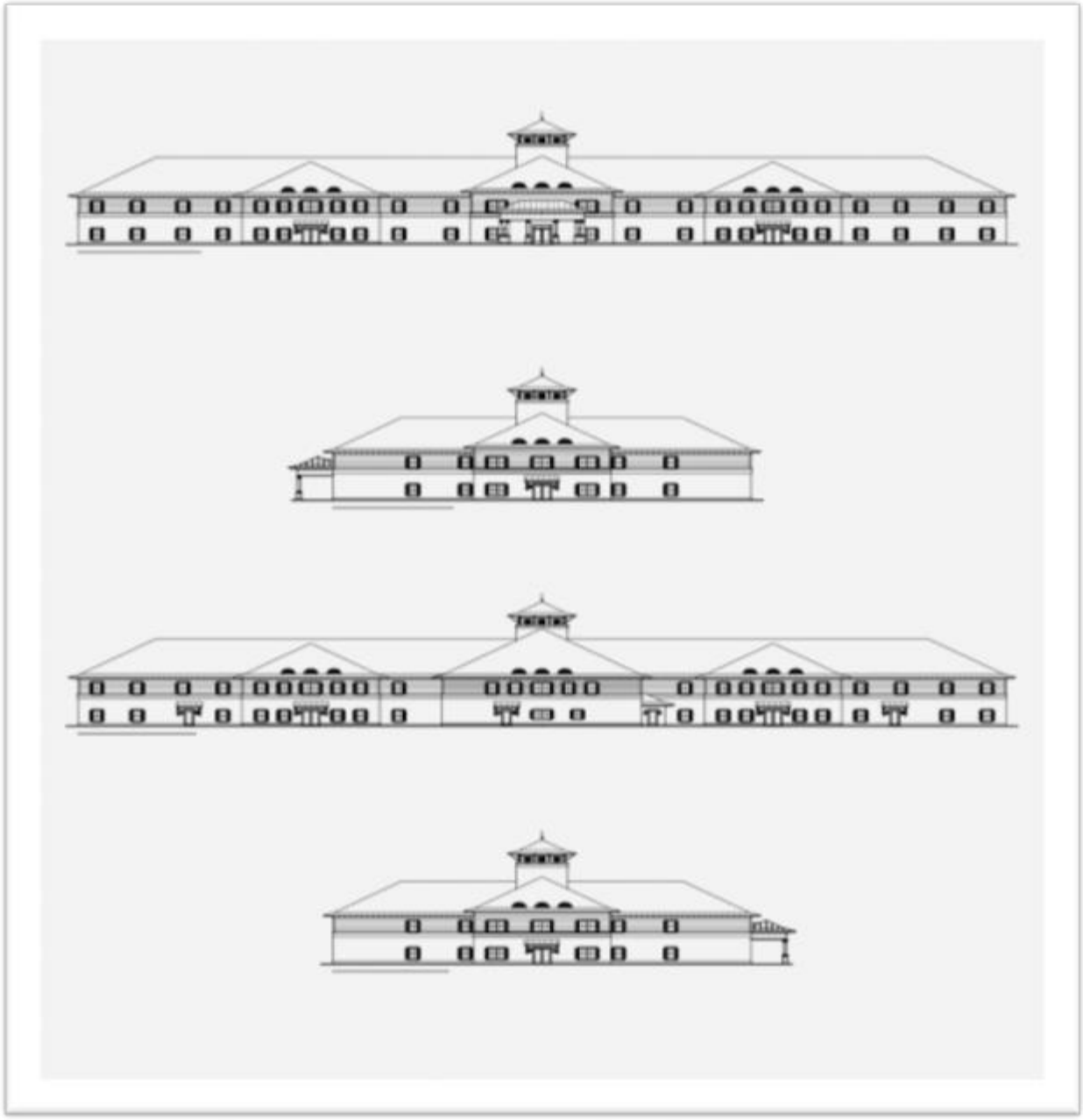
32 singles 32 Twins 96 Beds



30000 SF per fl. / bldg. gross SF 2 stories = 60000 Low ratio unit to common space – Hi Flex – Space diversified use.

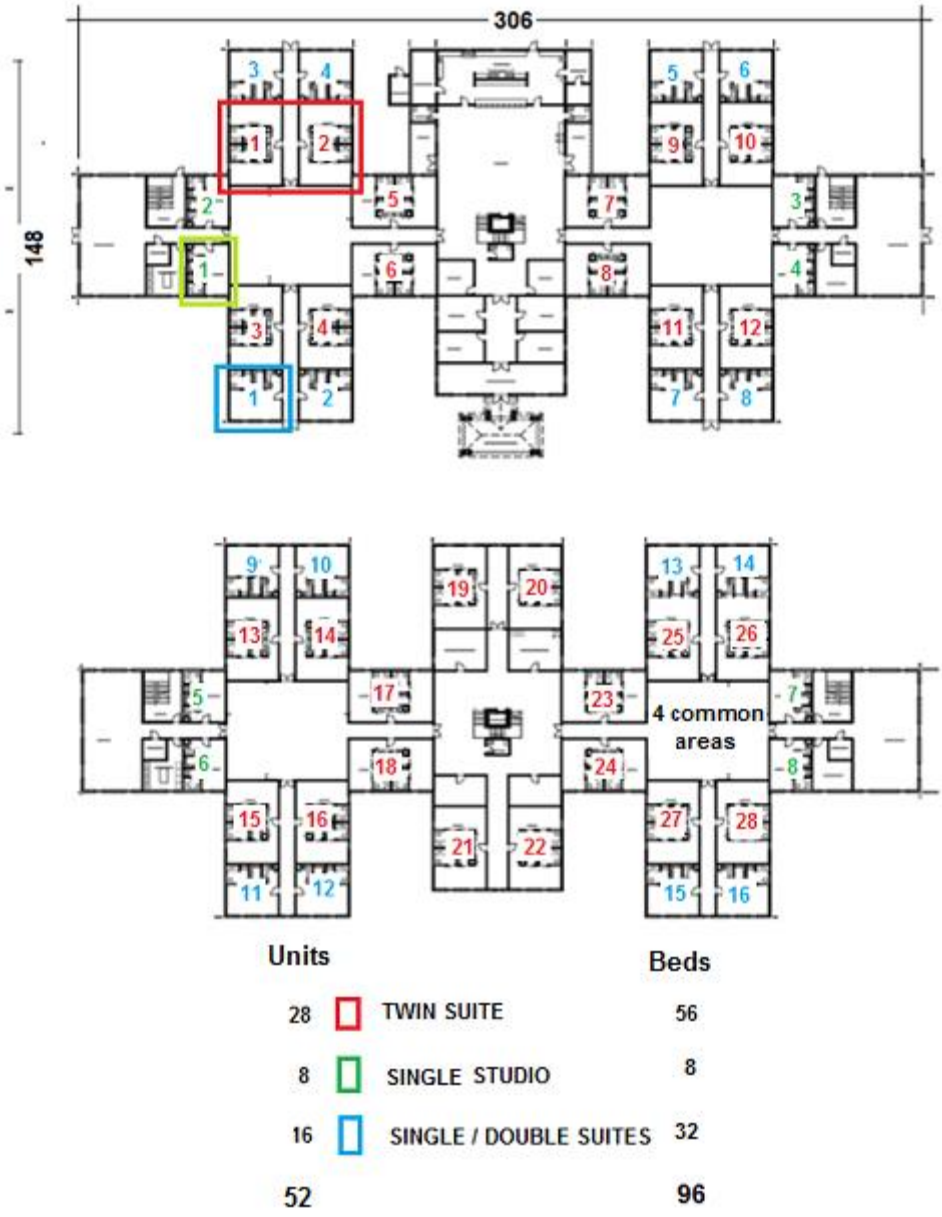


Note windows added in common or neighborhood spaces



FLOOR PLAN

Fort Pierce Florida 96 Bed Alf –Memory Facility



FLOOR PLANS WITH GRAPHIC ANALYSIS

The schematic above shows the units / units types and occupancy.Single – Double suites are currently slated for all double-bunkSchematic shows the versatility of PODS tm.AVH uses PODS for diversified population segregation according to State Law and Occupational License Requirements.PODs provide lock-Off potentials adjacent to 4 neighborhoods both vertical and horizontal

SINGLE

SINGLE UNIT

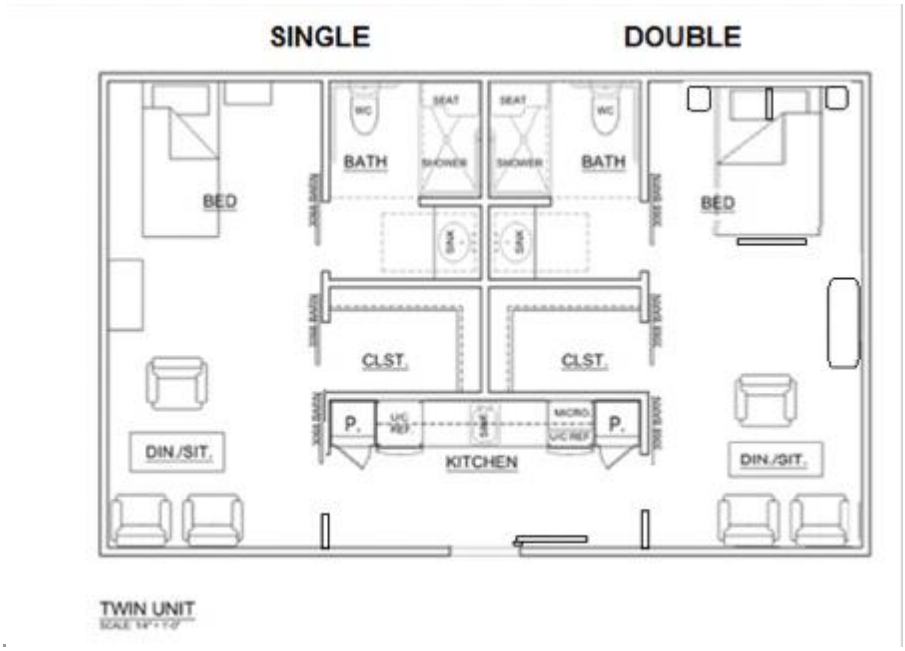
DOUBLE

SINGLE UNIT

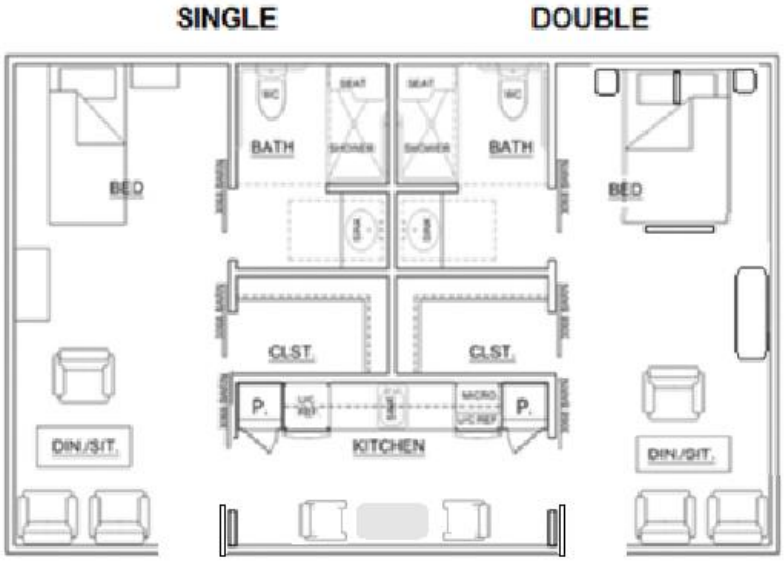
SUITE UNIT

SUITE UNIT

ALL COPYRIGHTS APPLY



TWIN UNIT



ALTERNATE 2 Dr.
allows better access for emergencies and services

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G-2 GENERAL NOTES
C-1 EXISTING CONDITIONS / DEMOLITION PLAN
C-2 SITE PLAN
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C-4 PAVING AND DRAINAGE DETAILS
C-5 UTILITY PLAN
C-6 UTILITY DETAILS
C-7 STORMWATER POLLUTION PREVENTION PLANS
C-8 STORMWATER POLLUTION PREVENTION DETAILS

MAJOR SITE PLAN / CONDITIONAL USE AMERICAN VETERAN HOMES, Ft. PIERCE

1600 N. LAWNWOOD CIRCLE
FORT PIERCE, FLORIDA 34950
SAINT LUCIE COUNTY, FLORIDA
AUGUST 2019

SITE LOCATION MAP
SCALE: N.T.S

VICINITY LOCATION MAP
SCALE: N.T.S

OWNER/APPLICANT

PALMERI-DESIGN PLANNING, LLC
2105 COVE LANE
NORTH PALM BEACH, FLORIDA 33408

ENGINEER

Mills, Short & Associates

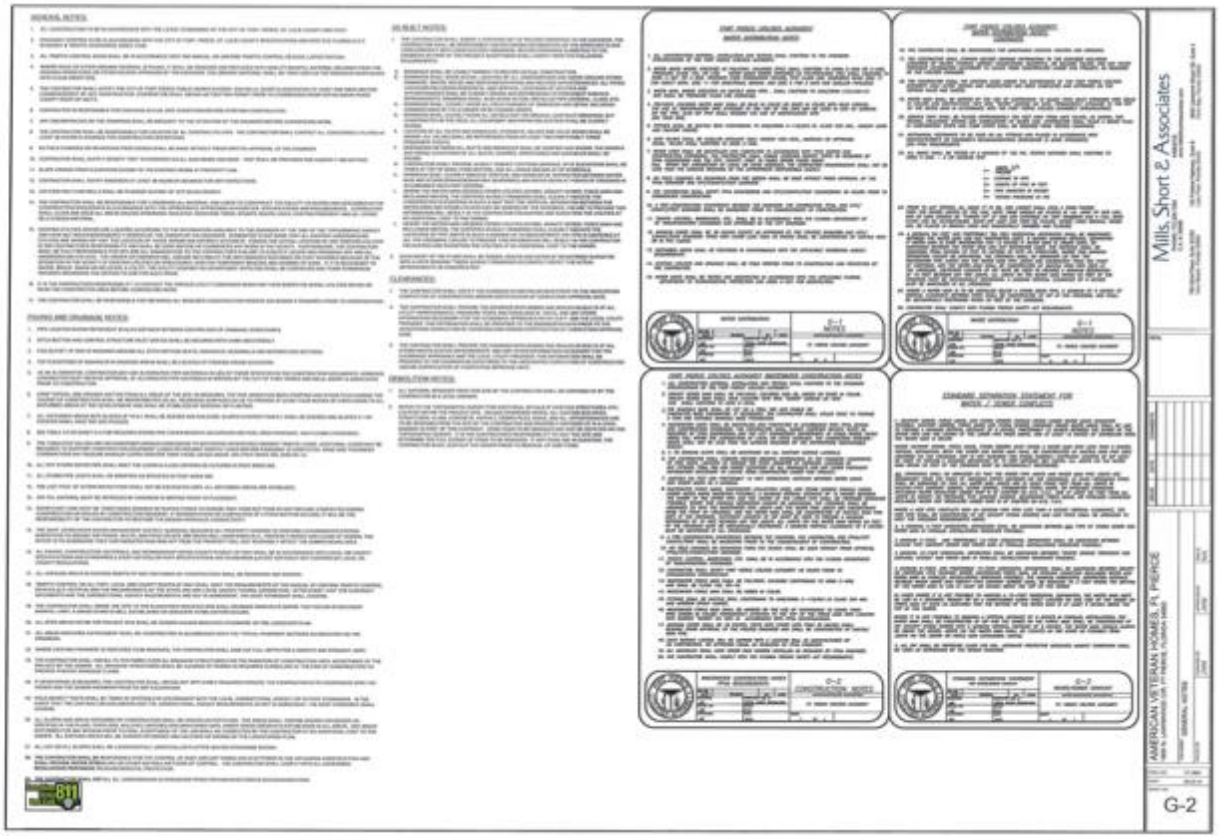
700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

DRAFT SET
FOR OWNERS REVIEW ONLY
08.22.2019

Mills, Short & Associates

AMERICAN VETERAN HOMES, Ft. PIERCE

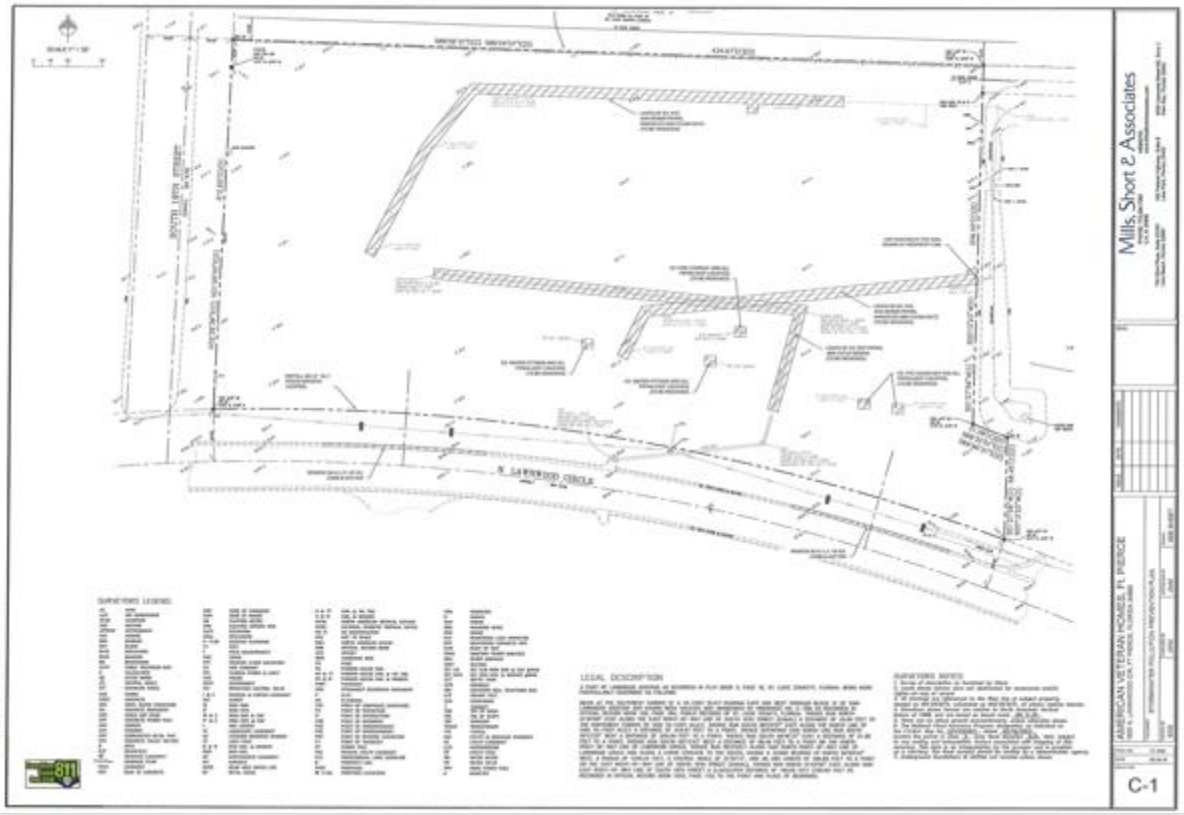
G-1

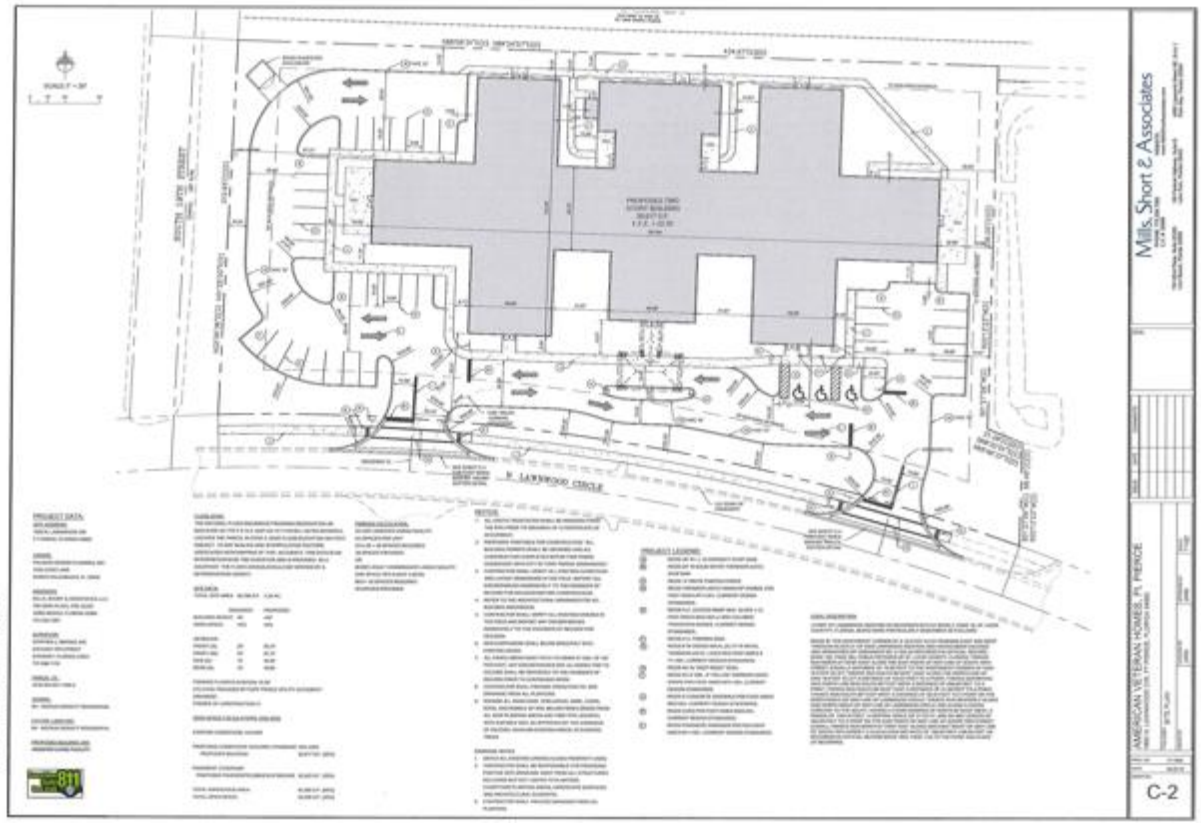


Mills, Short & Associates

AMERICAN VETERAN HOMES, Ft. PIERCE

G-2


Mills, Short & Associates
AMERICAN VETERAN HOMES, FL PIERCE
C-1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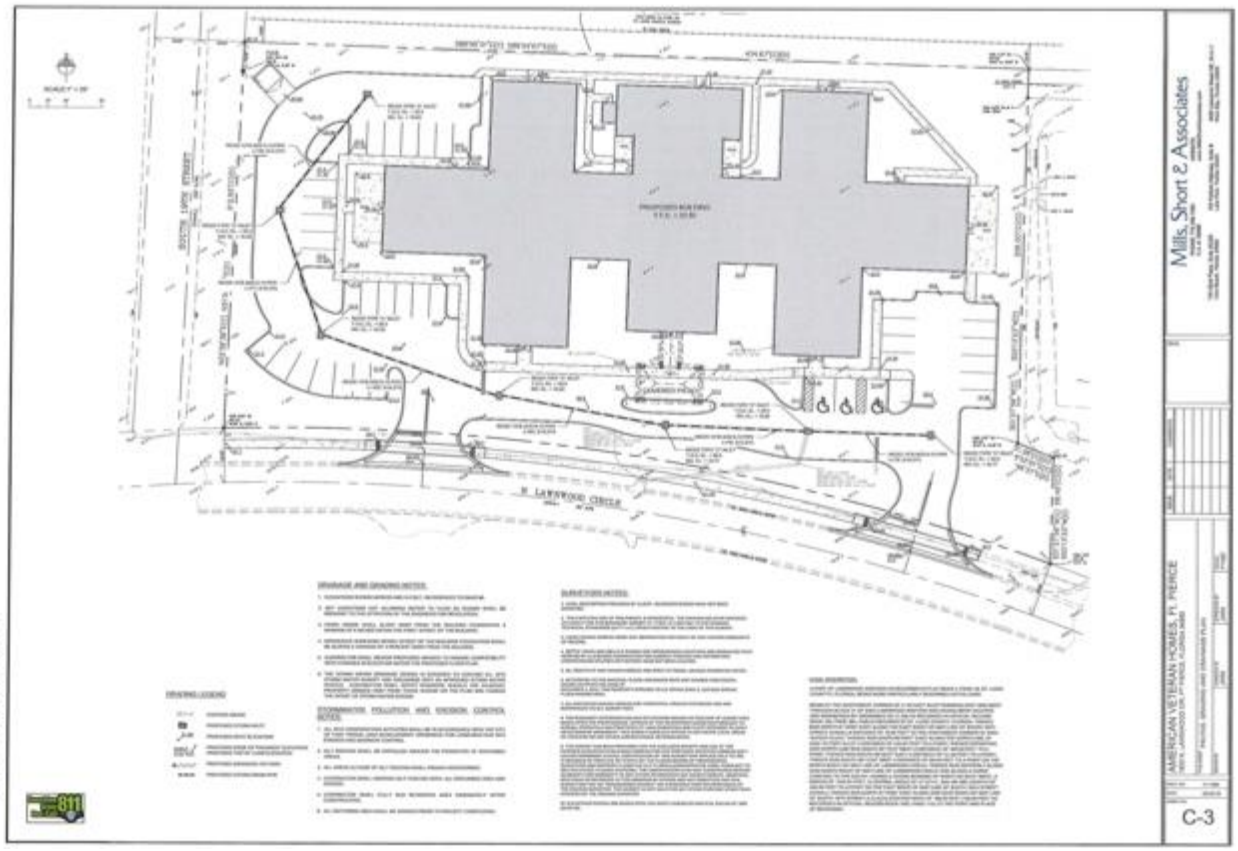
AMERICAN VETERAN HOMES, FL PIERCE
C-2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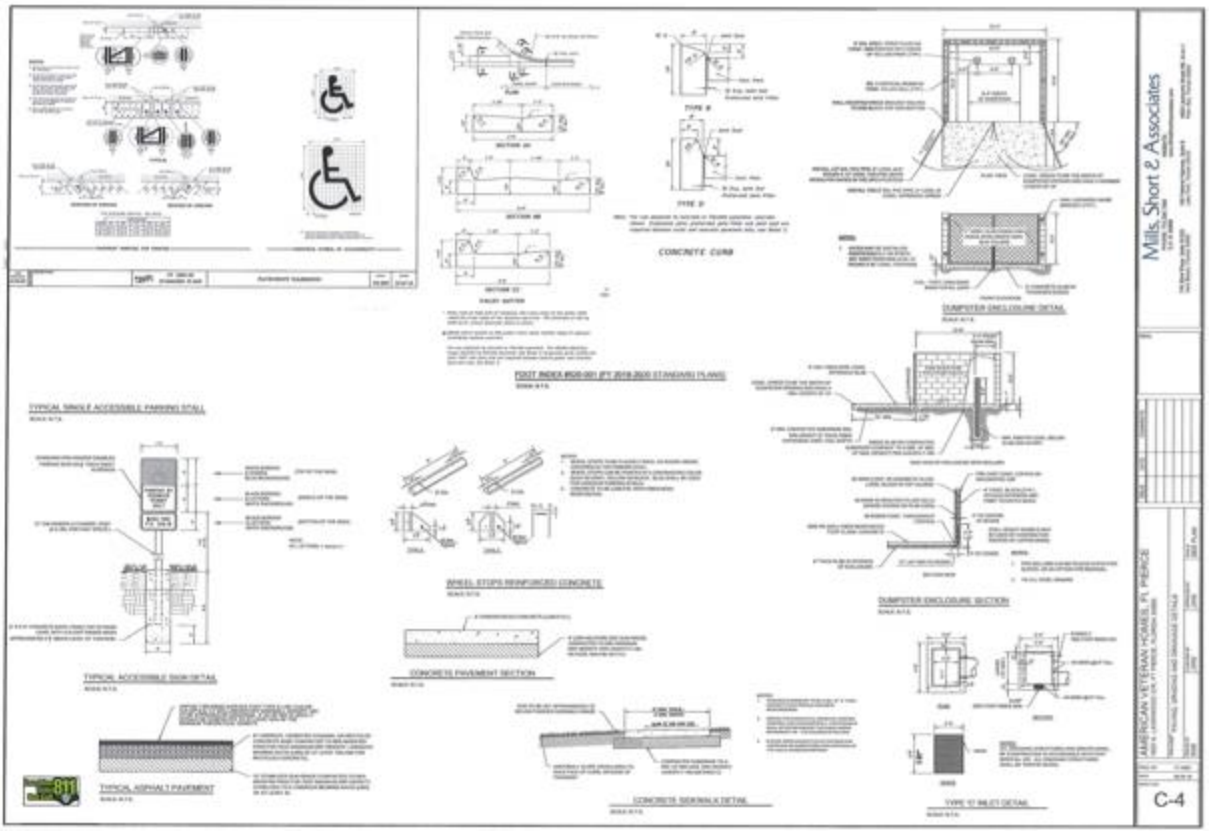
AMERICAN VETERAN HOMES, FT. PIERCE
C-3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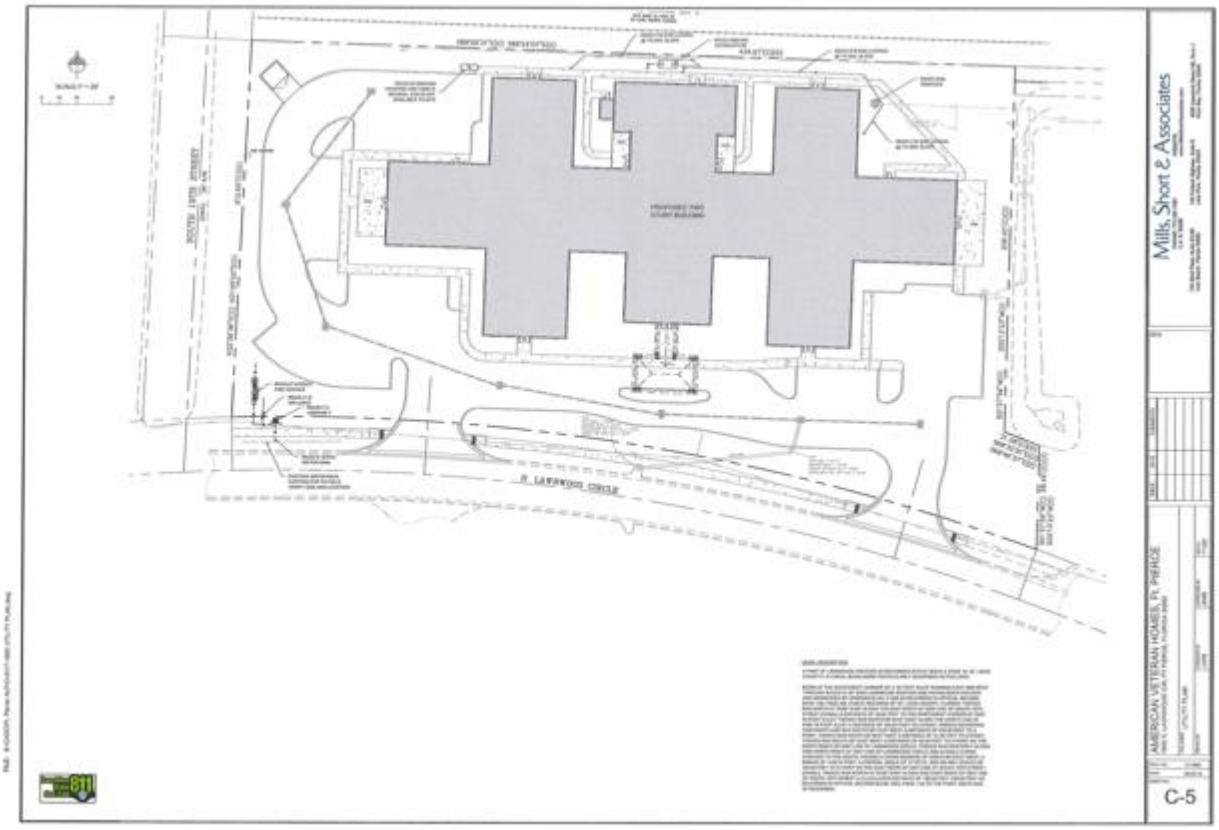
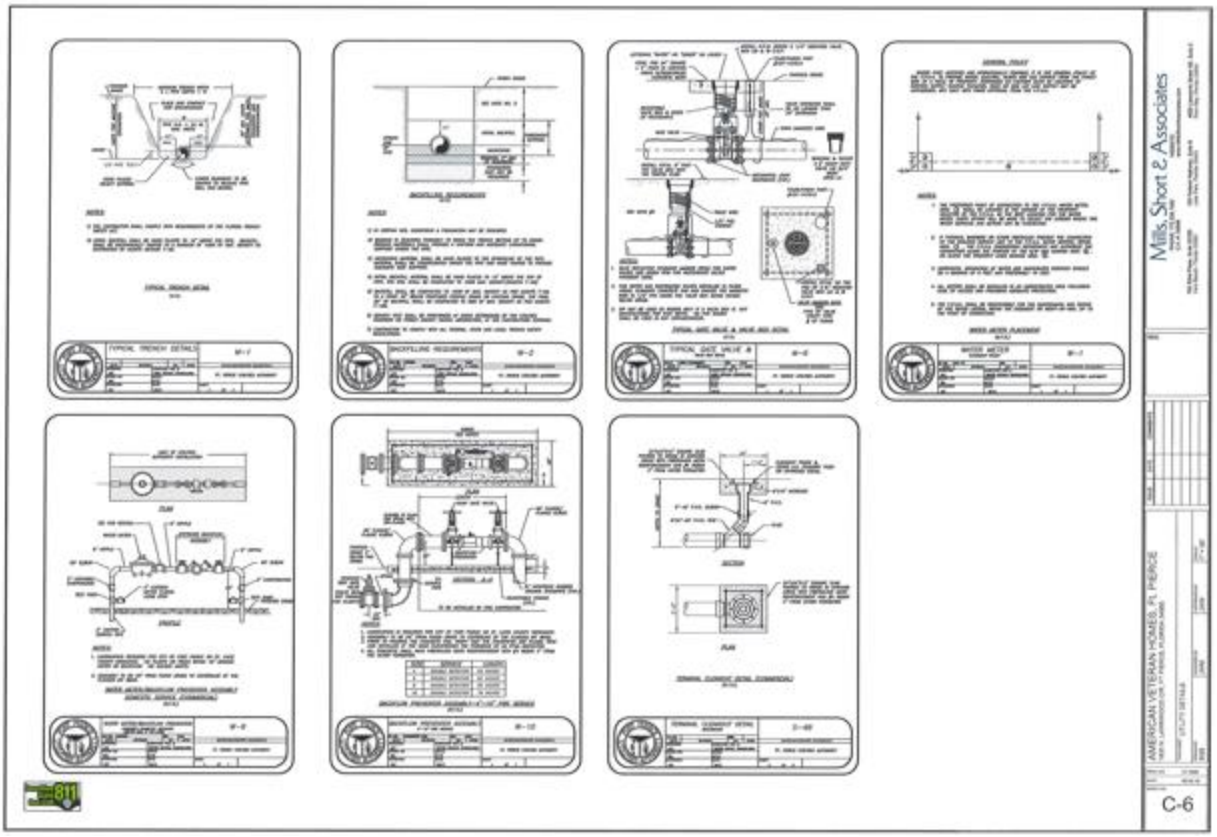
AMERICAN VETERAN HOMES, FT. PIERCE
C-4


Mills, Short & Associates
AMERICAN VETERAN HOMES, Ft. PIERCE
C-5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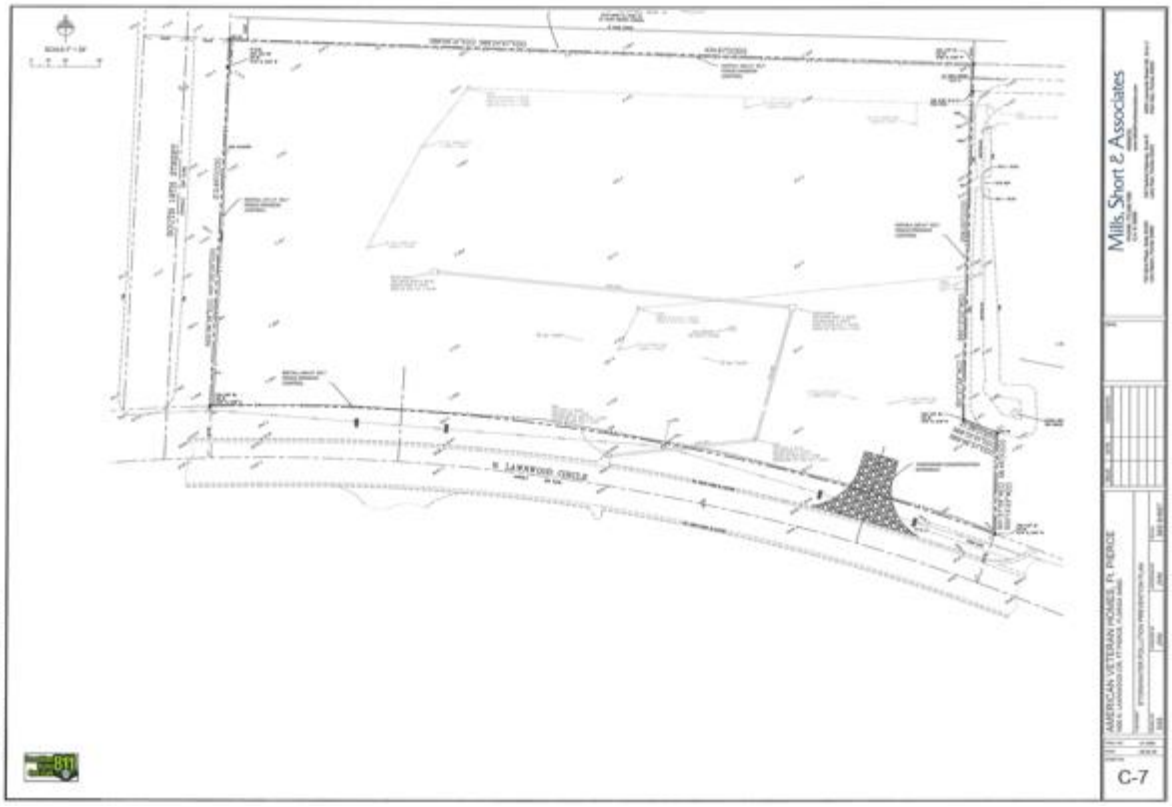
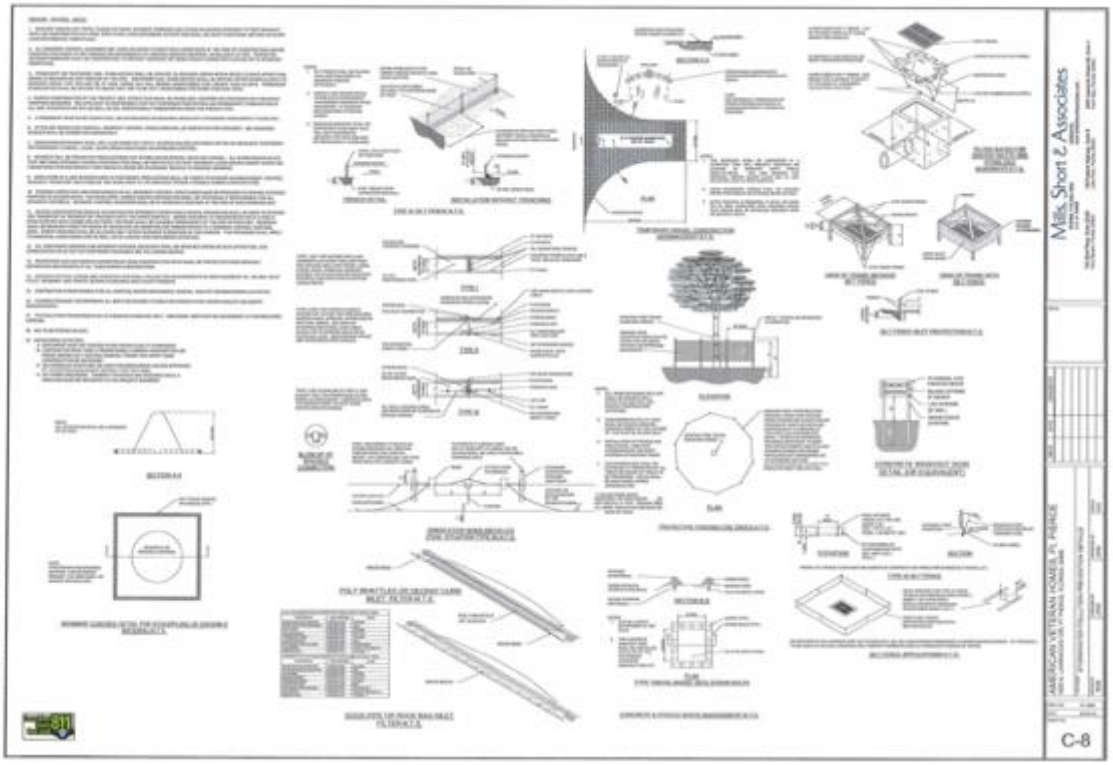
AMERICAN VETERAN HOMES, Ft. PIERCE
C-6


W. LAWNWOOD CIRCLE
Mills, Short & Associates
AMERICAN VETERAN HOMES, FT. PIERCE
C-7


Mills, Short & Associates
AMERICAN VETERAN HOMES, FT. PIERCE
C-8

Mills, Short & Associates
CIVIL & STRUCTURAL ENGINEERING | ENVIRONMENTAL
CERTIFICATION OF AUTHORIZATION 30698

January 31, 2020

Vennis Gilmore
City of Fort Pierce – Planning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Site Plan & Design Review – Veteran's ALF – 1600 N. Lawnwood Circle

Dear Mr. Gilmore:

Please find ten (10) sets of revised site construction drawings enclosed for your review. In addition, please find responses to Conditional Use comments included in the TRC comment letter:

PLANNING DEPARTMENT
The following are comments from the Planning Department's review of the applications for Site Plan and Design Review in the R-4, Medium Density Zone

1. Provide a sidewalk linkage and/or crosswalk striping to the refuse collection area and a separate pedestrian gated entrance for employee access.
   Please see revised dumpster enclosure details included in resubmittal package.

2. 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.
   Please see sidewalks added to site plan.

3. Provide color elevations.
   Please see color elevations enclosed.

4. Change the parking calculation on the Site Plan page C-2 to 56 ALF units and 28 required spaces.
   Parking calculations have been updated.

5. Place the location of the dumpster enclosure in the same location on all plans.
   All plans have been updated to be consistent.

6. Submit a Landscape Bond prior to Certificate of Occupancy.
   Acknowledged.

ENGINEERING DEPT.

1. At the time of submittal for Site Work Permit, provide a certified boundary and topographic survey of the site within 1-year in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7). The survey shall be prepared and sealed by a Florida Registered Land Surveyor to show property lines and existing physical features with pertinent elevations to include the site's 100-year flood elevation as per the Federal Flood Insurance Rate Maps.
   Acknowledged. Certified boundary will be submitted per City requirements at Site Work Permit submittal.

2. The Grading, Paving, and Drainage Plans have been conceptually reviewed and will be subjected to a more in-depth review at time of submittal for the Site Work Permit.
   Acknowledged.

3. Revise the plans to identify ADA detectable warning mats located within the public right-of-way as being concrete brick dome pavers with brick red color.
   ADA Mats have been added.

4. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
   Note has been added.

UTILITIES -ELECTRIC & GAS ENGINEERING DEPT.

Below are comments reference to FPUA electric and gas service availability and requirements:

1. Electric service is available from N. Lawnwood Circle (South side of property). Please provide electric load information (amps, voltage, 1-phase or 3-Phase) for the new service(s) and Auto-CAD drawings. Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors.
   Acknowledged.

2. Natural gas service is available from the NE corner of the property. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.
   *Acknowledged. Requested information will be provided at time of Building Permit submissio*n.

3. FPUA will require a utility easement for all proposed FPUA facilities within the site.
   Acknowledged.

BUREAU OF FIRE PREVENTION

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm
   Please find form enclosed.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
   Payment will be made under a separate cover.
3. Please provide an electronic copy of the Site Plan (pdf format).
   Please find electronic copy of site plan on enclosed CD.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
   Acknowledged.

5. Fire hydrants (shall be) are provided for buildings other than detached one-and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
   Acknowledged. A new fire hydrant has been installed at the front of the project.

6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

9. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

10. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17, at Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

SURVEY -ENGINEERING DEPT.

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

1. Please add the Right of Way for North Lawnwood Circle to the survey.
   Right-of-way has been added.

2. Please add the acreage to the survey.
   Acreage has been added.

3. Please include Horizontal accuracy statement per Ch.5-J 17.051 (2) (b).
   Horizontal accuracy statement has been added.

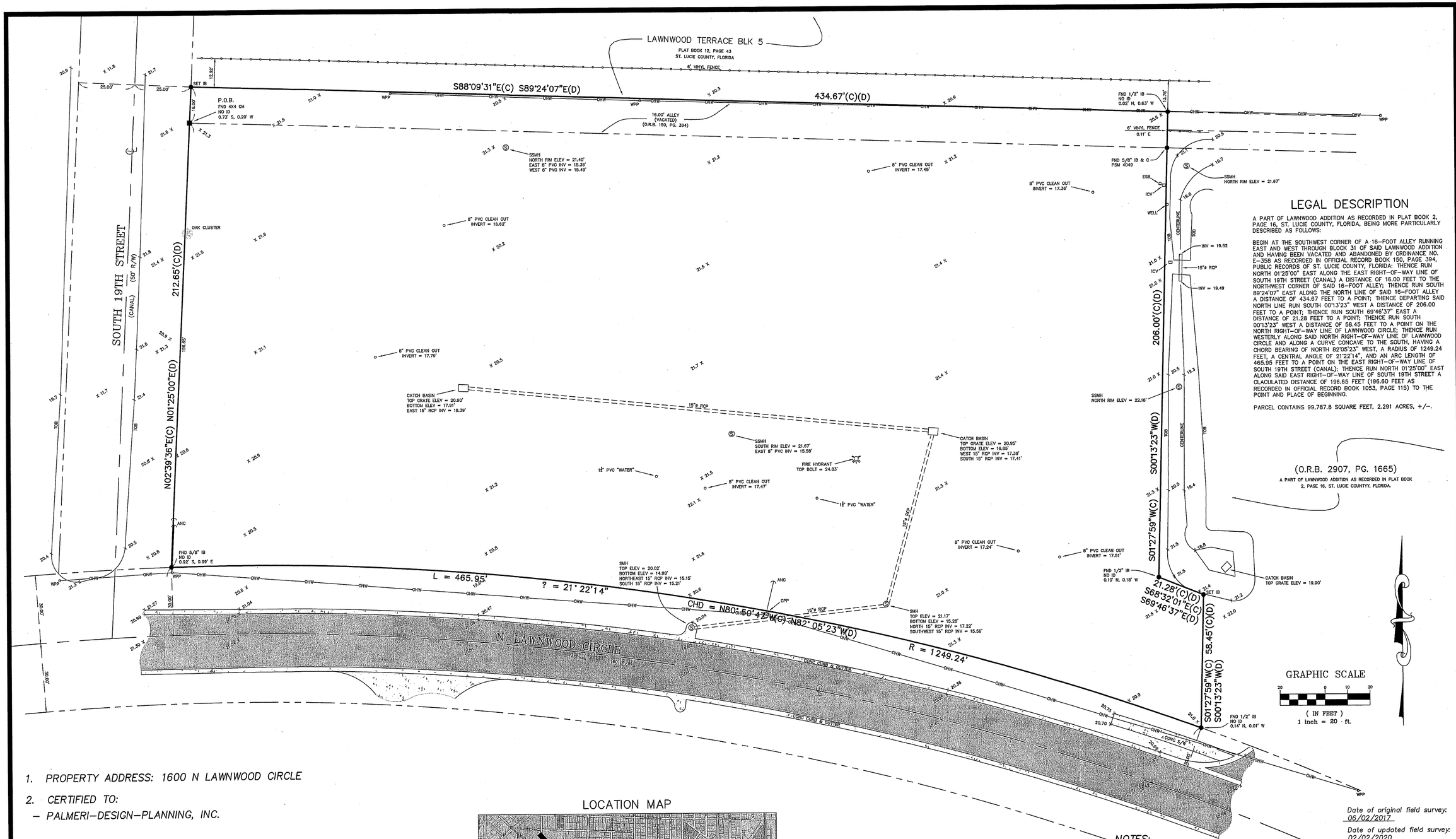
4. Please provide basis for calculated bearings in number 3 of the Notes.
   Please see notes 3 & 4.

Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.

J. Wesley Mills, P.E.
Principal



LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

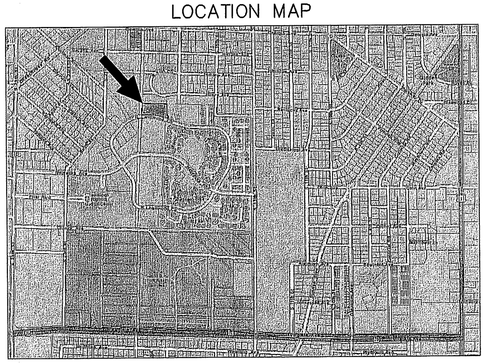
BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

PARCEL CONTAINS 99,787.8 SQUARE FEET, 2.291 ACRES, +/-.

1. *PROPERTY ADDRESS: 1600 N LAWNWOOD CIRCLE*
2. *CERTIFIED TO:*
   - *PALMERI-DESIGN-PLANNING, INC.*

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NAVD	NORTH AMERICAN VERTICAL DATUMN	RAD	RADIAL
ANC	ANCHOR	ESB	ELECTRIC SERVICE BOX	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NO ID	NO IDENTIFICATION	RNG	RANGE
AVE	AVENUE	ENCL	ENCLOSURE	NTS	NOT TO SCALE	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	X 17.00	EXISTING ELEVATION	NAD	NORTH AMERICAN DATUM	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	ORB	OFFICIAL RECORD BOOK	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	O/S	OFFSET	SSMH	SANITARY SEWER MANHOLE
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SMH	SEWER MANHOLE
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SECT	SECTION
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET I.B.	SET 5/8 IRON BAR & CAP #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	SET MAS	SET MAG NAIL & WASHER #4049
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/T	SEPTIC TANK
Δ	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	S/W	SIDEWALK
CLF	CHAINLINK FENCE	ICV	IRRIGATION CONTROL VALVE	PRM	PERMANENT REFERENCE MONUMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/F	SQUARE FEET
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	S/D	SUBDIVISION
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	T	TANGENT
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP
COR	CORNER	L	ARC LENGTH	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COV	COVERED	LE	LANDSCAPE EASEMENT	POE	POINT OF ENCROACHMENT	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DEEDED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND
D/F	DRAINFIELD	MAG	MAG NAIL	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
~~	DRAINAGE FLOW	MH	MANHOLE	R	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	MF	METAL FENCE	● 17.00	PROPOSED ELEVATION	#	DIAMETER

LOCATION MAP



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR/LAND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of original field survey: 06/02/2017

Date of updated field survey: 02/02/2020

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the West Line of subject property, calculated as N02°39'36"E, with all others being relative thereto. Calculated bearings were established by using National Geodetic Survey Monuments A 356 and Y 525, which are based on the NAD 1983/adjustment of 1990 (NAD 83/90), Florida East Zone, and are in Units of U.S. Survey Feet.*
4. *State plane coordinates are based upon The Florida East Zone, NAD 83/90, as adjusted utilizing found monument stamped Y 525 2001 CERP, Northing = 1,127,713.85, Easting = 865,810.82 and monument stamped A 356 1979, Northing = 1,130,821.04, Easting = 869,833.16.*
5. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark VIR 3-04.*
6. *There are no above ground encroachments, unless otherwise shown.*
7. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12111C0187J, dated 02/16/2012, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
8. *Underground foundations & utilities not located unless shown.*
9. *The expected use of the survey and map is for Commercial Purposes.*
10. *Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.*

REVISIONS	BY
UPDATE BOUNDARY SURVEY 02/03/2020	S.J.B.

PREPARED FOR: PALMERI-DESIGN-PLANNING, INC.

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: STEV@SJBSTUART.COM PHONE: (772)-288-7176

BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	06/08/2017
SCALE	1" = 20'
JOB NO.	2938-03-01
SHEET	ONE

OF ONE SHEETS

SHEET INDEX:

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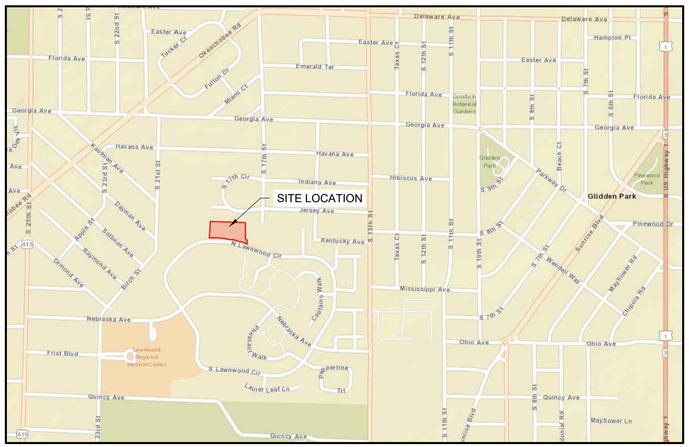
MAJOR SITE PLAN / CONDITIONAL USE AMERICAN VETERAN HOMES, Ft. PIERCE

1600 N. LAWNWOOD CIRCLE

FORT PIERCE, FLORIDA 34950

SAINT LUCIE COUNTY, FLORIDA
AUGUST 2019

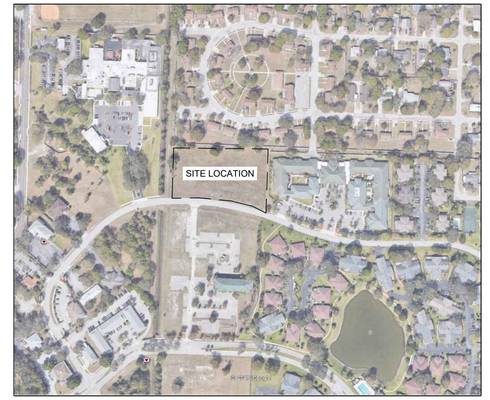


SITE LOCATION MAP

SCALE: N.T.S

OWNER/APPLICANT

PALMERI-DESIGN PLANNING, LLC
2105 COVE LANE
NORTH PALM BEACH, FLORIDA 33408



VICINITY LOCATION MAP

SCALE: N.T.S

ENGINEER

Mills, Short & Associates

700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

Sunshine State One Call 811

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900_G-1 Title Sheet.dwg

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D, Vero Beach, Florida 32960
100 S. 2nd Street, Unit 209, Fort Pierce, Florida 34950
4620 Lipscomb Street NE, Suite 2, Palm Bay, Florida 32905

SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: TITLE SHEET

DRAWN BY:
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: N/A

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. G-1

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT PIERCE PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. 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.
15. 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 OPERATION 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.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CITY OF FORT PIERCE AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. 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.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. 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.
19. 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.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION 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.
24. 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.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. 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.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. 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.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

Sunshine State 811 One Call

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

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.

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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 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFACTION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE; NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

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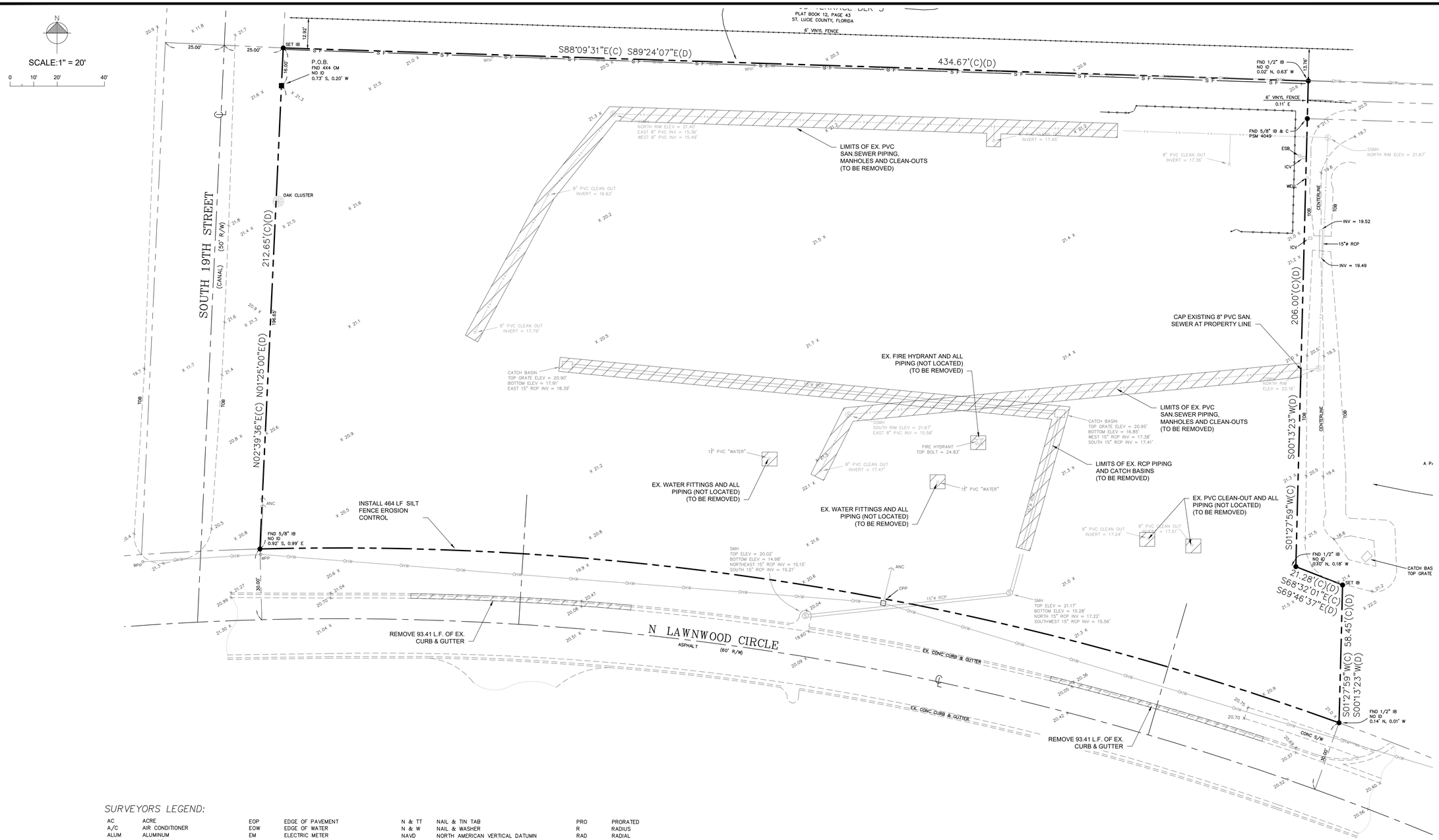
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 2 OF 2

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 COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL B



SURVEYORS LEGEND:

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NAVD	NORTH AMERICAN VERTICAL DATUM	RAD	RADIAL
ANC	ANCHOR	ESB	ELECTRIC SERVICE BOX	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NO ID	NO IDENTIFICATION	RNG	RANGE
AVE	AVENUE	ENCL	ENCLOSURE	NTS	NOT TO SCALE	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	X 17.00	EXISTING ELEVATION	NAD	NORTH AMERICAN DATUM	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	ORB	OFFICIAL RECORD BOOK	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	O/S	OFFSET	SSMH	SANITARY SEWER MANHOLE
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SMH	SEWER MANHOLE
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SECT	SECTION
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET I.B.	SET 5/8 IRON BAR & CAP #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	SET MAG	SET MAG NAIL & WASHER #4049
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/T	SEPTIC TANK
△	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	S/W	SIDEWALK
CLF	CHAINLINK FENCE	ICV	IRRIGATION CONTROL VALVE	PRM	PERMANENT REFERENCE MONUMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/F	SQUARE FEET
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	S/D	SUBDIVISION
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	T	TANGENT
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP
COR	CORNER	L	ARC LENGTH	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COV	COVERED	LE	LANDSCAPE EASEMENT	POE	POINT OF ENCROACHMENT	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DEED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND
D/F	DRAINFIELD	MAG	MAG NAIL	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
~~►	DRAINAGE FLOW	MH	MANHOLE	℞	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	MF	METAL FENCE	● 17.00	PROPOSED ELEVATION	ø	DIAMETER

Sunshine State One Call 811

LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

SURVEYORS NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the West line of subject property, deeded as N01°25'00"E, calculated as N02°39'36"E, all others relative thereto.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark VR 3-04.*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12111C0187J, dated 02/16/2012, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900 EX COND.dwg

Mills, Short & Associates
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C.A. #: 30696
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700 22nd Place, Suite 2C/2D, Vero Beach, Florida 32960
100 S. 2nd Street, Unit 209, Fort Pierce, Florida 34950
4620 Lipscomb Street NE, Suite 2, Palm Bay, Florida 32905

SEAL

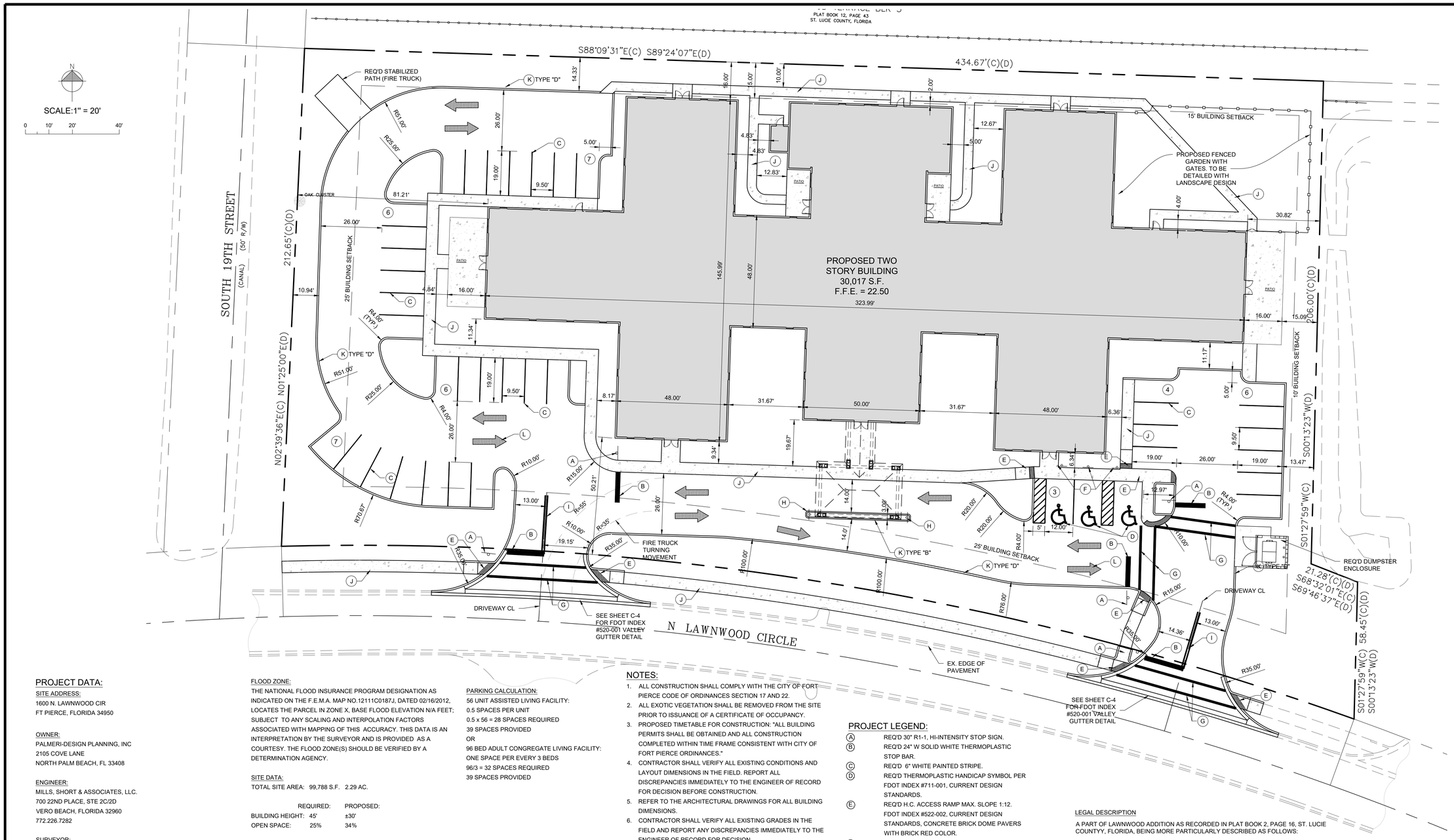
ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-1



PROJECT DATA:

SITE ADDRESS:
1600 N. LAWNWOOD CIR
FT PIERCE, FLORIDA 34950

OWNER:
PALMERI-DESIGN PLANNING, INC
2105 COVE LANE
NORTH PALM BEACH, FL 33408

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

SURVEYOR:
STEPHEN J. BROWN, INC.
619 EAST 5TH STREET
STEWART, FLORIDA 34944
772.288.7176

PARCEL I.D.:
2416-504-0211-000-2

ZONING:
R4 - MEDIUM DENSITY RESIDENTIAL

FUTURE LAND USE:
R4 - MEDIUM DENSITY RESIDENTIAL

PROPOSED BUILDING USE:
ASSISTED LIVING FACILITY

FLOOD ZONE:
THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP NO.12111C0187J, DATED 02/16/2012, LOCATES THE PARCEL IN ZONE X, BASE FLOOD ELEVATION N/A FEET; SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY. THIS DATA IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE(S) SHOULD BE VERIFIED BY A DETERMINATION AGENCY.

SITE DATA:
TOTAL SITE AREA: 99,788 S.F. 2.29 AC.

	REQUIRED:	PROPOSED:
BUILDING HEIGHT:	45'	±30'
OPEN SPACE:	25%	34%

SETBACKS:

FRONT (S):	25'	50.21'
FRONT (W):	25'	81.21'
SIDE (E):	10'	30.82'
REAR (N):	15'	16.00'

FINISHED FLOOR ELEVATION: 22.50'
UTILITIES: PROVIDED BY FORT PIERCE UTILITY AUTHORITY
DRAINAGE:
PHASES OF CONSTRUCTION: 0

OPEN SPACE CALCULATIONS: (MIN 25%)

EXISTING CONDITIONS: VACANT

PROPOSED CONDITIONS: BUILDING COVERAGE: 40% MAX
PROPOSED BUILDING: 30,017 S.F. (30%)

PAVEMENT COVERAGE:
PROPOSED PAVEMENT/CURB/S.W./PORCHES 35,363 S.F. (35%)

TOTAL IMPERVIOUS AREA: 65,380 S.F. (66%)
TOTAL OPEN SPACE : 34,408 S.F. (34%)

PARKING CALCULATION:
56 UNIT ASSISTED LIVING FACILITY:
0.5 SPACES PER UNIT
0.5 x 56 = 28 SPACES REQUIRED
39 SPACES PROVIDED
OR
96 BED ADULT CONGREGATE LIVING FACILITY:
ONE SPACE PER EVERY 3 BEDS
96/3 = 32 SPACES REQUIRED
39 SPACES PROVIDED

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTION 17 AND 22.
2. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD FOR DECISION BEFORE CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
6. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD FOR DECISION.
7. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
8. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCURE SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
9. CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
10. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY THE ENGINEER OF RECORD. MAINTAIN EXISTING GRADE AT EXISTING TREES

PROJECT LEGEND:

- (A) REQ'D 30" R1-1, HI-INTENSITY STOP SIGN.
- (B) REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR.
- (C) REQ'D 6" WHITE PAINTED STRIPE.
- (D) REQ'D THERMOPLASTIC HANDICAP SYMBOL PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (E) REQ'D H.C. ACCESS RAMP MAX. SLOPE 1:12. FDOT INDEX #522-002, CURRENT DESIGN STANDARDS, CONCRETE BRICK DOME PAVERS WITH BRICK RED COLOR.
- (F) REQ'D H.C. PARKING SIGN.
- (G) REQ'D 6' W CROSS WALK, (2) 12" W WHITE. THERMOPLASTIC LINES PER FDOT INDEX # 711-001, CURRENT DESIGN STANDARDS.
- (H) REQ'D R4-7a "KEEP RIGHT" SIGN.
- (I) REQ'D 25 LF DBL. 6" YELLOW THERMOPLASTIC STRIPE PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (J) REQ'D 5' CONCRETE SIDEWALK PER FDOT INDEX #522-001, CURRENT DESIGN STANDARDS.
- (K) REQ'D CURD PER FDOT INDEX #520-001, CURRENT DESIGN STANDARDS.
- (L) REQ'D PAVEMENT MARKINGS PER PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.

DRAINAGE NOTES:

1. MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
3. CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.

LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 89°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Sunshine State 811 One Call

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900 SITE PLAN.dwg

Mills, Short & Associates
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100 S. 2nd Street, Unit 209, Fort Pierce, Florida 34950
4620 Lipscomb Street NE, Suite 2, Palm Bay, Florida 32905

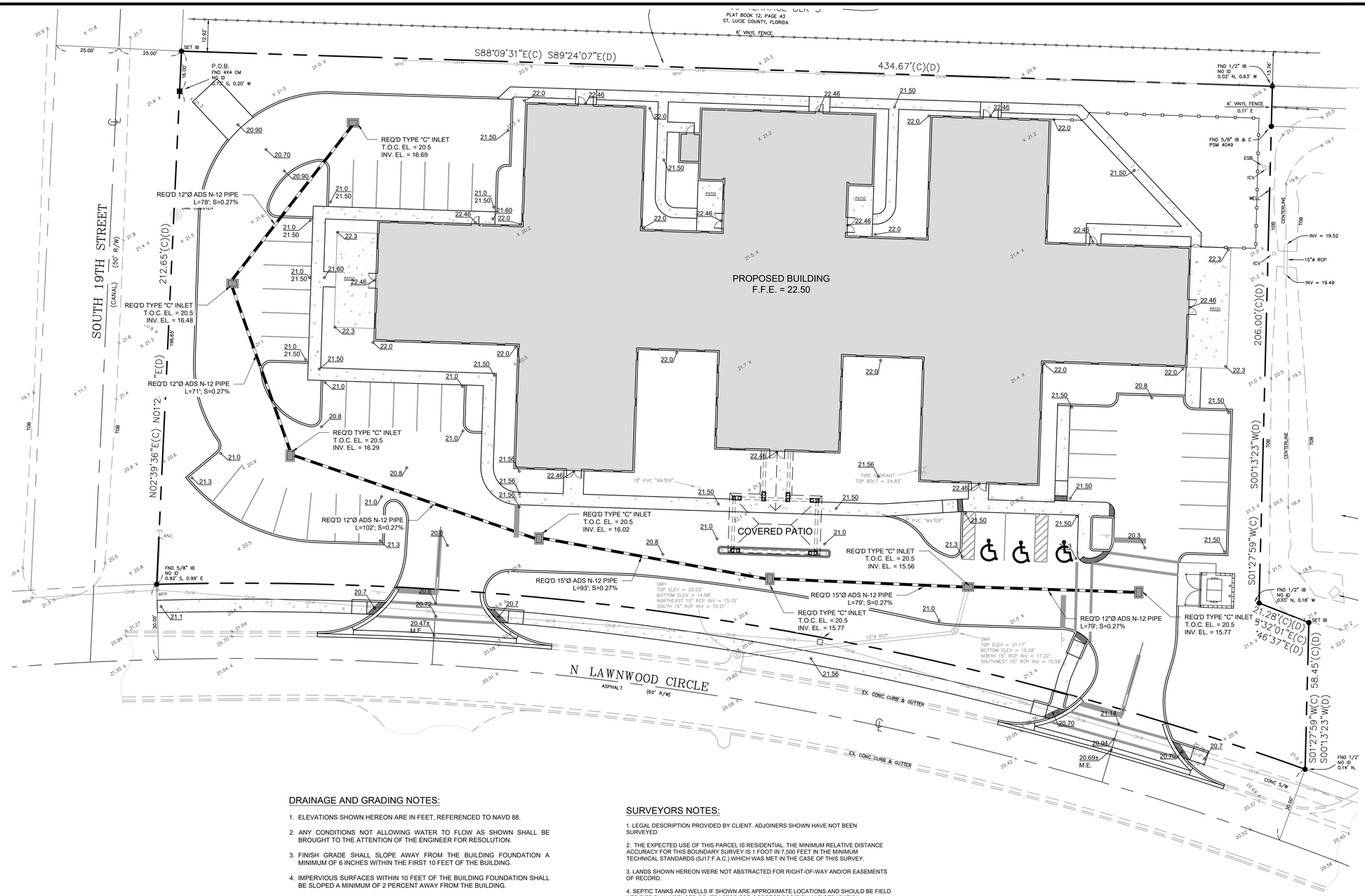
SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: SITE PLAN
DRAWN BY
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=20'

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-2



GRADING LEGEND

X 20.20	EXISTING GRADE
	PROPOSED STORM INLET
21.56	PROPOSED SPOT ELEVATION
8.06 P 8.56 TOC	PROPOSED EDGE OF PAVEMENT ELEVATION PROPOSED TOP OF CURB ELEVATION
	PROPOSED DRAINAGE PATTERN
	PROPOSED STORM DRAIN PIPE

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING.
4. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED FLOOR PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.

STORMWATER POLLUTION AND EROSION CONTROL NOTES:

1. ALL SITE CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE LAND DEVELOPMENT ORDINANCE FOR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL.
2. SILT FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF DISTURBED AREAS.
3. ALL AREAS OUTSIDE OF SILT FENCING SHALL REMAIN UNDISTURBED.
4. CONTRACTOR SHALL MAINTAIN SILT FENCING UNTIL ALL DISTURBED AREA ARE SODDED.
5. CONTRACTOR SHALL FULLY SOD RETENTION AREA IMMEDIATELY AFTER CONSTRUCTING.
6. ALL DISTURBED AREA SHALL BE SODDED PRIOR TO PROJECT COMPLETION.

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
2. THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET IN THE MINIMUM TECHNICAL STANDARDS (5J17 F.A.C.) WHICH WAS MET IN THE CASE OF THIS SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
5. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0237H, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
7. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
8. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
10. ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEAL

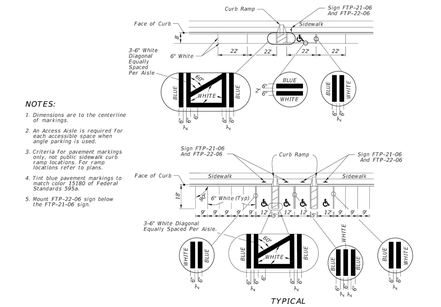
ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR., FT PIERCE, FLORIDA 34950

THIS SHEET: PAVING, GRADING AND DRAINAGE PLAN

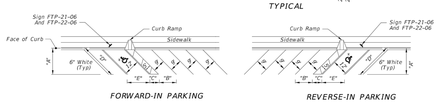
DRAWN BY:
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1"=20'

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-3



NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only; not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.



* FOR ACCESSIBLE MARKINGS – SEE ABOVE

	"DIMENSIONS"				
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	19'-1"	12'-9"	7'-0"	27'-0"	17'-0"
60°	20'-1"	10'-5"	5'-9"	23'-2"	13'-10"

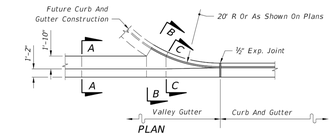
PAVEMENT MARKING FOR PARKING

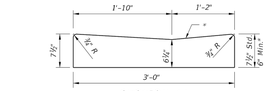
b. Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

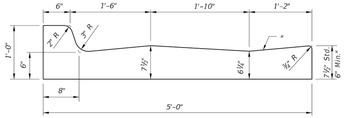
UNIVERSAL SYMBOL OF ACCESSIBILITY

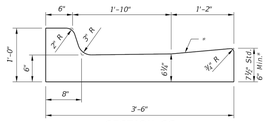
LAST REVISION	DESCRIPTION:		INDEX	SHEET
11/01/18	8 CHANGES	FY 2019-20 STANDARD PLANS	711-001	12 of 13

PAVEMENT MARKINGS







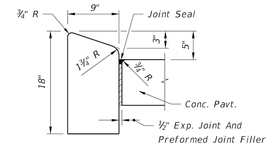


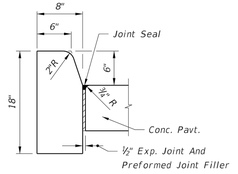
VALLEY GUTTER

* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

◪ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



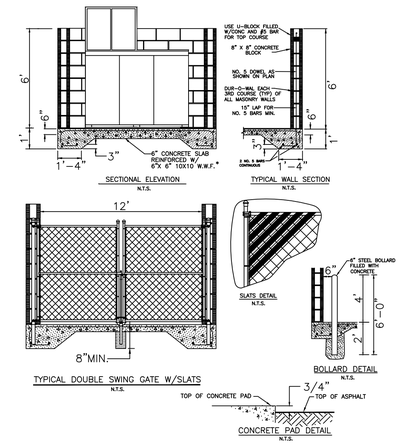


Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

CONCRETE CURB

FDOT INDEX #520-001 (FY 2019-2020 STANDARD PLANS)

SCALE: N.T.S.

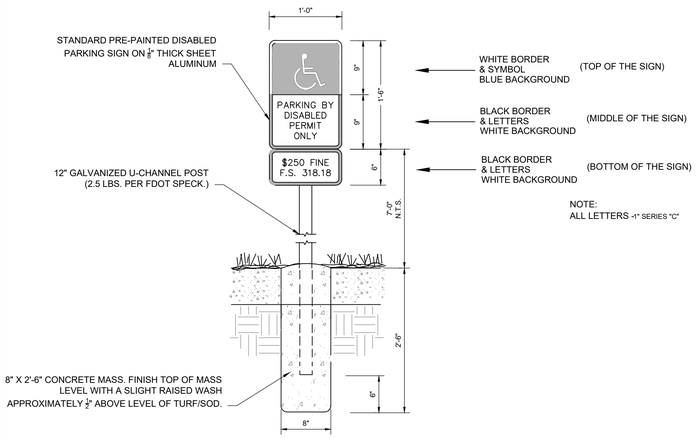


DUMPSTER ENCLOSURE DETAIL

SCALE: N.T.S.

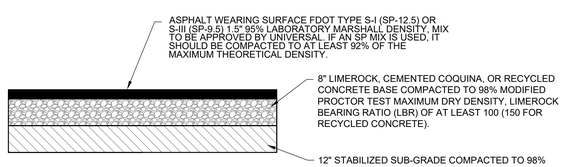
TYPICAL SINGLE ACCESSIBLE PARKING STALL

SCALE: N.T.S.



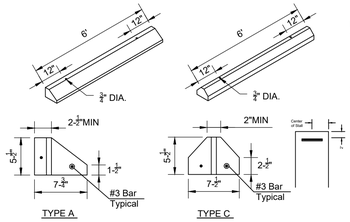
TYPICAL ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.



TYPICAL ASPHALT PAVEMENT

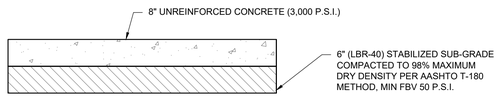
SCALE: N.T.S.



NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE. CENTERED IN THE PARKING STALL.
2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.

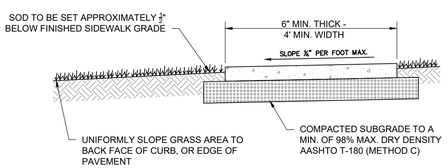
WHEEL STOPS REINFORCED CONCRETE

SCALE: N.T.S.



CONCRETE PAVEMENT SECTION

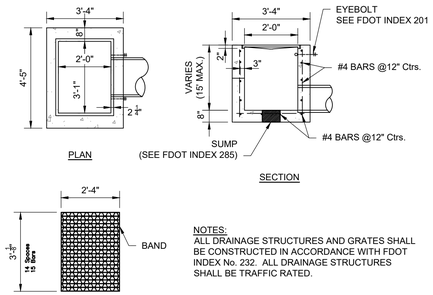
SCALE: N.T.S.



NOTES
1. SIDEWALK IN DRIVEWAY TO BE A MIN. OF 6" THICK CONCRETE WITH FIBROUS CONCRETE REINFORCEMENT
2. GRADES FOR SAWCUTTING, REMOVING EXISTING SIDEWALK, AND CONSTRUCTING A NEW SIDEWALK SHALL BE ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT OR THE ENGINEER OF RECORD.
3. IN SOME AREAS SAWCUTTING OF CONTRACTION JOINTS MAY BE SUBSTITUTED UPON APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.



NOTES:
ALL DRAINAGE STRUCTURES AND GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 232. ALL DRAINAGE STRUCTURES SHALL BE TRAFFIC RATED.

TYPE 'C' INLET DETAIL

SCALE: N.T.S.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
4620 Lipscomb Street NE, Suite 2
Palm Bay, Florida 32905
100 S. 2nd Street, Unit 209
Fort Pierce, Florida 34950
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

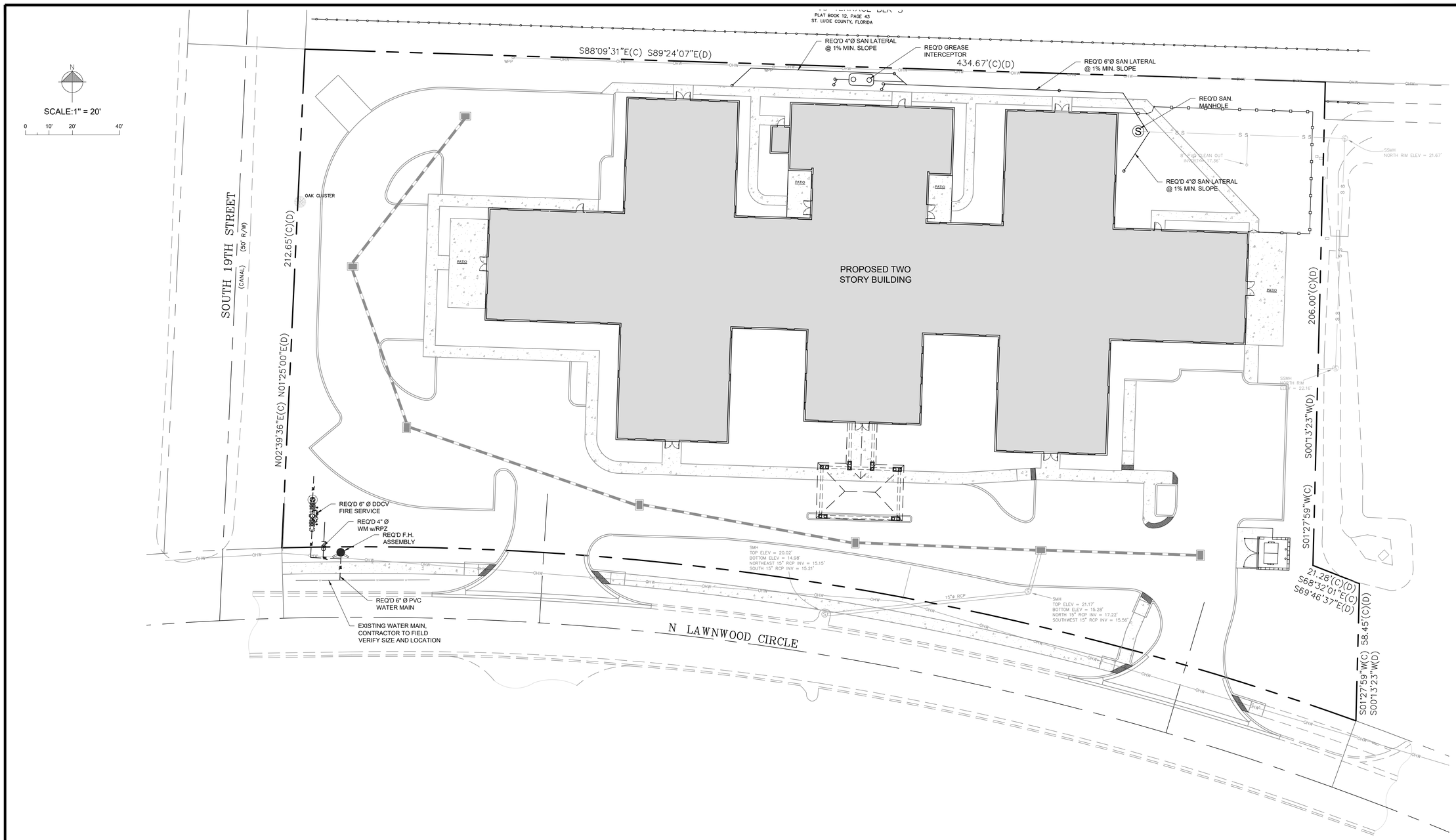
THIS SHEET: PAVING, GRADING AND DRAINAGE DETAILS

DRAWN BY: SGS | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE PLAN

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-4

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900-PGD Details.dwg

Sunshine State One Call 811



LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Sunshine State 811 One Call

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900 UTILITY PLAN.dwg

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D Vero Beach, Florida 32960
100 S. 2nd Street, Unit 209 Fort Pierce, Florida 34950
4620 Lipscomb Street NE, Suite 2 Palm Bay, Florida 32905

SEAL

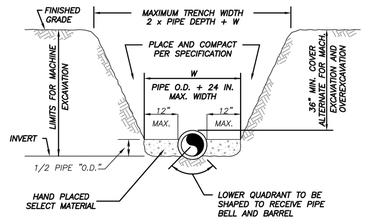
ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET UTILITY PLAN

DRAWN BY
CHECKED BY JWM
APPROVED BY JWM
SCALE: 1"=20'

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-5



NOTES:

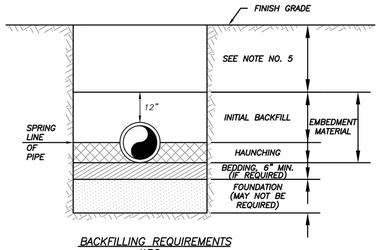
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

TYPICAL TRENCH DETAILS			M-1
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLM	COMPUTER FILE # MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: JLM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

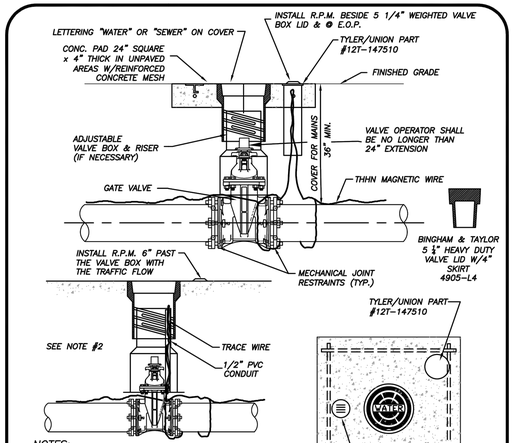
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS			M-2
03-09 NOTES		SLL	JLC
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLM	COMPUTER FILE # MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: JLM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



NOTES:

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

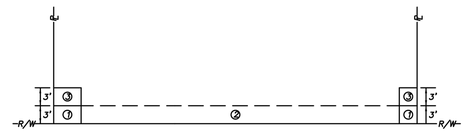
TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL			M-6
2015 RPM PLACEMENT		SLL	JLC
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

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.



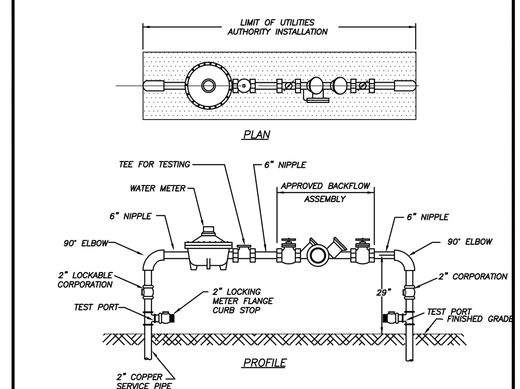
NOTES:

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		SLL	
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



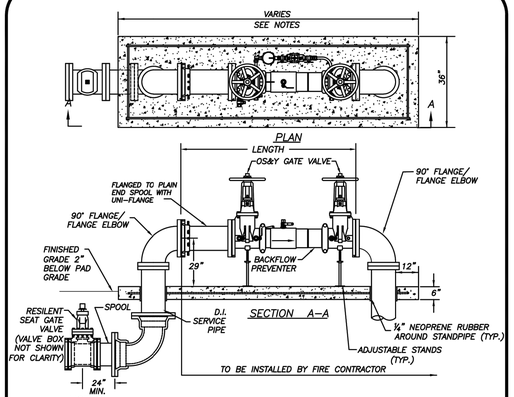
NOTES:

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)			W-8
03-09 DESIGN		SLL	JLC
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



NOTES:

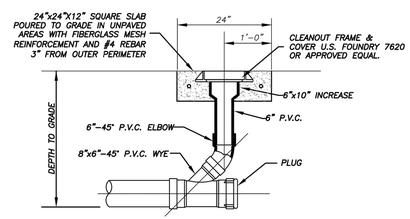
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA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

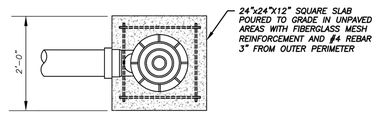
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE

(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE			W-10
03-09 CONCRETE PAD		SLL	JLC
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	





TERMINAL CLEANOUT DETAIL (COMMERCIAL)

(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER			S-4B
10-06		RBC	
DATE:	REVISION:	BY:	APP'D:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3	

Sunshine State 811 One Call

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900-Utility Details.dwg

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
4620 Lipscomb Street NE, Suite 2 Palm Bay, Florida 32905
100 S. 2nd Street, Unit 209 Fort Pierce, Florida 34950
700 22nd Place, Suite 2C/2D Vero Beach, Florida 32960

SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET UTILITY DETAILS

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1" = 30'

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO. C-6

N

SCALE:1" = 20'

0 10' 20' 40'

PLAT BOOK 12, PAGE 43
ST. LUCIE COUNTY, FLORIDA

6' VINYL FENCE

S88°09'31"E(C) S89°24'07"E(D)

434.67'(C)(D)

SET IB

P.O.B.
FND 4X4 CM
NO ID
0.73' S, 0.20' W

FND 1/2" IB
NO ID
0.02' N, 0.63' W

6' VINYL FENCE
0.11' E

FND 5/8" IB & C
PSM 4049

ESB

ICV

WEL

INV = 19.52

15"ø RCP

INV = 19.49

SOUTH 19TH STREET
(CANAL)
(50' R/W)

212.65'(C)(D)

N02°39'36"E(C) N01°25'00"E(D)

OAK CLUSTER

INSTALL 211 LF SILT FENCE EROSION CONTROL

INSTALL 432 LF SILT FENCE EROSION CONTROL

INSTALL 282 LF SILT FENCE EROSION CONTROL

206.00'(C)(D)

S00°13'23"W(D)

S01°27'59"W(C)

SSMH
NORTH RIM ELEV = 21.40'
EAST 8" PVC INV = 15.36'
WEST 8" PVC INV = 15.49'

8" PVC CLEAN OUT
INVERT = 16.62'

8" PVC CLEAN OUT
INVERT = 17.45'

8" PVC CLEAN OUT
INVERT = 17.36'

SSMH
NORTH RIM ELEV = 21.67'

8" PVC CLEAN OUT
INVERT = 17.79'

CATCH BASIN
TOP GRATE ELEV = 20.90'
BOTTOM ELEV = 17.91'
EAST 15" RCP INV = 18.39'

15"ø RCP

SSMH
NORTH RIM
ELEV = 22.16'

SSMH
SOUTH RIM ELEV = 21.67'
EAST 8" PVC INV = 15.58'

CATCH BASIN
TOP GRATE ELEV = 20.95'
BOTTOM ELEV = 16.85'
WEST 15" RCP INV = 17.38'
SOUTH 15" RCP INV = 17.41'

12" PVC "WATER"

FIRE HYDRANT
TOP BOLT = 24.83'

8" PVC CLEAN OUT
INVERT = 17.47'

12" PVC "WATER"

15"ø RCP

8" PVC CLEAN OUT
INVERT = 17.24'

8" PVC CLEAN OUT
INVERT = 17.51'

INSTALL 464 LF SILT FENCE EROSION CONTROL

FND 5/8" IB
NO ID
0.92' S, 0.99' E

SMH
TOP ELEV = 20.02'
BOTTOM ELEV = 14.98'
NORTHEAST 15" RCP INV = 15.15'
SOUTH 15" RCP INV = 15.21'

ANC

CPP

15"ø RCP

SMH
TOP ELEV = 21.17'
BOTTOM ELEV = 15.28'
NORTH 15" RCP INV = 17.22'
SOUTHWEST 15" RCP INV = 15.56'

TEMPORARY CONSTRUCTION ENTRANCE

FND 1/2" IB
NO ID
0.03' N, 0.18' W

21.28'(C)(D)
S68°32'01"E(C)
S69°46'37"E(D)

SET IB

CATCH BAS
TOP GRATE

S01°27'59"W(C) 58.45'(C)(D)
S00°13'23"W(D)

FND 1/2" IB
NO ID
0.14' N, 0.01' W

CONC S/W

N LAWNWOOD CIRCLE
ASPHALT (60' R/W)

EX. CONC CURB & GUTTER

EX. CONC CURB & GUTTER

CENTERLINE

TOB

OHW

WPP

S F

ANC

Sunshine State One Call 811

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900 SWPPP.dwg

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SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO.

C-7

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.

8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.

10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.

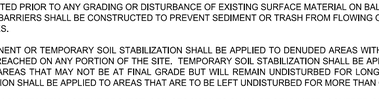
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

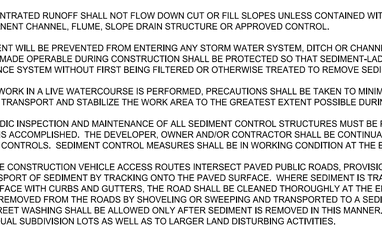
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

18. NOI TO BE POSTED ON SITE.

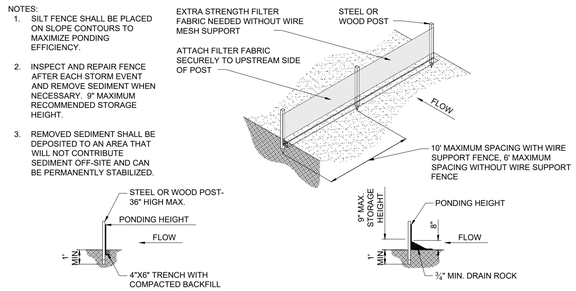
19. DEWATERING ACTIVITIES:
- A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
- B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
- C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
- D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.



SECTION A-A



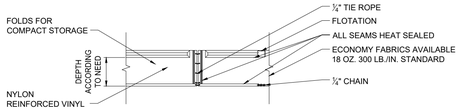
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.



TRENCH DETAIL

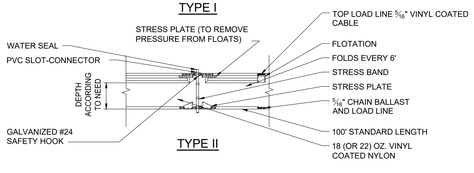
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.



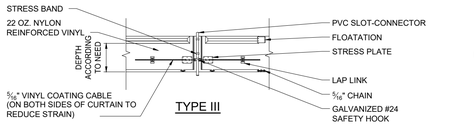
TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE I



TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

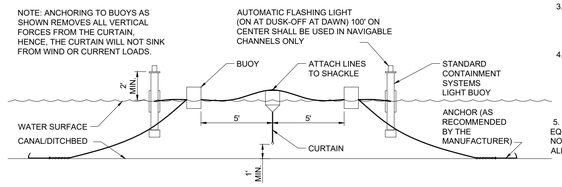
TYPE II



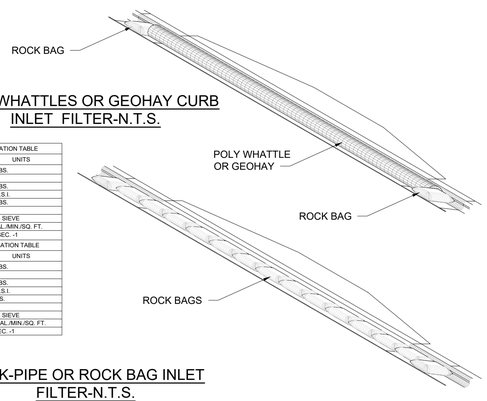
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

TYPE III

BLOW-UP OF SHACKLE CONNECTION



ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

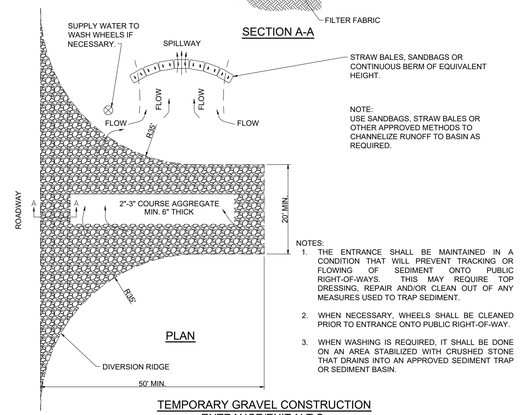


POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

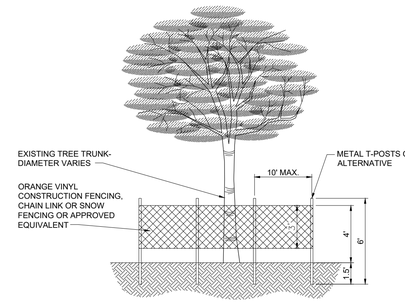
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	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 P.S.I.
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

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

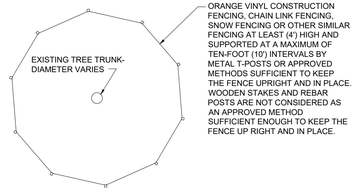
SECTION A-A



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



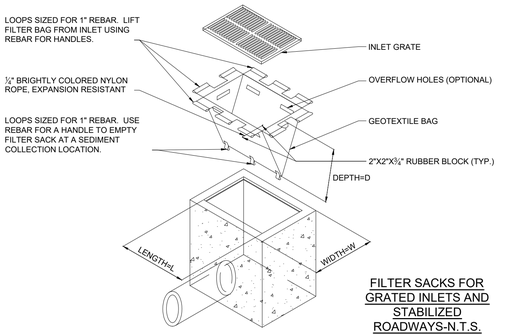
ELEVATION



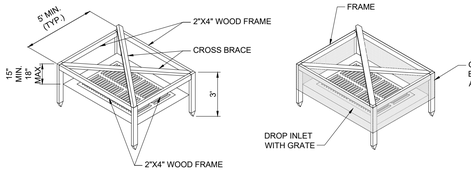
PLAN

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. 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.

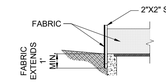


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.

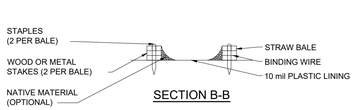


VIEW OF FRAME WITHOUT SILT FENCE

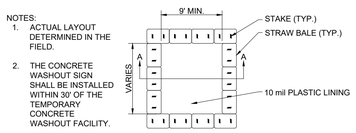
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.



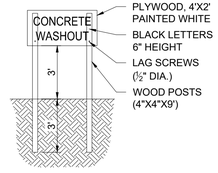
SECTION B-B



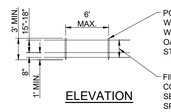
PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES

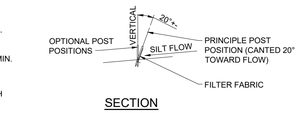
CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



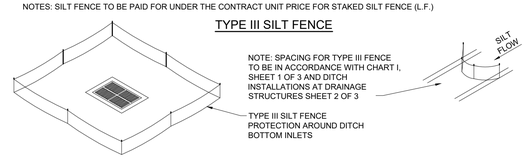
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES A TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.

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100 S. 2nd Street, Unit 209
Fort Pierce, Florida 34950

SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: STORMWATER POLLUTION PREVENTION DETAILS

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: N/A

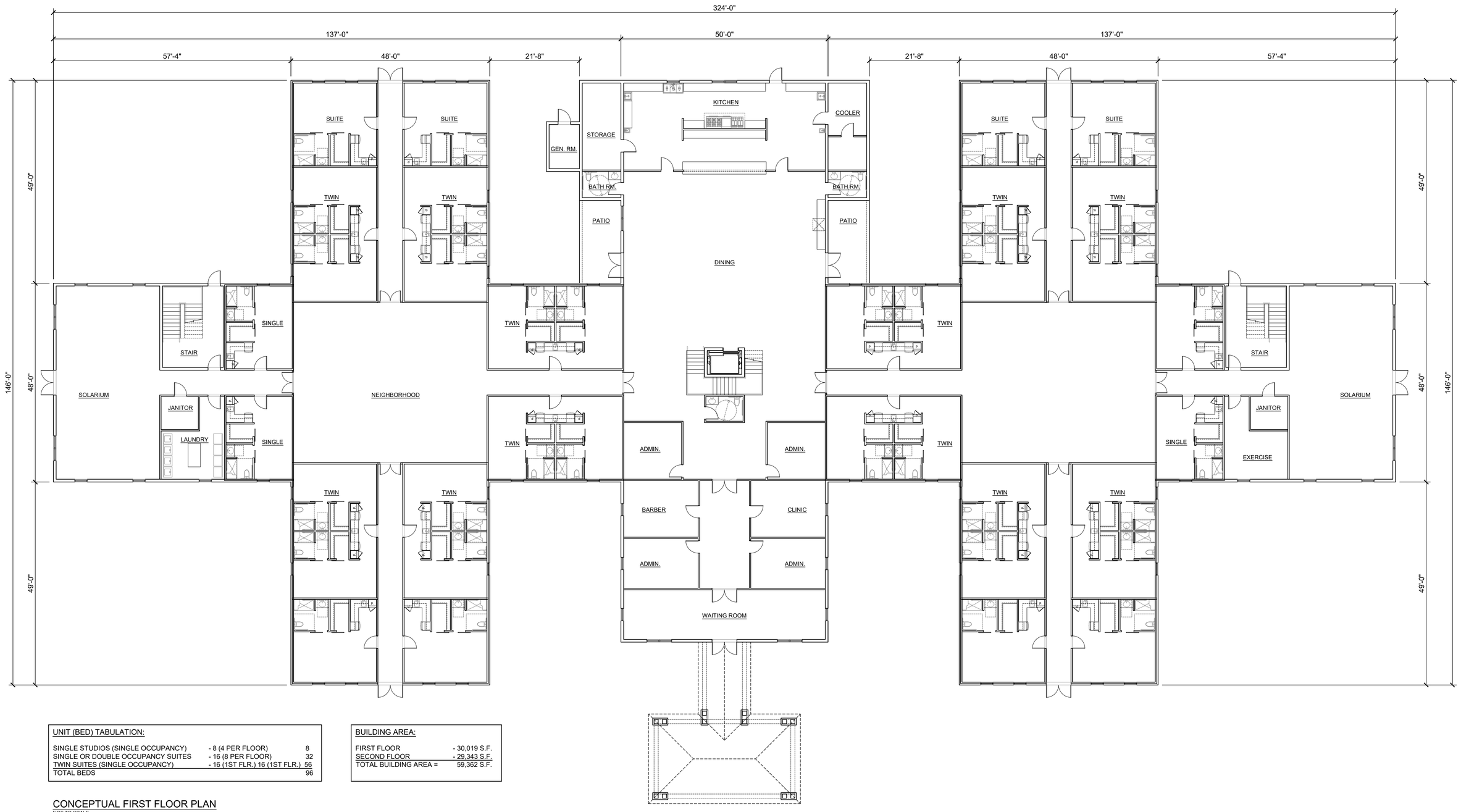
PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO.
C-8

FILE: S:\CADD\Ft. Pierce ALF\Civil\17-1900 SWPPP_DETAIL.dwg

Sunshine State 811 One Call

Primary Building Color - Polar White
Trim - Almond

Roof - Galvalume Metal

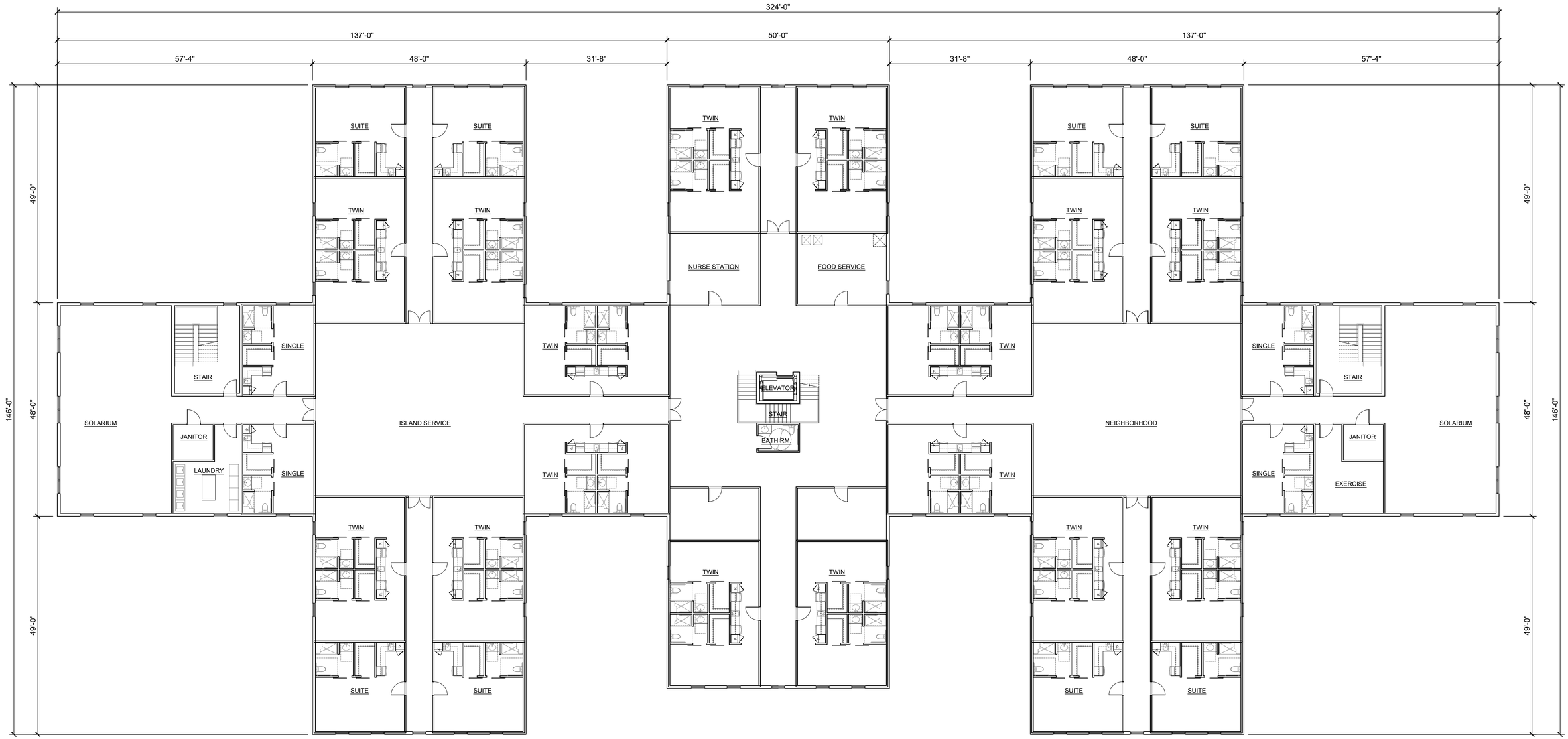


UNIT (BED) TABULATION:		
SINGLE STUDIOS (SINGLE OCCUPANCY)	- 8 (4 PER FLOOR)	8
SINGLE OR DOUBLE OCCUPANCY SUITES	- 16 (8 PER FLOOR)	32
TWIN SUITES (SINGLE OCCUPANCY)	- 16 (1ST FLR.) 16 (1ST FLR.)	56
TOTAL BEDS		96

BUILDING AREA:	
FIRST FLOOR	- 30,019 S.F.
SECOND FLOOR	- 29,343 S.F.
TOTAL BUILDING AREA =	59,362 S.F.

CONCEPTUAL FIRST FLOOR PLAN

NOT TO SCALE

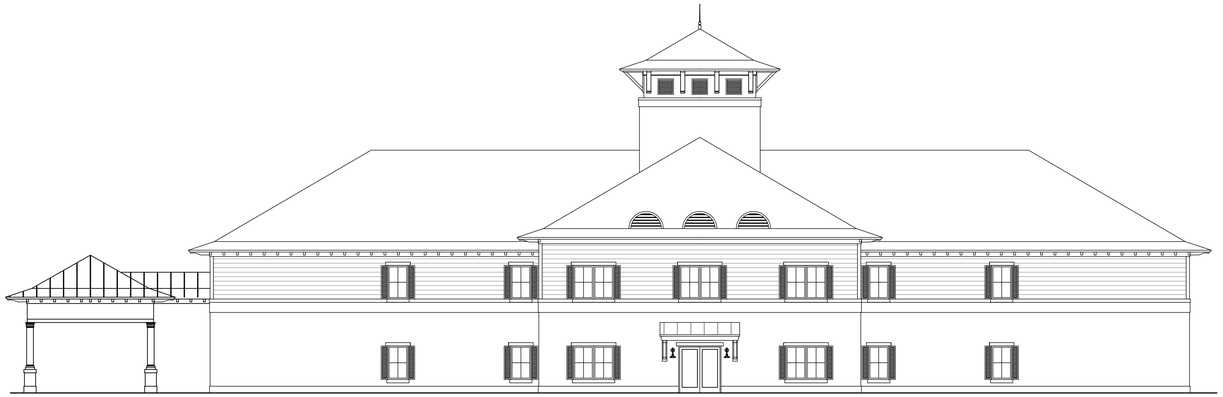


UNIT (BED) TABULATION:		
SINGLE STUDIOS (SINGLE OCCUPANCY)	- 8 (4 PER FLOOR)	8
SINGLE OR DOUBLE OCCUPANCY SUITES	- 16 (8 PER FLOOR)	32
TWIN SUITES (SINGLE OCCUPANCY)	- 16 (1ST FLR.) 16 (1ST FLR.)	56
TOTAL BEDS		96

BUILDING AREA:	
FIRST FLOOR	- 30,019 S.F.
SECOND FLOOR	- 29,343 S.F.
TOTAL BUILDING AREA =	59,362 S.F.

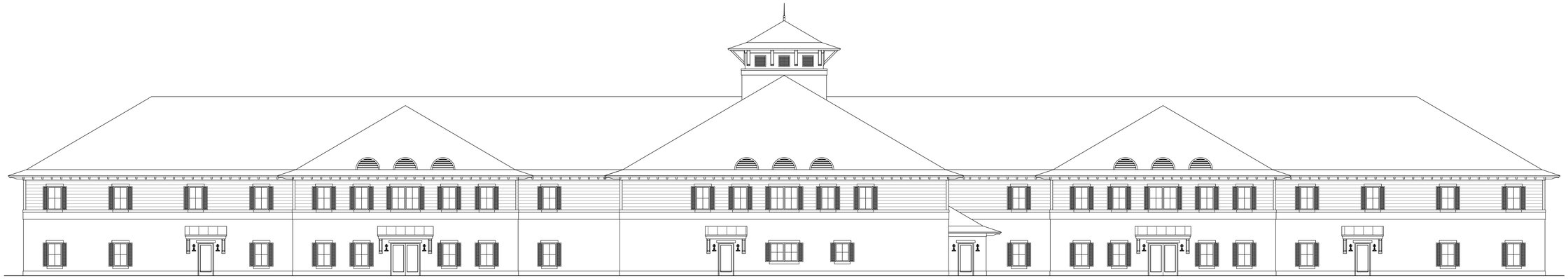
CONCEPTUAL SECOND FLOOR PLAN

NOT TO SCALE

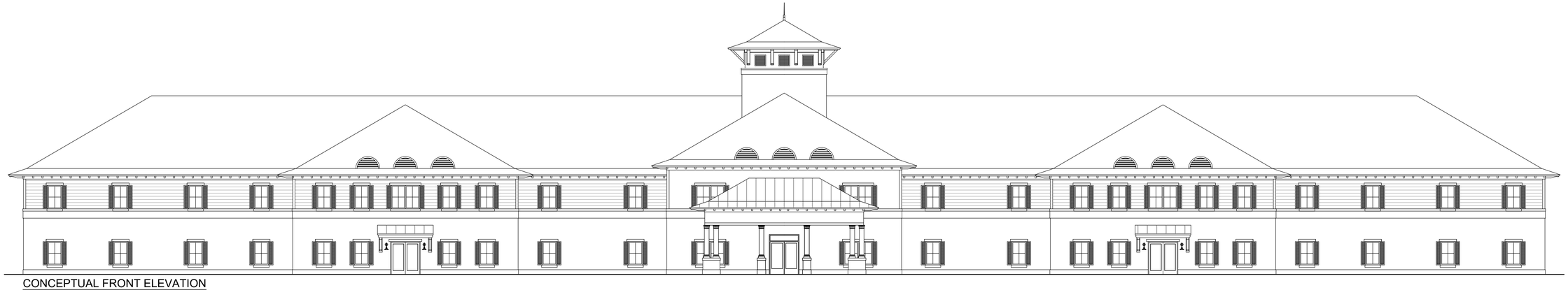


CONCEPTUAL RIGHT ELEVATION

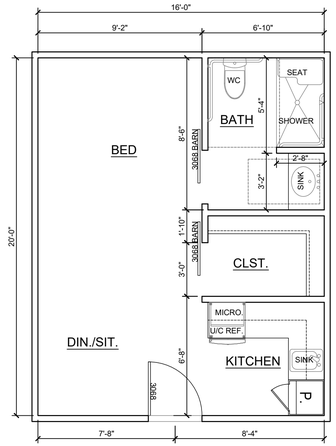
CONCEPTUAL LEFT ELEVATION



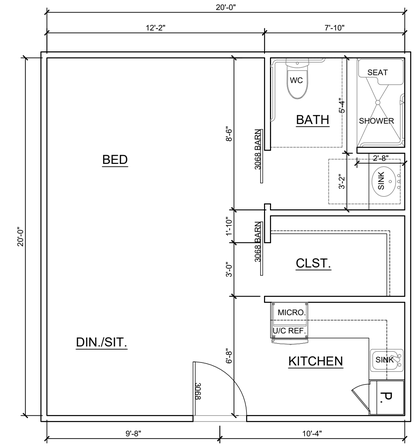
CONCEPTUAL REAR ELEVATION



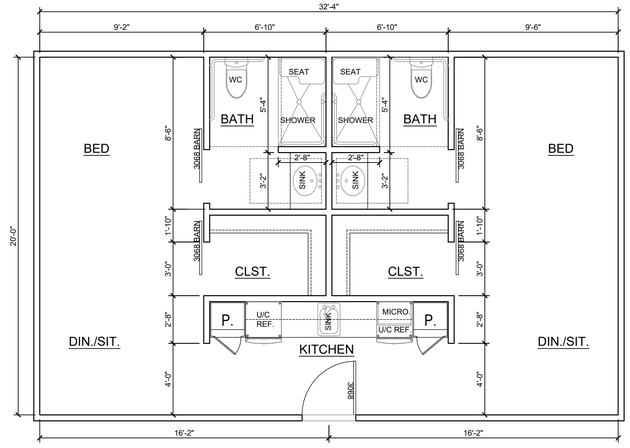
CONCEPTUAL FRONT ELEVATION



SINGLE UNIT
344 S.F.

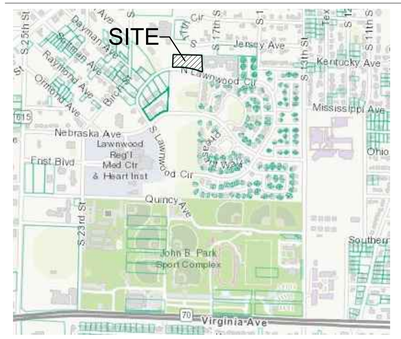


SUITE UNIT
427 S.F.



TWIN UNIT
671 S.F.

Location Map



Legal Description

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Mitigation Table

LAUREL OAK TREES TO REMAIN (INCHES)	30

Existing Plant Symbol Key

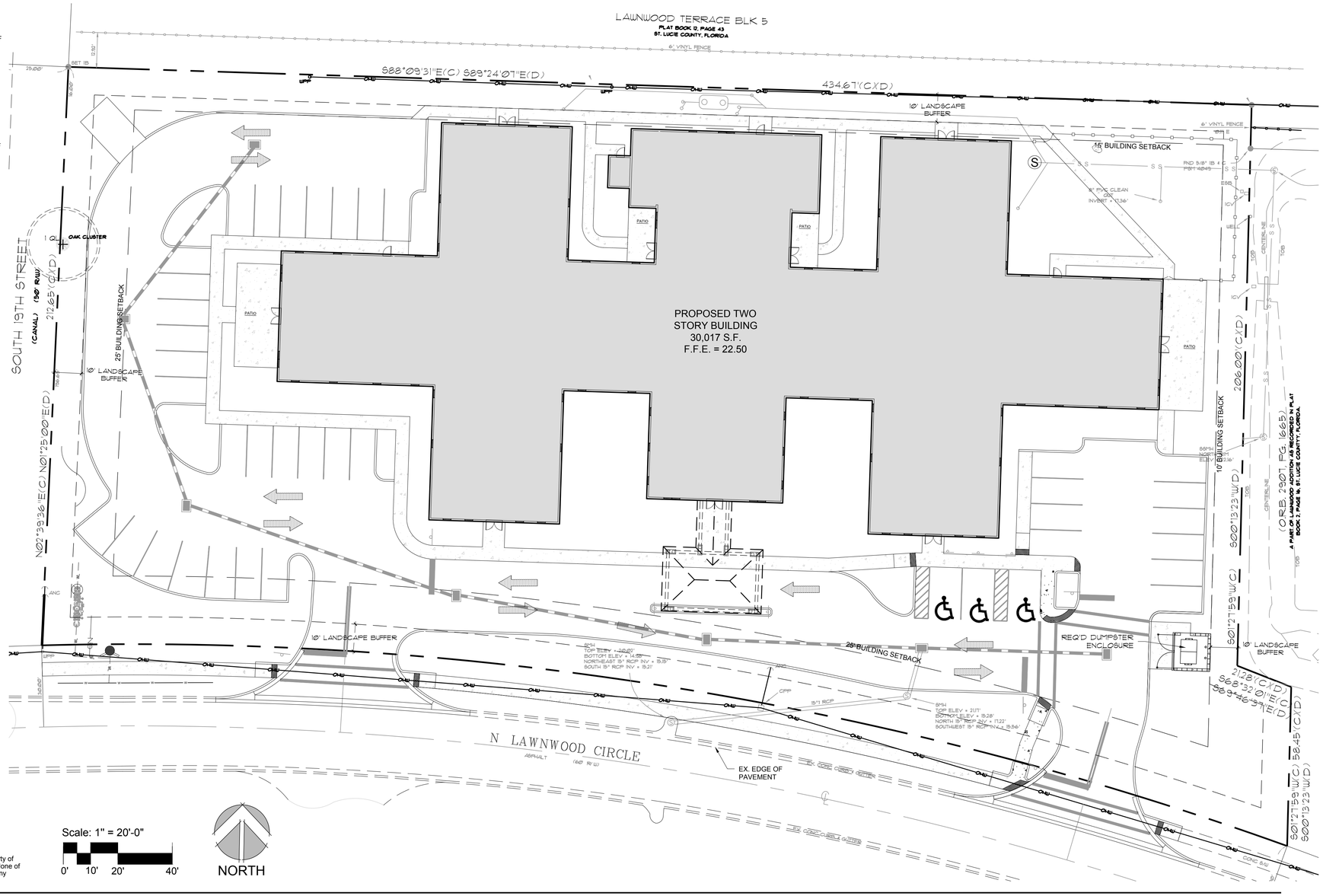
+ EXISTING TREE TO REMAIN

Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN



Scale: 1" = 20'-0"

0' 10' 20' 40'

NORTH

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Mike@McCartyLandPlanning.com

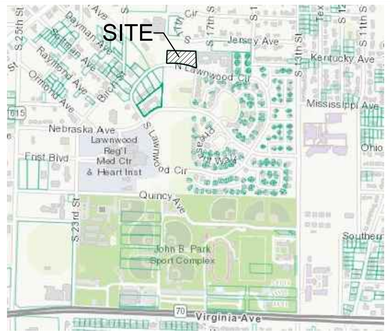
American Veteran Homes
1600 N. Lawnwood Circle
Fort Pierce, Florida
Tree Management Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SIGNS LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1" = 20'-0"
Drawing Date	11/1/19
	1/30/20

L-1

Location Map



Legal Description

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Site Data

PARCEL NUMBER	2416-504-0211-000-2
TOTAL PARCEL AREA	99,788 SF / 2.29 AC.
ZONING	R4- MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE	R4- MEDIUM DENSITY RESIDENTIAL
CURRENT USE	VACANT
PROPOSED USE	ASSISTED LIVING FACILITY

Landscape Data

NORTH PROPERTY LINE — 4,120 SF

	REQ.	PROV.
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	21	21 PLANTED TREES

EAST PROPERTY LINE — 2,729 SF

	REQ.	PROV.
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 (13 PLANTED TREES + 3 PALMS CREDITED 3:1)

SOUTH PROPERTY LINE — 3,940 SF

	REQ.	PROV.
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	13	13 (7 PLANTED TREES + 18 PALMS CREDITED 3:1)

WEST PROPERTY LINE — 2,130 SF

	REQ.	PROV.
1 TREE / 200 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	11	11 (8 PLANTED TREES+ 1 TREE CREDIT + 6 PALMS CREDITED 3:1)

VUA LANDSCAPING

	REQ.	PROV.
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 27,611 SF / 15)	1,841	1,888
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	18	18 (11 PLANTED TREES + 21 PALMS CREDITED 3:1)

Existing Plant Symbol Key

EXISTING TREE TO REMAIN

Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
PEA1^	8	Ptychosperma elegans	Alexander Palm	12' OA, single trunk, FF	AS
PEA3^	5	Ptychosperma elegans	Alexander Palm	12' OA, triple trunk, FF	AS
PHS^	2	Phoenix sylvestris	Sylvester Palm	12' CT, FF, fancy cut trunk, matching	AS
SP*^	48	Sabal palmetto	Sabal Palm	10', 12', 16' CT, stagger heights	AS
TR*^	7	Thrinax radiata	Florida Thatch Palm	7' OA, multi, matching	AS
TREES					
AR*^	15	Acer rubrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
CES*^	14	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'x 5', 2.5" CAL. min.	AS
GAS	6	Gardenia jasminoides 'Standard'	Gardenia Standard	5'x 3', matching	AS
HRS^	1	Hibiscus rosa-sinensis 'Seminole Pink' standard	Hibiscus Standard	5'x 3', matching	AS
IC*^	24	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
PU^	2	Pandanus utilis	Screwpine	10'x 10', specimen, 8 head min.	AS
QV*^	9	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AO^	6	Alcantarea odorata	Odorata Bromeliad	26"x 26", full	A.S.
AZV^	104	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	30" OC
BOA	170	Begonia odorata 'Alba'	White Angel Begonia	3g, 18"x 18"	24" OC
CC^	33	Chamaedorea cataractarum	Cat Palm	4'x 4', full	AS
CI*^	153	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
CVM^	38	Codiaeum variegatum 'Mango'	Mango Croton	7g, 30"x 24"	30" OC
EL*^	340	Ernodea littoralis	Golden Beach Creeper	3g, 12"x 14"	18" OC
LM^	523	Liriope muscari 'Super Blue'	Liriope	3g, 18"x 18"	24" OC
MF*^	447	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MS^	217	Microsorum scolopendrium	Wart Fern	1g, 12"x 18"	18" OC
NCR^	26	Neomarica caerulea regina	Giant Apostle's Iris	3g, 30"x 24"	30" OC
PL*^	236	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 24"x 24"	30" OC
PM6	76	Podocarpus macrophyllus 'Maki'	Podocarpus	6'x 2.5'	30" OC
SA^	34	Schefflera arboricola	Green Dwarf Schefflera	3g, 24"x 24"	30" OC
SN^	3	Strelitzia nicolai	White Bird of Paradise	10' OA, full	A.S.
SR^	7	Strelitzia reginae	Orange Bird of Paradise	7g, 36"x 30"	A.S.
TA	215	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC
TD*^	39	Tripsacum dactyloides	Fakahatchee Grass	3g, 36"x 30"	36" OC
TF*^	449	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC

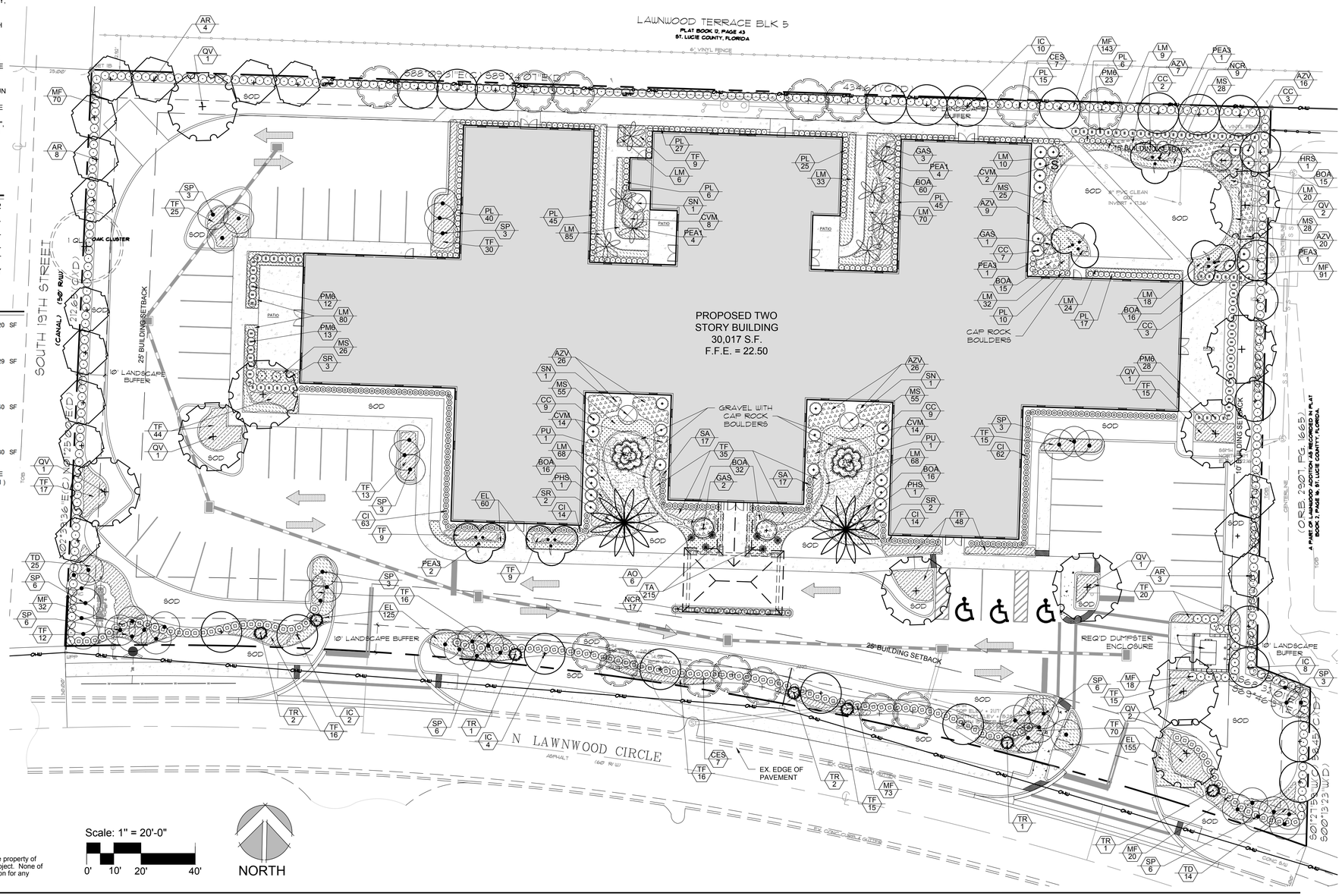
*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

SOD - ST. AUGUSTINE PALMETTO	
CAP ROCK BOULDERS AVG. SIZE 3'x4'	19
BROWN RIVER GRAVEL WITH WEED FABRIC (EST. SF)	820 SF

Landscape Notes

1. Plant and landscape materials shall conform to the standards for Florida No. 1, as given in the Grades and Standards for Nursery Plants, Parts I & II, as prepared by the Florida Dept. of Agriculture and Consumer Services.
2. A 3" thick layer of organic non-cypress mulch shall be applied to all landscape and planting areas.
3. All exotic vegetation to be removed from development area.
4. An automatic irrigation system shall be installed that is capable of providing 100% coverage to all landscape and planting areas and have an automatic moisture sensor.
5. Irrigation source to be existing well. Irrigation plans shall be provided prior to issuance of building permit.
6. Existing trees that are to remain shall be barricaded according to St Lucie County Ordinances.
7. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
8. For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
9. No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or-pad mounted transformer. Palms should be planted at a distance equal to or greater than the average front length plus two (2) feet from power lines.
10. In the event that existing trees have been credited toward code required trees and the existing remaining vegetation doesn't satisfy the code additional trees shall be installed to meet the intent of the SLC general landscape requirements.



Scale: 1" = 20'-0"

0' 10' 20' 40'

NORTH

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American Veteran Homes

1600 N. Lawnwood Circle
Fort Pierce, Florida

Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE JOSS LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1" = 20'-0"
Drawing Date	11/1/19
	1/30/20

L-2

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. 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 Landscape Architect.

CONTAINER GROWN STOCK

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 good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough 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. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

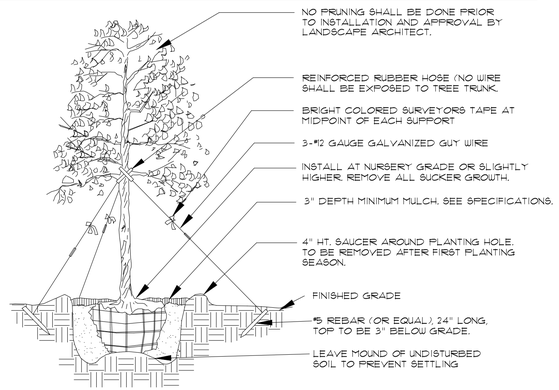
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

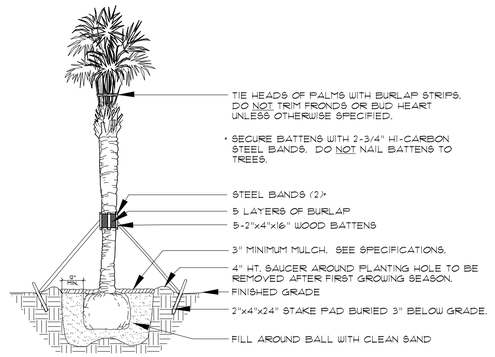
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



Tree Planting

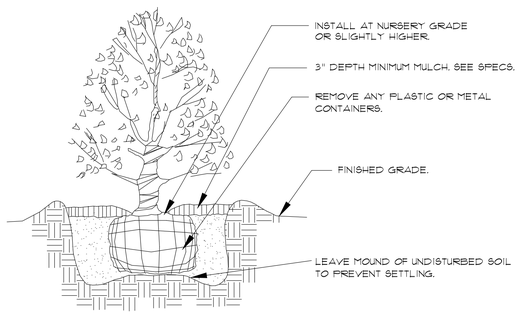
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
PEA1^	8	Ptychosperma elegans	Alexander Palm	12' OA, single trunk, FF	AS
PEA3^	5	Ptychosperma elegans	Alexander Palm	12' OA, triple trunk, FF	AS
PHS^	2	Phoenix sylvestris	Sylvester Palm	12' CT, FF, fancy cut trunk, matching	AS
SP*^	48	Sabal palmetto	Sabal Palm	10', 12', 16' CT, stagger heights	AS
TR*^	7	Thrinax radiata	Florida Thatch Palm	7' OA, multi, matching	AS
TREES					
AR*^	15	Acer rubrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
CES*^	14	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'x 5', 2.5" CAL. min.	AS
GAS	6	Gardenia jasminoides 'Standard'	Gardenia Standard	5'x 3', matching	AS
HRS^	1	Hibiscus rosa-sinensis 'Seminole Pink' standard	Hibiscus Standard	5'x 3', matching	AS
IC*^	24	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
PU^	2	Pandanus utilis	Screwpine	10'x 10', specimen, 8 head min.	AS
QV*^	9	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AO^	6	Alcantarea odorata	Odorata Bromeliad	26"x 26", full	A.S.
AZV^	104	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	30" OC
BOA	170	Begonia odorata 'Alba'	White Angel Begonia	3g, 18"x 18"	24" OC
CC^	33	Chamaedorea cataractarum	Cat Palm	4'x 4', full	AS
CI*^	153	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
CVM^	38	Codiaeum variegatum 'Mango'	Mango Croton	7g, 30"x 24"	30" OC
EL*^	340	Ernodea littoralis	Golden Beach Creeper	3g, 12"x 14"	18" OC
LM^	523	Liriope muscari 'Super Blue'	Liriope	3g, 18"x 18"	24" OC
MF*^	447	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MS^	217	Microsorum scolopendrium	Wart Fern	1g, 12"x 18"	18" OC
NCR^	26	Neomarica caerulea regina	Giant Apostle's Iris	3g, 30"x 24"	30" OC
PL*^	236	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 24"x 24"	30" OC
PM6	76	Podocarpus macrophyllus 'Maki'	Podocarpus	6'x 2.5'	30" OC
SA^	34	Schefflera arboricola	Green Dwarf Schefflera	3g, 24"x 24"	30" OC
SN^	3	Strelitzia nicolai	White Bird of Paradise	10' OA, full	A.S.
SR^	7	Strelitzia reginae	Orange Bird of Paradise	7g, 36"x 30"	A.S.
TA	215	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC
TD*^	39	Tripsacum dactyloides	Fakahatchee Grass	3g, 36"x 30"	36" OC
TF*^	449	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Misc.

SOD - ST. AUGUSTINE PALMETTO	
CAP ROCK BOULDERS AVG. SIZE 3'x4'	19
BROWN RIVER GRAVEL WITH WEED FABRIC (EST. SF)	820 SF

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McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

American Veteran Homes
1600 N. Lawnwood Circle
Fort Pierce, Florida
Landscape Details

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale
Drawing Date 11/1/19
1/30/20

L-3

Location Map

Legal Description

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTYY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CLACULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Site Data

PARCEL NUMBER	2416-504-0211-000-2
TOTAL PARCEL AREA	99,788 SF / 2.29 AC.
ZONING	R4- MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE	R4- MEDIUM DENSITY RESIDENTIAL
CURRENT USE	VACANT
PROPOSED USE	ASSISTED LIVING FACILITY

Existing Plant Symbol Key

+ EXISTING TREE TO REMAIN

Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN

General Irrigation Notes

1. Irrigation backflow device to be installed as per local code requirements.
2. Irrigation system shall comply with all local codes and industry standards.
3. Rain Gauge/Moisture sensor to be installed as per local code requirements.
4. Irrigation Contractor to verify final location of irrigation controller with General Contractor.
5. If irrigation water is to be supplied by well, final/ existing location of well and required equipment to be verified by Irrigation Contractor and General Contractor.
6. Irrigation Contractor shall be responsible for all zoning and valve locations.
7. Mainline location is approximate and maybe adjusted as necessary.
8. Automatic irrigation system to provide head-to-head coverage and 100% overlap.
9. All watering times shall comply to all local code requirements.
10. Irrigation Contractor to adjust all heads to not over spray onto hardscape or any structure.
11. Irrigation Plan is designed to be a guideline for the design of the irrigation system layout, adjustments may be necessary to achieve coverage goals in the field.
12. POC to be determined.
13. Backflow to meet all county codes.

***Install flood bubbler at base of all new palms and / or trees.**

Pipe Sizes

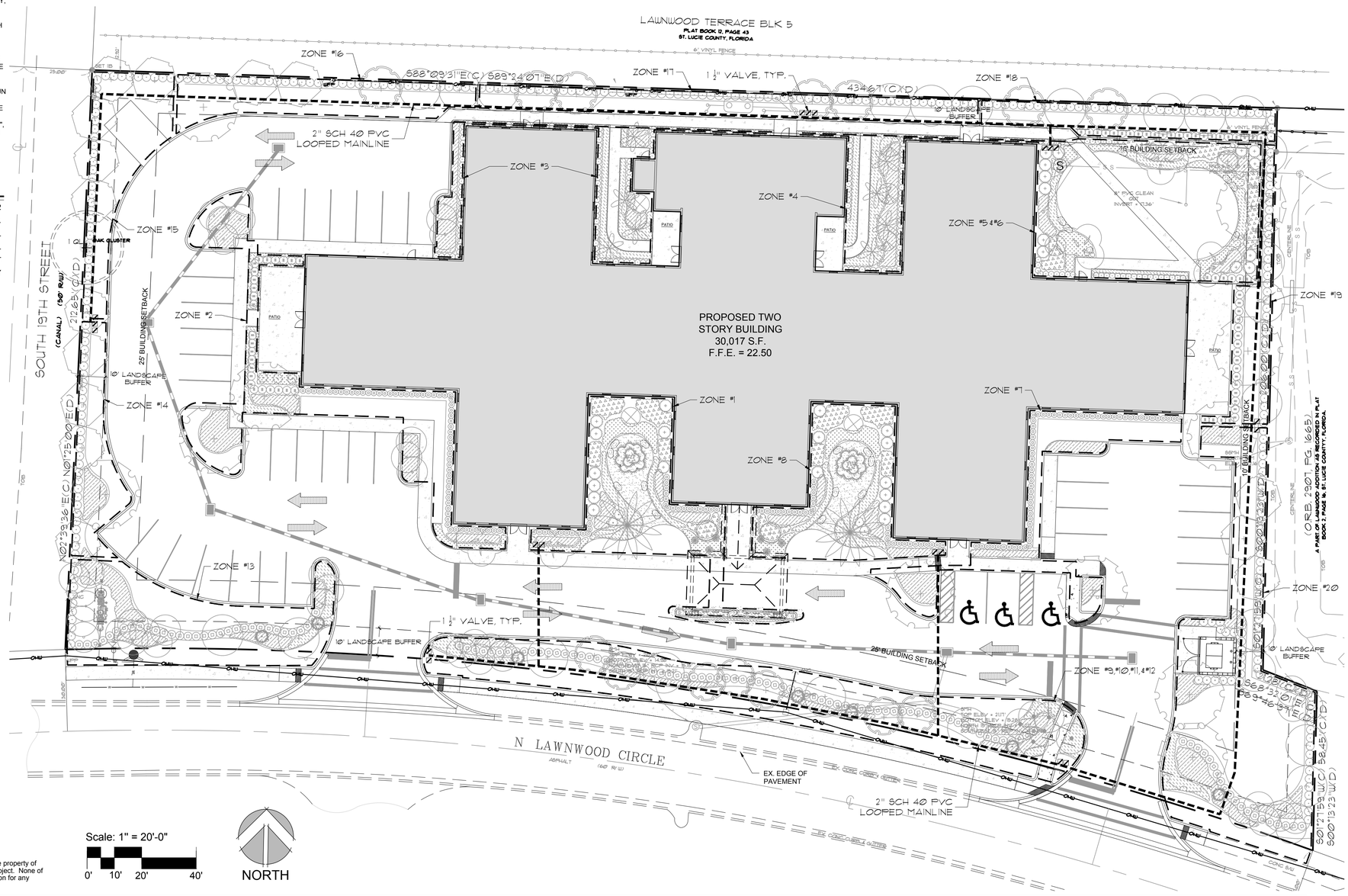
2" SCH 40 MAINLINE
1 ½" PVC ZONE LINES

Irrigation Components

PUMP - 2 HP 40-60 GPM

VALVE - 1 ½" RAINBIRD

CONTROLLER - RAINBIRD (ESP-ME)



Scale: 1" = 20'-0"
0' 10' 20' 40'

NORTH

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

American Veteran Homes

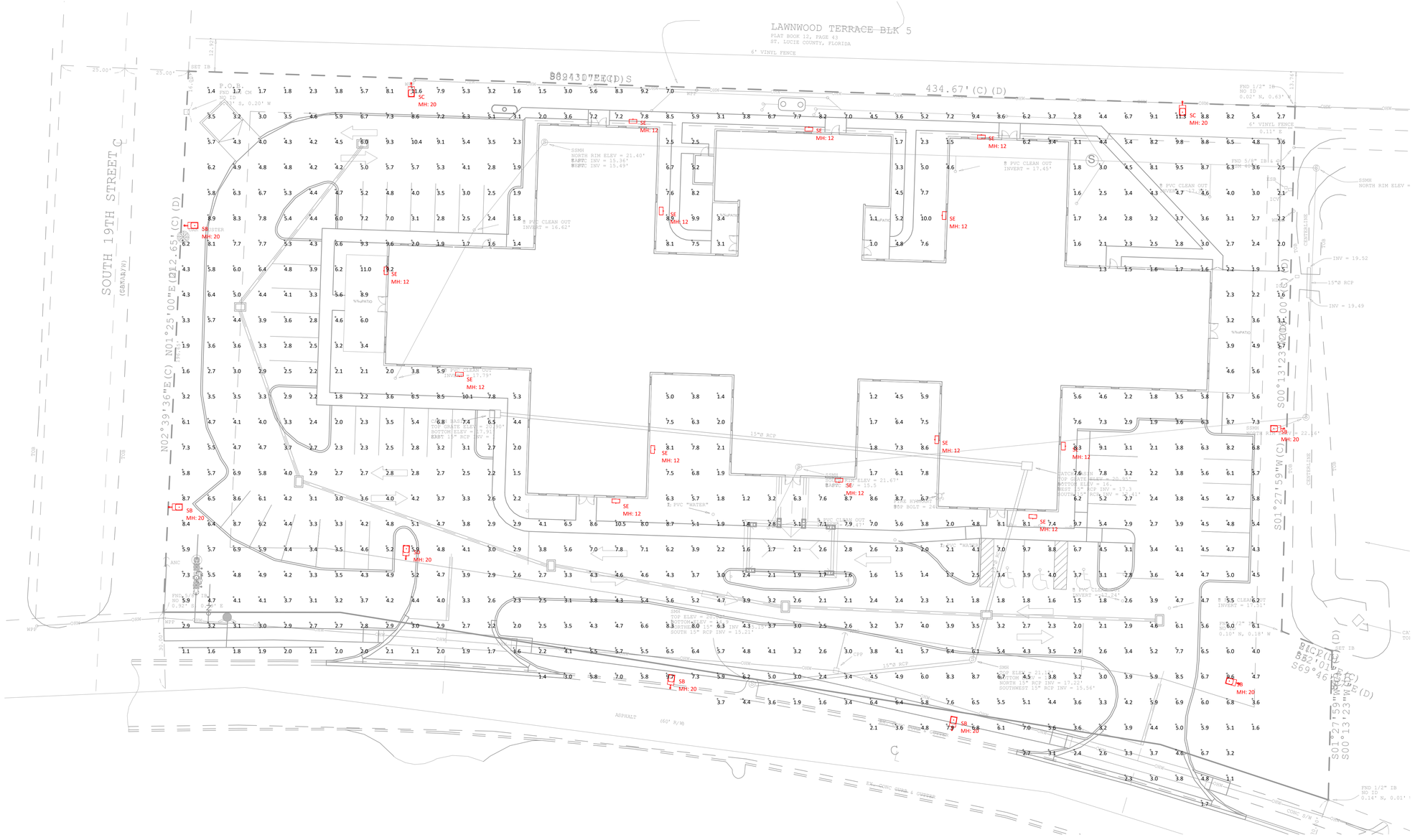
1600 N. Lawnwood Circle
Fort Pierce, Florida

Irrigation Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SOUTO LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1" = 20'-0"
Drawing Date	11/6/19
	1/30/20

Ir-1


LAWNWOOD TERRACE BLK 5
PLAT BOOK 12, PAGE 43
ST. LUCIE COUNTY, FLORIDA
6' VINYL FENCE
S89°43'07"E(D)S
434.67'(C)(D)
SOUTH 19TH STREET C
(80' R/W)
N02°39'36"E(C) N01°25'00"E(D) 212.65'(C)(D)
S00°13'23"W(D) 200.00'(C)(D)
S01°27'59"W(C)
SSMH
NORTH RIM ELEV = 21.40'
EAST: INV = 15.36'
WEST: INV = 15.49'
8" PVC CLEAN OUT
INVERT = 16.62'
8" PVC CLEAN OUT
INVERT = 17.45'
8" PVC CLEAN OUT
INVERT = 17.79'
8" PVC CLEAN OUT
INVERT = 17.51'
SSMH
NORTH RIM ELEV = 21.67'
EAST: INV = 15.5
15"Ø RCP
INV = 19.52
INV = 19.49
SSMH
NORTH RIM ELEV = 23.6'
SSMH
NORTH RIM ELEV =
SSMH
TOP ELEV = 20.00'
BOTTOM ELEV = 14.31'
NORTH 15" RCP INV = 15.21'
SOUTH 15" RCP INV = 15.21'
SSMH
TOP ELEV = 21.19'
BOTTOM ELEV = 14.56'
NORTH 15" RCP INV = 17.24'
SOUTHWEST 15" RCP INV = 15.56'
SSMH
TOP ELEV = 21.19'
BOTTOM ELEV = 14.56'
NORTH 15" RCP INV = 17.24'
SOUTHWEST 15" RCP INV = 15.56'
SSMH
TOP ELEV = 20.00'
BOTTOM ELEV = 14.31'
NORTH 15" RCP INV = 15.21'
SOUTH 15" RCP INV = 15.21

Mills, Short & Associates

CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

December 27, 2019

RE: American Veteran Homes - Traffic Statement
Site Address: 1600 N. Lawnwood Circle, Ft. Pierce Florida
Parcel ID: 2416-504-0211-000-2

Please find the following site information relative to the anticipated traffic demand for the proposed project.

Project Use: Congregate Care Facility
ITE Classification: Congregate Care Facility
Code: 253
Building Square footage: 59,362 s.f.; 52 Units
Average Daily Traffic: 2.02 trips per Dwelling Unit = **105.04 trips per day**
PM Peak Hour: 0.20 trips per Dwelling Unit = **10.4 trips per Peak PM Hour**

Trip Generation Rates from ITE 10th Edition

J. Wesley Mills, P.E.

Florida Registration No. 74145

Mills, Short & Associates
CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL
CERTIFICATION OF AUTHORIZATION 30698
700 22nd Place, Suite 2C
Vero Beach, Florida 32960
772.226.7282

Planning Board **6. d.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Preliminary Plat - Granada Street Properties

LOCATION

Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The Preliminary Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore, Staff recommends APPROVAL with the following condition:

The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Attachments

Staff Report and Supporting Documents

Applicant Packet & Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 03/02/2020 07:18 PM

Final Approval Date: 03/04/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Subdivision – Preliminary Plat (Granada Street Properties) Lots3, 4, 5, and 6, Block 7, Lots 1, 3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, Florida.**
BOARD DATE:	March 10, 2020

STAFF REPORT

Owner & Applicant: Granada Street Properties, LLC (Henry Louden)
500 S. Federal Highway, #1641
Hallandale, FL 33008

Applicant's Request: Approval of a Preliminary Plat

Location(s): Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, Florida.

Parcel ID: 2401-502-0074-000-7, 2401-502-0075-000-4, 2401-502-0076-000-1, 2401-502-0077-000-8, 2401-502-0084-000-0

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	RL

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-2

Parcel Acreage: 1.9 Acres

Staff Analysis:

Request

The applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 1.9 acres of land for the Granada Street Properties that is currently platted as eight (8) lots located at current Lots 3, 4, 5, and 6, Block 7, Lots 1, 3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, Florida.

The subject properties have a Future Land Use of Hutchinson Island Residential (HIR) 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. The proposed project is consistent with the Comprehensive Plan.

The subject properties are zoned Hutchinson Island Medium Density Residential (R-4A). The surrounding properties are zoned Hutchinson Island Medium Density Residential (R-4A) except for the parcels to the west which are zoned Single-Family Intermediate Density (R-2). The surrounding properties are occupied by single-family homes and multi-family developments.

The subdivision comprises a total of one parcel with 1.9 acres and will be subdivided into a total of 10 separate lots. Each lot will meet the minimum lot width, depth, and area requirements specified by the City Code. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code. The applicant, Granada Street Properties, LLC (Henry Louden) received an abandonment approval by the City Commission on August 5, 2019, for a portion of the subject properties.

Technical Review Committee

All affected departments have reviewed the proposed Preliminary Plat 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 Standards for Review

The City Planning Board shall consider whether the following standards have been met in its review of the application:

(1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

Currently the Granada Street right-of-way is not paved. Adequate vehicular access and traffic circulation will be determined at the time of Development and Design Review.

(2) The adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.

(3) That other applicable comprehensive plan policies are addressed by the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.

Staff Recommendation:
The Preliminary Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore, Staff recommends APPROVAL with the following condition:

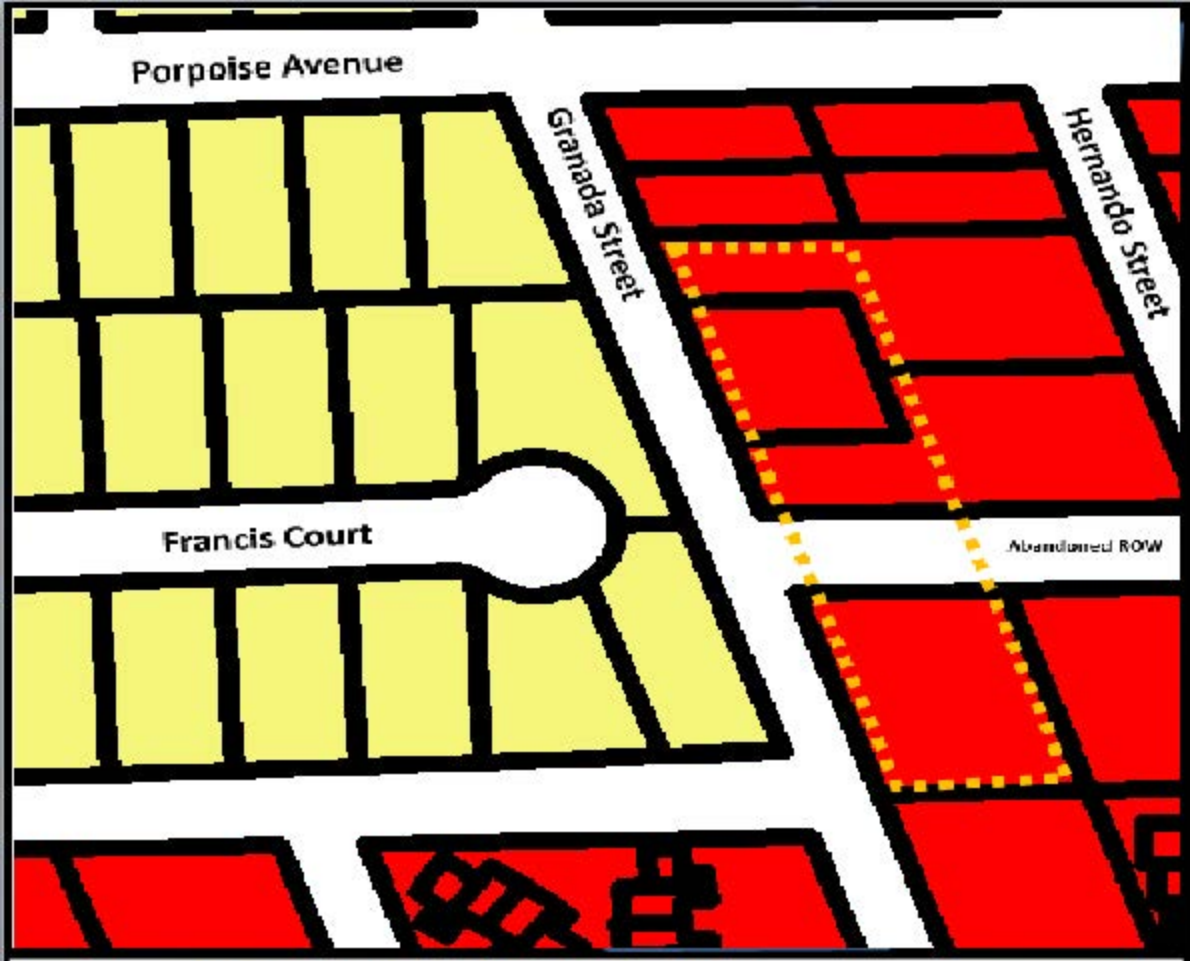
1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

N
W E
S

Granada Street Properties, LLC
Final Plat

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



N
W E
S

Granada Street Properties, LLC
Final Plat

THE SUNRISE CITY FORT PIERCE Florida

R4-A = **R-2** =

Zoning Map

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

Technical Review Committee meeting

Date October 17, 2019

TECHNICAL REVIEW PROJECT # 19-41000003 (Final Plat)

Final Plat – Granada Street Properties – Subdivision for 10 Single-Family Cottages

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

October 14, 2019

Project: **Granada Street Properties Subdivision Plat**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

1) I have no comments for this Project.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Granada St. Properties, LLC
500 S. Federal Highway #1641
Hallandale, FL. 33008
Re: Final Plat – Granada Street Properties

Dear Lennar Homes, Inc.,

The following are comments from the Planning Department's review of the application for a Final Plat in the R-4A, Hutchinson Island Medium Density Residential Zone:

1) The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@citypierce.com.

Sincerely,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Final Plat – Granada Street Properties
TRC No. 19-41000003

DATE : October 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 1, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [X] Do not recommend approval
- [ ] Recommend approval

- [X] Final Plat
- [ ] Building Permit
- [ ] C/O

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

- [X] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\G\Granada Street Properties\Plat\Submittal No. 1 - 100419\Final Plat Comments - 101619.docx

ENGINEERING COMMENTS:

1. Please forward a certified boundary survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances and Chapter 177 Florida State Statutes.
2. The property abuts Granada Street which has a 50' wide right-of-way; according to the City of Fort Pierce Code of Ordinances Section 18-11(e)(5) a minimum right-of-way width for local roads shall be 60'. Therefore, the developer shall provide half of the required additional right-of-way or 5' to the City of Fort Pierce for additional Granada Street right-of-way.
3. Update the Planning Department Approval to reference the current property zoning and appropriate section of the Fort Pierce Code as opposed to the referencing St. Lucie County Land Development and a PUD zoning.
4. On sheet 1 of 2, remove the following items: "Certificate of Approval by City Manager", "Certificate of Approval by the City Engineer", "Certificate of Approval by the County Attorney", and the "Certificate of Approval by County Surveyor".
5. Provide a "City Attorney" signature line which shall state the following:
   It is hereby certified that the foregoing plat is approved to form and sufficiency

   This ____day of_____2019

   _____
   Peter J. Sweeney, City Attorney
   City of Fort Pierce
3. Provide a "Certificate of Final Approval by the City Commission" which states the following:
   "Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 2019.

   _____
   Linda Cox, City Clerk
4. Provide a "Surveyor's Review Certificate" which shall state the following:
   It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

   This ____day of_____2019

   _____
   Gregory S. Fleming
   Professional Surveyor and Mapper
   Florida Certificate No. 4350

5. Advisory Comments:
   a. Prior to final plat approval, the developer shall have constructed a 5' wide public sidewalk, adjacent to the western property boundary, or have a bonding mechanism in place for the future construction of this sidewalk.

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

b. Additional comments may be forthcoming upon the completion of Northstar Geomatics review.

JRA/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
OCT 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 10.17.19
Property Address: Granada St.
Property Name: Granada Street Properties
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

- ☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☑ 2. Pre-construction meeting with the City's Building Department is requested.
- ☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- ☑ 4. Means of egress is required.
- ☑ 5. Means of ingress is required.
- ☑ 6. Must meet the ~~following~~ Accessibility requirements:
  - ☐ Accessible route
  - ☐ Handicapped parking spaces
  - ☐ Means of egress
- ☐ 7. Change of Use required
  - ☐ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☑ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☑ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☐ 13. Sprinkler system is required. POSSIBLE
- ☑ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10-14-19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Final Plat – Granada Street Properties
TRC No. 19-41000003

DATE : January 14, 2020

RECEIVED
JAN 14 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 30, 2019:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Do not recommend approval
- [x] Recommend approval

- [x] Final Plat
- [ ] Building Permit
- [ ] C/O

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

- [ ] See attached for engineering comments

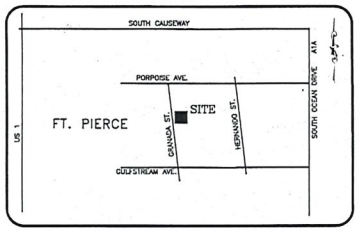
JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\G\Granada Street Properties\Plat\Submittal No. 3 - 122319\Final Plat Approval - 011020.docx

PLAT BOOK ____
PAGE ____
DOCKET ____

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

DESCRIPTION

LOTS 3,4,5, AND 6, BLOCK 7, LOTS 1,3 AND 5, BLOCK 8 AND A PORTION OF THE ABANDONED RIGHT-OF-WAY OF FRANCIS AVENUE LYING BETWEEN LOT 6, BLOCK 7 AND LOT 1, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 51, AS REVISED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOWN ALL MEN BY THESE PRESENTS THAT GRANADA STREET PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE LANDS SHOWN HEREON AS GRANADA STREET COTTAGES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. THE 5 FOOT ADDITIONAL RIGHT OF WAY FOR GRANADA STREET IS HEREBY DEDICATED TO THE CITY OF FT. PIERCE FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE CITY OF FT. PIERCE.

IN WITNESS WHEREOF, THE ABOVE NAMED GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ___ DAY OF _____, 2020.

GRANADA STREET PROPERTIES, LLC

BY: _____
PRESIDENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

WITNESS: _____

_____

WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ AS PRESIDENT OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS PRESIDENT OF SAID COMPANY.

_____ (SEAL)
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASD OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIN 197.192, F.S. HAVE BEEN PAID.

DATED THIS ___ DAY OF _____, 2020.

_____

_____
ATTORNEY NAME:
ADDRESS:

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2020.

_____
LINDA COX
CITY CLERK
FT. PIERCE, FLORIDA

PLANNING AND DEVELOPMENT APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE HI-MEDIUM ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FT. PIERCE DEVELOPMENT CODE.

_____
JENNIFER HOFMEISTER, DIRECTOR
PLANNING DEPARTMENT
FT. PIERCE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED TO FORM AND SUFFICIENCY.

THIS ___ DAY OF _____, 2020.

_____
PETER J. SWEENEY
CITY ATTORNEY
FT. PIERCE, FLORIDA

CLERT OF THE COURT SEAL

BRIAN C. KIERNAN CERTIFICATE No. 6101 STATE OF FLORIDA PROFESSIONAL SURVEYOR'S SEAL

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2020.

_____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ___ DAY OF _____, 2020

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4350

SURVEYOR'S NOTES

1. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY MADE UNDER MY DIRECTION AND CHARGE; THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.061, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

CIVILSURV DESIGN GROUP, INC.

_____ 01/14/2020
BY: BRIAN C. KIERNAN — DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

PREPARED IN THE OFFICE OF:
CIVILSURV DESIGN GROUP, INC.
2400 RHODE ISLAND AVENUE
FT. PIERCE, FLORIDA 34950
CERTIFICATION NUMBER: LB 7805

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

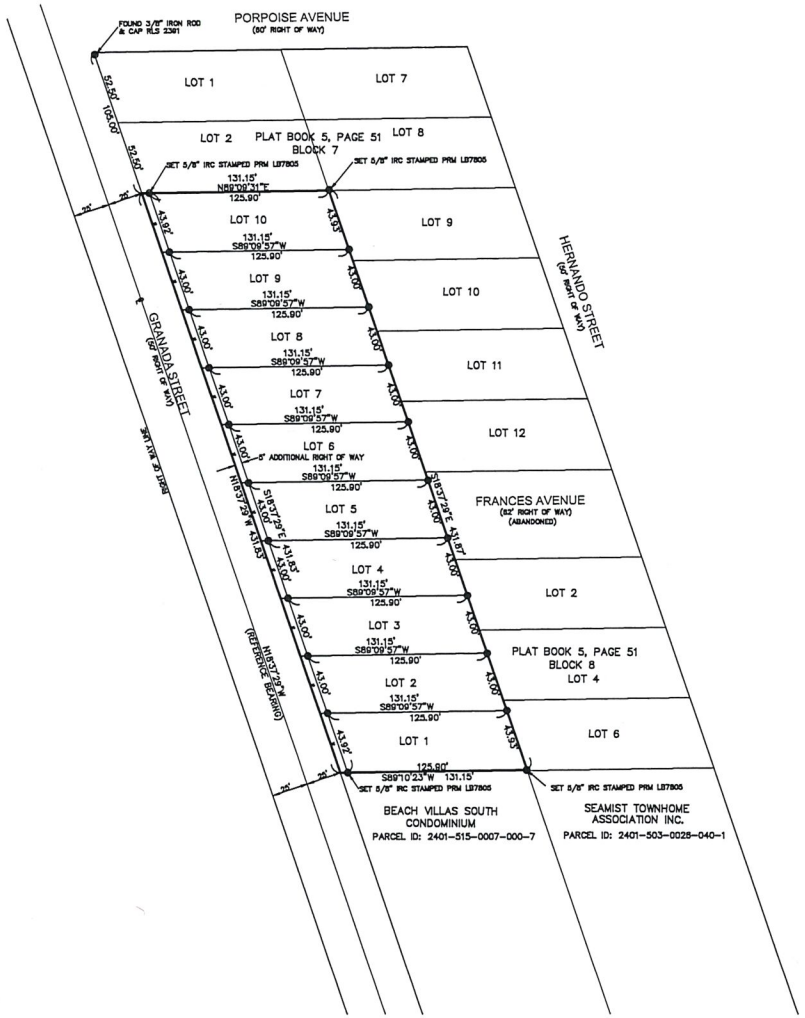
CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

SHEET NO.
1
OF
2

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET _____



GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

LEGEND & ABBREVIATIONS

O.R.B. – OFFICIAL RECORDS BOOK
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
C/L – CENTERLINE
(D) – DEED
(M) – MEASURED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
ID – IDENTIFICATION
SET IRON 5/8" IRON ROD & CAP LB7805
IRC – IRON ROD AND CAP

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 23, 2019

Venetia Barnes
Stormwater Engineer Manager
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Granada Cottages Plat -- Review #3** NS Project 19-057

Dear Ms. Barnes:

My previous plat review #2 comments have been successfully addressed by the platting surveyor. I have no further comments related to this plat review.

The Field PRM inspection was successfully completed on November 26, 2019.

Prepared By:

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location GRANADA STREET 2401502008400000

Parcel ID #(s) 2401-502-0074-000-7; 2401502007500004; 2401502007600001; 2401502007700008

Project description SGL FAMILY COTTAGES (10 UNITS)

GRANADA STREET PROPERTIES, LLC	HENRY LOUDEN
Property Owner(s)	**Applicant/Representative, Title, Company**
500 S FEDERAL HWY, #1641	
Street Address	Street Address
HALLANDALE, FL 33009	
City State Zip	City State Zip
305 525 2545	
Phone Number	Phone Number
HHLOUDEN@GMAIL.COM	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 19th day of SEPT, 2019, by HENRY LOUDEN, who is personally known to me or has produced as identification.

MYHANH LOUDEN
Commission # GG 289166
Expires January 7, 2023
Bonded Thru Budget Notary Services

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp _____

☐ SUBDIVISION: RELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4553247 OR BOOK 4255 PAGE 1295, Recorded 04/12/2019 10:07:13 AM Doc Tax: $910.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **DanksGranadaSt**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of **April, 2019** between **Keith Danks, Jr.** whose post office address is **205 N. 3rd Street, Grand Forks, ND 58203**, grantor, and **Granada Street Properties, LLC, a Florida limited liability company** whose post office address is **500 S. Federal Highway, Unit 1641, Hallandale, FL 33008**, grantee:

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

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

Lot 4, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0075-000-4

and

Lot 6, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0077-000-8

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 205 N. 3rd Street, Grand Forks, ND 58203.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Sarah Kostelecky

Witness Name: Brian Thompson

Keith Danks, Jr. (Seal)

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Keith Danks, Jr., who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Brandy E. Shumard

My Commission Expires: _____

BRANDY E SHUMARD
Notary Public
State of North Dakota
My Commission Expires October 25, 2019

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

August 8, 2019

Granada Street Properties LLC
Mr. Henry Louden
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Dear Mr. Louden:

The City Commission of the City of Fort Pierce, Florida, approved Ordinance 19-029 abandoning of an unopened right-of-way being the western portion of Frances Avenue between Granada Street and Hernando Street. The Ordinance has been recorded with the St. Lucie Clerk of Court as file #4603285 following your payment in the amount of $58,000.00. Said recorded ordinance serves as the conveyance of the right of way to you as the adjoining property owner on each side of the right of way.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebeca Guerra, Interim Planning Director
Jack Andrews, City Engineer
Mike Reals, Public Works Director

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4603285 08/08/2019 09:11:40 AM
OR BOOK 4306 PAGE 22 - 24 Doc Type: ORDN
RECORDING: $27.00

ORDINANCE NO. 19-029

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon an existing right-of-way known as Francis Avenue (also known as Frances), being bounded on the south by the north line of Lot 1 Block 8 of said plat of Palm Haven Subdivision and bounded on the north by the south line of Lot 6 Block 7 of said plat of Palm Haven Subdivision and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $58,000, an appraised valuation for the entire right of way, by the applicant Granada Street Properties, LLC:

THE SOUTHERN HALF OF FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

Linda W Cox
CITY CLERK
DATE 8/8/19

(CITY SEAL)

As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & 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. 19-029 was duly advertised by title only in the St. Lucie News Tribune on June 30th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15th, 2019; and was duly introduced, read by title only, and passed on second and final reading August 5th, 2019 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of August, 2019.

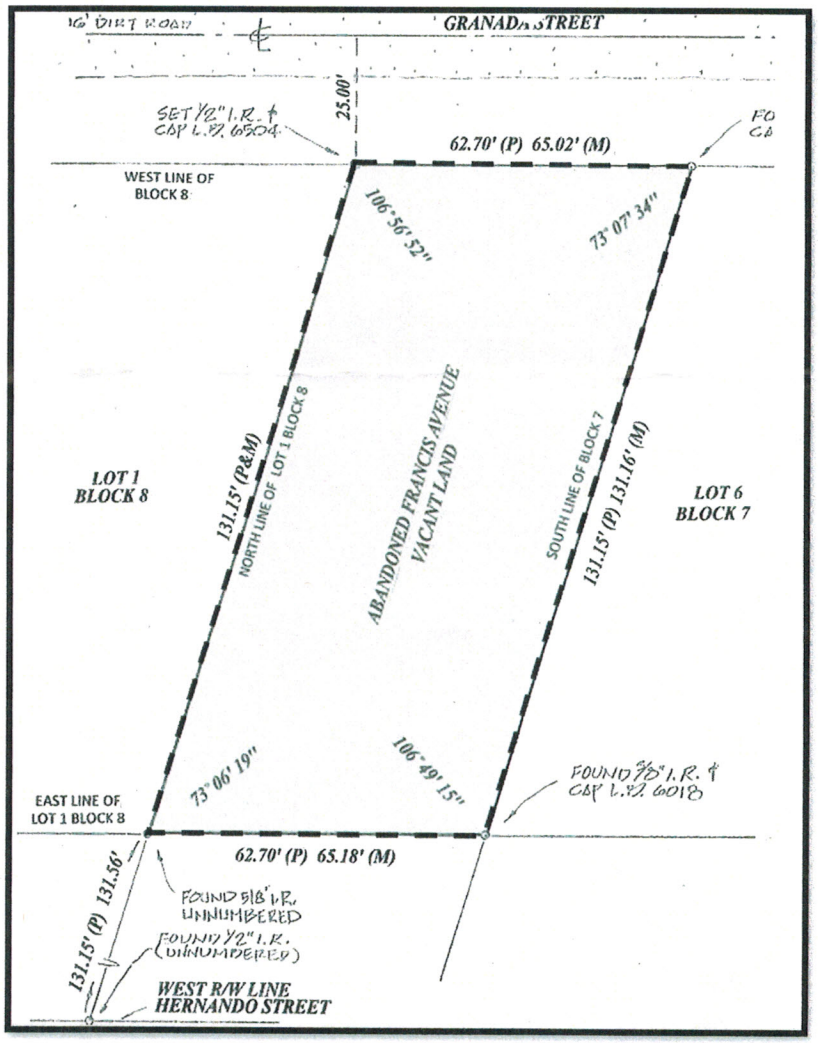
(CITY SEAL)

Linda Hudson
MAYOR COMMISSIONER

ATTEST:

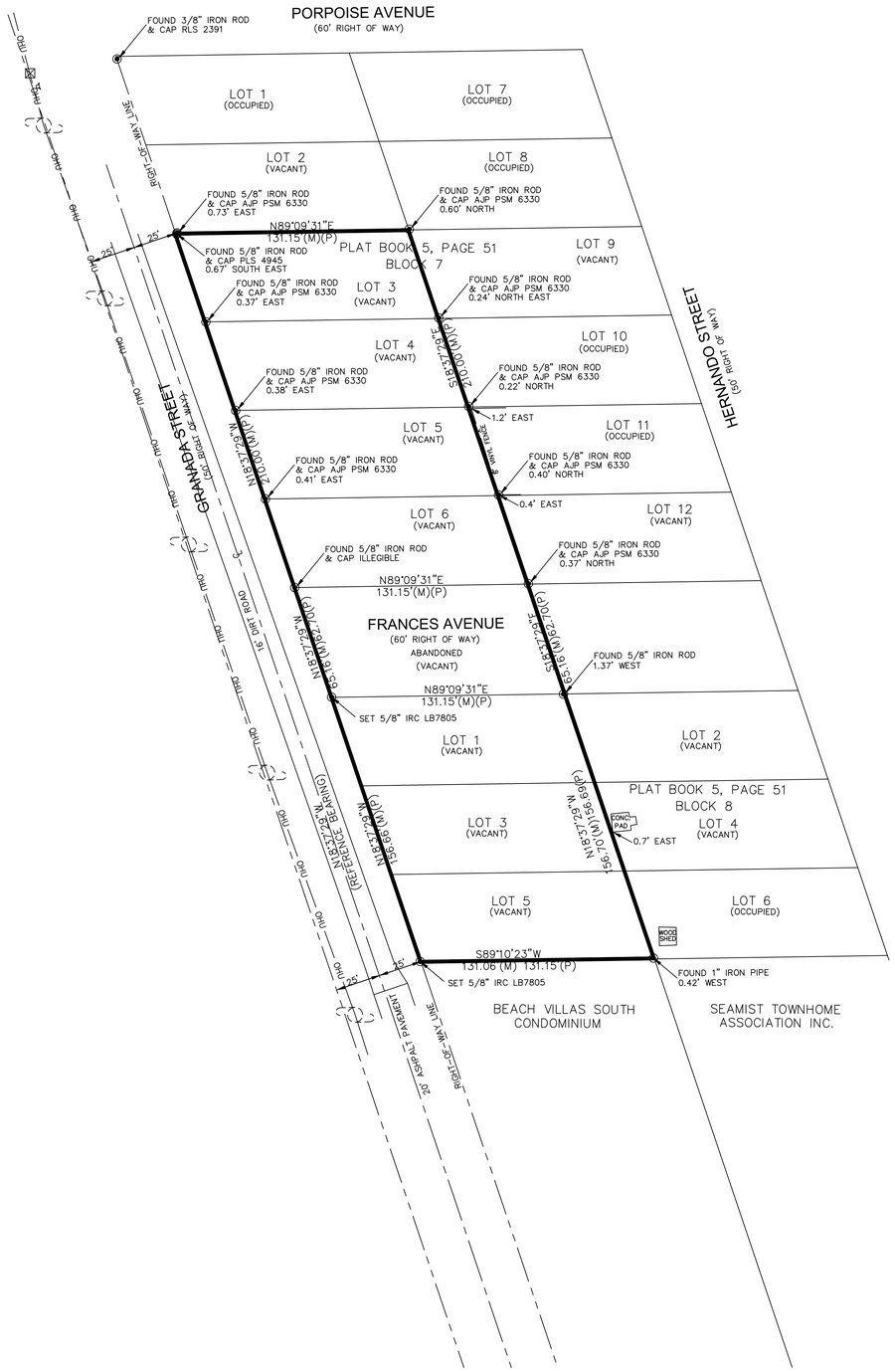
Linda W. Cox
CITY CLERK

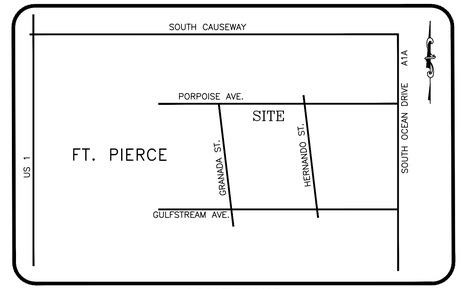
EXHIBIT A
Sketch & Legal Description of Subject Property



FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.





LOCATION MAP
(NOT TO SCALE)

LEGEND

O.R.B. – OFFICIAL RECORDS BOOK
℄ – CENTERLINE
(P) – PLAT
(M) – MEASURED
(D) – DEED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
CONC. – CONCRETE
C.M.P. – CORRUGATED METAL PIPE
INV – INVERT
EL – ELEVATION
F.F.E. – FINISH FLOOR ELEVATION
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
C.B.S. – CONCRETE BLOCK & STUCCO
– WOOD POWER POLE
– GUY ANCHOR
–OHU– – OVERHEAD UTILITIES
F.D.E.P. – FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.U.E. – PUBLIC UTILITY EASEMENT
– TELEPHONE PEDESTAL
– ELECTRIC VAULT

GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

DESCRIPTION

LOTS 3,4,5,6,7 BLOCK 7 OF REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
LOTS 1,3 AND 5, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

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

2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).

3. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO..

4. THE HORIZONTAL LOCATION OF NON–DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.

5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.

6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.

7. OVERALL PARCEL CONTAINS 53,927 SQUARE FEET, 1.23 ACRES, MORE OR LESS.

8. FIELD SURVEY LAST CONDUCTED ON SEPTEMBER 9, 2019.

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

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

12. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE", ELEVATION 8 FEET ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0183J, EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.

CERTIFIED TO

GRANADA STREET PROPERTIES, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

_____
BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

REVISIONS

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

DATE: 09/09/19
SCALE: 1"=40'
PROJECT NO:
FIELD BOOK(s): 843
DRAWN BY: SW
CHECKED BY: BK
DRAWING NAME: GRANAD STREET
LB NUMBER: 7805

BOUNDARY SURVEY
GRANADA STREET PROPERTIES, LLC
GRANADA STREET, FT. PIERCE
ST. LUCIE COUNTY, FLORIDA

SHEET NO.
1
OF
1

Prepared by and Return to Veronika Swords ,
an employee of First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
File No.: 122028-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4426733 04/23/2018 08:58:42 AM
OR BOOK 4123 PAGE 236 - 237 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $1008.00

WARRANTY DEED

This indenture made on April 13, 2018, by **James David Buzzerd**, **Todd Carlson Buzzerd** and **Elizabeth Lee Hovermale** whose address is: c/o P.O. Box 221, Berkeley Springs, WV 25411, hereinafter called the "grantor",

to **Granada Street Properties LLC, a Florida limited liability company** whose address is: 500 S. Federal Hwy. 1641, Hallandale, FL 33008, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida,** to-wit:

Lots 1, 3 and 5, Block 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0084-000/0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

James David Buzzerd

Todd Carlson Buzzerd

Elizabeth Lee Hovermale

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Jody L. Crouse

Witness Signature

Print Name: Floetta L. Henry

State of WV

County of Morgan

The Foregoing Instrument Was Acknowledged before me on 4-13-18, by **James David Buzzerd**, **Todd Carlson Buzzerd** and **Elizabeth Lee Hovermale**, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

Notary Public

Printed Name: Floetta L. Henry

My Commission expires: June 23, 2018

Official Seal
Notary Public, State of West Virginia
Floetta L. Henry
The Morgan Messenger, Inc.
PO Box 587
Berkeley Springs, WV 25411
My commission expires June 23, 2018

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4553265 OR BOOK 4255 PAGE 1362, Recorded 04/12/2019 10:15:52 AM Doc Tax: $910.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **LundGranadaSt**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th th day of **April, 2019** between **Monty Lund, a married man,** whose post office address is **2520-B South Washington , Grand Forks, ND 58201**, grantor, and **Granada Street Properties, LLC, a Florida limited liability company** whose post office address is **500 S. Federal Highway, Unit 1641, Hallandale, FL 33008**, grantee:

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

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

Lot 3, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0074-000-7

and

Lot 5, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0076-000-1

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2520-B South Washington , Grand Forks, ND 58201.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name:

Witness Name:

Monty Lund (Seal)

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Monty Lund, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRAD NORDEN
NOTARY PUBLIC
STATE OF NORTH DAKOTA
My Commission Expires MARCH 20, 2022

Notary Public

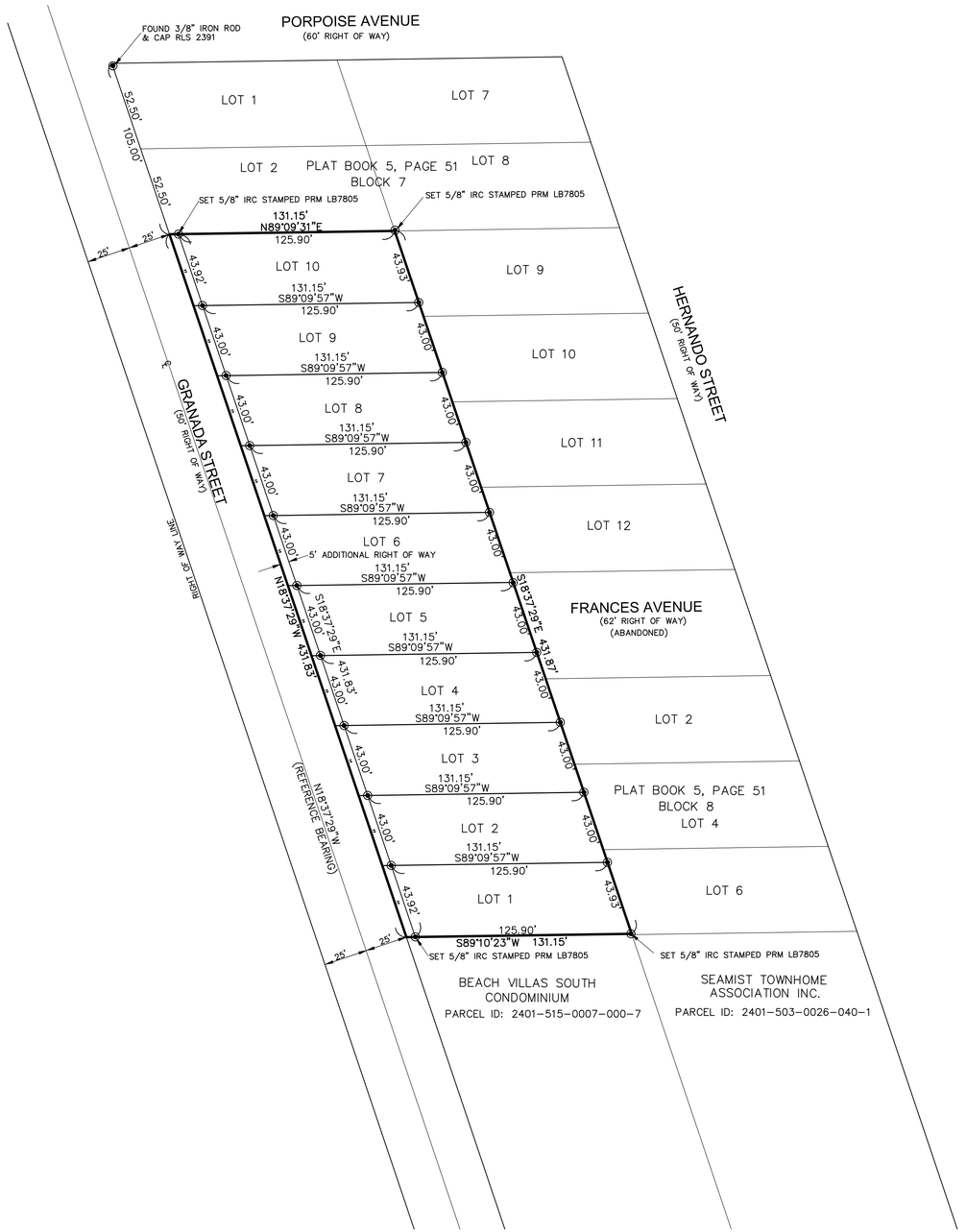
Printed Name: Brad Norden

My Commission Expires: March 20, 2022

PLAT BOOK _____
PAGE _____
DOCKET _____

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

LEGEND & ABBREVIATIONS

O.R.B. – OFFICIAL RECORDS BOOK
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
℄ – CENTERLINE
(D) – DEED
(M) – MEASURED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
ID – IDENTIFICATION
⦿ – SET IRON 5/8" IRON ROD & CAP LB7805
IRC – IRON ROD AND CAP

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

Planning Board **6. e.**

Meeting Date: 03/10/2020

Information

REQUESTED ACTION

Preliminary Plat - Culverhouse - Thumbpoint Subdivision - Block 1, Portion of Lot 28 and all of Lots 29 and 30

LOCATION

Generally located at or near 1635 Thumb Point Drive

RESPONSIBLE STAFF

Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval, subject to one (1) Condition of Approval

Attachments

staff report
Application & Supporting Documents
Proposed Plat

Form Review

Form Started By: Rebeca Guerra Started On: 03/04/2020 12:36 PM

Final Approval Date: 03/05/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	**Application for Subdivision – Culverhouse Replat (Thumbpoint Subdivision Replat) Block 1, Portion of Lot 28 and all of Lots 29 and 30, in Fort Pierce, FL.**
BOARD DATE:	March 10, 2020

STAFF REPORT

Owner: John B. Culverhouse, Sr. and John B. Culverhouse, Jr.
505 Beach Court
Fort Pierce, FL 34950

Applicant: William P. Stoddard
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Applicant's Request: Approval of a Replat

Location(s): Culverhouse Replat (Thumbpoint Subdivision Replat): Block 1, Portion of Lot 28 and all of Lots 29 and 30, in Fort Pierce, FL

Parcel ID: 2401-605-0030-000-3 and 2401-605-0028-000-6

Future Land Use: Low-Density Residential (RL)

Current Zoning: Single-Family Low-Density Residential Zone (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	Indian River	RL

Surrounding Zoning:

North	East	South	West
R-2	R-1	Indian River	R-1

Parcel Acreage: 1.31 Acres

Staff Analysis:

Request

The applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 1.31 acres of land for the Culverhouse Replat (Thumbpoint Subdivision Replat) Block 1, Portion of Lot 28 and all of Lots 29 and 30. This subdivision is created to provide for the development of three (3) parcels.

The subject properties have a Future Land Use designation of Low-Density Residential (RL), which is intended for parcels that are best suited for lower density residential uses. The subject properties have a compatible zoning classification of Single-Family Low-Density Residential Zone (R-1). The surrounding properties are all designated with a Future Land Use of RL and are zoned Single-Family Low-Density Residential Zone (R-1), with the exception of the parcels to the north which are zoned Single-Family Intermediate Density 9 R-2). The surrounding properties are occupied by single-family homes.

The applicant is proposing to reconfigure two platted lots (Lots 29 and 30) and half of another platted lot (Lot 28) into three (3) distinct lots. Each lot will meet the minimum lot width, depth, and area requirements specified by City Code for the RL Zoning District. Additionally, staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code.

Technical Review Committee

All affected departments have reviewed the proposed Replat 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 Review

The Planning Board shall consider whether the following standards have been met in its review of the application:

(1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

Adequate vehicular access and traffic circulation will be determined at the time of Building Review.

(2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.

(3) That other applicable comprehensive plan policies are addressed by the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.

Staff Recommendation

The Preliminary Plat meets the above standards of the City's Land Development Code and Comprehensive Plan. Therefore, Staff recommends the Planning Board recommend **APPROVAL** of the request with the following one (1) Condition of Approval:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

September 12, 2019

Rebecca Guerra, AICP
Assistant Planning Director
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34950

Re: Culverhouse – 1629 and 1635 Thumb Point Drive
Minor Replat Application
TRC No. 18-09000001

Dear Ms. Guerra,

Enclosed, please find the following documents for the proposed replat of Lots 30, 29 and east half of Lot 28 of Thumb Point Subdivision and responses to your comment letter dated January 24, 2019 for your review and approval:

- Copy of Minor Replat Application (Originally submitted on December 19th, 2018)
- Copy of Warranty Deed (Originally submitted on December 19th, 2018)
- Replat of Lots 30, 29 and east half of Lot 28 (1 original, 13 copies)
- Title Commitment of replat (14 copies)
- CD with PDF files of the above

Responses to January 24, 2019 Comment Letter:

Engineering – John R. Andrews, P.E., City Engineer
1. See attached plat, for review and approval

Surveying – Rod Reed, PLS
1. No comments – Acknowledged.

FPUA W / WW Engineering
1. Approved, No comment – Acknowledged.

FPUA Electric & Gas Engineering
1. Approved, No comment – Acknowledged.

Building Department
1. No comments at this time – Acknowledged.

Police Department
1. No comments at this time – Acknowledged.

Please be sure to include the owner's attorney, Frank H. Fee, III on all future correspondence. The application has been updated to include his information. Upon your review, should you have any questions, or require further information, please feel free to contact me at our office. Thank you.

Sincerely,

William P. Stoddard, Ph.D., P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 1629 and 1635 Thumb Point Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2401-605-0030-000-3; 2401-605-0028-000-6

Project description Minor replat of Lots 30, 29 and east half of Lot 28 of Thumb Point Subdivision

Property Owner(s)
John B. Culverhouse, Sr. and John B. Culverhouse, Jr.

Street Address
505 Beach Court,

City	State	Zip
Fort Pierce	FL	34950

Phone Number
561-716-4725

Email Address
johnculverhouse2020@gmail.com

Schulke, Bittle & Stoddard, LLC

Applicant/Representative, Title, Company
William P. Stoddard, Ph.D., P.E.

Street Address
1717 Indian River Boulevard, Suite 201

City	State	Zip
Vero Beach	FL	32960

Phone Number
772-770-9622

Email Address
wstoddard@sbsengineers.com

Applicant Attorney:
Frank H. Fee, III, Esquire
Fee, Yates & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
Phone: 772-461-5020
Email: ffee@feeyateslaw.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA - St Lucie COUNTY

The foregoing instrument was acknowledged before me this 6th day of December 2018, by John B Culverhouse, Sr., and John B. Culverhouse, Jr. who is personally known to me or has produced Florida Drivers Licenses as identification.

Signature of Notary

Rosa Barajas,
Notary Public

(seal)

NOTARY PUBLIC STATE OF FLORIDA
ROSA BARAJAS
MY COMMISSION # FF234299
EXPIRES: August 17, 2019

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☑ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☑ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☑ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4171587 OR BOOK 3848 PAGE 1748, Recorded 03/22/2016 at 03:04
Doc Tax: $0.70

Return to:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

This Instrument prepared by:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

Parcel I.D. (Folio) No. 2401-605-0030-000/3
Parcel I.D. (Folio) No. No. 2401-605-0028-000/6

QUITCLAIM DEED

THIS INDENTURE made on March 22nd, 2016, by and between **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantor**, and **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., and John B. Culverhouse, Jr., his Son, a single man, as Joint Tenants with Rights of Survivorship, 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantee**, in the State of Florida.

WITNESSETH: That said Grantor, for and in consideration of :LOVE AND AFFECTION, and other valuable consideration, receipt whereof is hereby acknowledged, has remised , released and quitclaimed and granted, bargained, sold and conveyed to the Grantee and to the Grantee's heirs and assigns forever, all of the rights, title, interest and claim of Grantor in and to **the land in Saint Lucie County, Florida, more particularly described in the attached "SCHEDULE A" which is incorporated herein and made a part hereof. Said lands having street addresses of 1635 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0030-000/3 and 1629 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0028-000/6.** Grantor is the owner of the lands being conveyed and warrants the title thereof. This Deed is being granted for the purpose of Estate Planning.

TO HAVE AND TO HOLD the above described premises, with the appurtenances appertaining thereto, unto the Grantee, the Grantee's heirs, and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Grantor, John B. Culverhouse, a/k/a John B. Culverhouse, Sr.,

Signed in the presence of:
WITNESSES AS TO THE GRANTOR:

Signature _____

Print name: A. Chowdhury

Signature _____

Print name: Nicole Huth

ACKNOWLEDGEMENT BY GRANTOR

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

BEFORE ME, the undersigned authority **on March 22, 2016, personally** appeared the Grantor, **John B. Culverhouse, a/k/a John B. Culverhouse, Sr., who personally appeared before me and did acknowledge the foregoing instrument and did acknowledge that he executed the foregoing instrument freely and voluntarily and who is:**

_____ **personally known to me;**

X **who produced the following as identification:**

Florida Drivers License

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Name Nicole Huth

Commission expiration date

- Ink Seal

NICOLE HUTH
Notary Public - State of Florida
My Comm Expires Oct 13, 2017
Commission # FF 029545

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 749306	**Revision Number:** None	**Issuing Office File Number:** CULVERHOUSE	**Issuing Office:** 61001
Property Address: 1635 & 1629 Thumb Point Drive Fort Pierce, FL 34949	**Loan ID Number:**	**ALTA Universal ID:** None	**Issuing Agent:** Fee & Fee, P.L.L.C.

1. Commitment Date: **June 18, 2019 at 11:00 PM**

2. Policy to be Issued: Proposed Policy Amount:

   OWNER'S: **ALTA Owner's Policy (06/17/06). (With Florida Modifications)** **$200,000.00**

   Proposed Insured: **To Be Determined**

   MORTGAGEE:

   Proposed Insured:

   MORTGAGEE:

   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
   John B. Culverhouse, a/k/a John B. Culverhouse, Sr. and John B. Culverhouse, Jr.

5. The Land is described as follows:
   See Exhibit A

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AUTHORIZED SIGNATORY
Fee & Fee, P.L.L.C.
61001

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule B-I

Issuing Office File Number: CULVERHOUSE

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    A. Warranty Deed from John B. Culverhouse, a/k/a John B. Culverhouse, Sr. and John B. Culverhouse, Jr., joined by spouses, if married, or nonhomestead language, to the proposed purchaser(s).

5. Record satisfaction of the mortgage from John B. Culverhouse and Susan D. Culverhouse to PNC Bank, N.A. fka Harbor Federal Savings Bank dated July 31, 2006, and recorded in O.R. Book 1893, Page 1035, Public Records of Saint Lucie County, Florida.

6. Record dismissal of court action with prejudice and discharge of Lis Pendens recorded in O.R. Book 4232, Page 1448, Public Records of Saint Lucie County, Florida, in that certain Case No. 562019CA230 in the Circuit Court of Saint Lucie County, Florida. For involuntary dismissal, the appeal period must expire.

7. Record satisfaction of the revolving credit mortgage in favor of PNC Bank,N.A. fka Harbor Federal Savings Bank recorded July 31, 2006, in O.R. Book 2624, Page 744, as affected by Modification Agreement recorded in O.R. Book 2682, Page 2489, Public Records of Saint Lucie County, Florida.

8. Prior to closing: send estoppel request to lender with written authorization by the borrower advising of pending transaction and requesting lender to freeze the account; verify the amount outstanding on the day of closing; and obtain new estoppel if the outstanding amount is different from original estoppel.

9. Obtain affidavit from mortgagor(s) referencing the loan number and the payoff remittance amount, and affirming that: (i) the account is to be closed; (ii) mortgagors have made no advances or withdrawals of funds within 30 days prior to the closing, and mortgagors will not request any advances or withdrawals of funds; and (iii) all checks, credit and/or ATM cards or other credit devices for the account were surrendered to the closing agent or destroyed.

10. Send the payoff check or proof of wire with seller's instructions to close the account to the lender with a demand for the Satisfaction of Mortgage.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule B-I

Issuing Office File Number: CULVERHOUSE

11. Certified copy of Death Certificate of Susan D. Culverhouse, deceased, must be filed of record, or, if same is not available, then record an affidavit from a person with actual knowledge or who has reviewed a certified copy of said death certificate who can attest to facts surrounding the death of Susan D. Culverhouse.

12. Record affidavit of John B. Culverhouse Sr. establishing that the marriage between him and Susan D. Culverhouse, deceased, was continuous and uninterrupted from a time prior to their taking title to the subject property until her death.

13. Proof of proper estate tax clearances must be recorded with respect to the Estate of Susan D. Culverhouse, deceased. Alternatively, proof may be recorded establishing that the transfer of title to the subject property to the proposed insured purchaser(s) will divest the lien for federal estate taxes under 26 U.S.C., Sec. 6324 (a) (2) and the lien for Florida estate taxes under Sec. 198.22, F.S., e.g., arm's-length affidavit.

14. The Company has no liability under this commitment until an endorsement is issued stating the names of the proposed insured. Once the proper names are provided, The Company reserves the right to make additional requirements and/or exceptions.

15. A title update commencing from the commitment date must be performed prior to closing. The commitment must be endorsed to require clearance of any title defects or adverse matters.

16. Review of Chapter 11 plan and order confirming plan to determine that the sale, mortgage or other disposition of the property is not inconsistent with the plan or order.

17. Record an affidavit of an attorney who has reviewed the Bankruptcy court file attesting to the following facts: 1) that the attorney has reviewed the bankruptcy court file, the Chapter 11 plan and the order confirming the plan; 2) that a copy of the plan or applicable portions of the plan showing the court-approved disposition of the property is attached to the affidavit or that the plan and order confirming the plan make no specific disposition of the property; and 3) that the affidavit is given with respect to the following property 1629 Thumb Point Drive.

18. FOR INFORMATIONAL PURPOSES ONLY, it is not clear that 2016 and 2017 real property taxes, pursuant to tax sale certificate nos. 926, 922 and 923 was redeemed by the taxpayer or successors. Title Agent must confirm prior to issuance of any policy.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT

Schedule B-II

Issuing Office File Number: CULVERHOUSE

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

2. a. General or special taxes and assessments required to be paid in the year **2019** and subsequent years.
   b. Rights or claims of parties in possession not recorded in the Public Records.
   c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
   d. Easements or claims of easements not recorded in the Public Records.
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

5. All matters contained on the Plat of Thumb Point, as recorded in Plat Book 10, Page 79, together with Ordinance No. E-88 recorded in Deed Book 263, Page 642, Public Records of St. Lucie County, Florida.

6. Covenants, conditions and restrictions recorded April 19, 1957, in Deed Book 227, Page 107, Public Records of St. Lucie County, Florida.

7. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 193, Page 269, as affected by Quit Claim Deed recorded in O. R. Book 182, Page 2171, Public Records of Saint Lucie County, Florida.

Schedule B-II

Issuing Office File Number: CULVERHOUSE

8. Rights of the lessees under unrecorded leases.
9. Riparian and littoral rights are not insured.
10. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes.
11. Any portion of the Land lying waterward of the mean high water line of Indian River, and lands accreted thereto.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT

Exhibit A

Commitment Number:	**Issuing Office File Number:**
749306	CULVERHOUSE

Parcel #1:

The East 1/2 of Lot 28, and all of Lot 29, Block 1, THUMB POINT, according to the map or plat thereof as recorded in Plat Book 10, Page 79, Public Records of Saint Lucie County, Florida, particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All the above being in Block 1, THUMB POINT, according to the map or plat thereof as recorded in Plat Book 10, Page 79, Public Records of St. Lucie County, Florida.

Parcel #2:

Lot 30, Block 1, THUMB POINT, according to the map or plat thereof as recorded in Plat Book 10, Page 79, Public Records of Saint Lucie County, Florida.

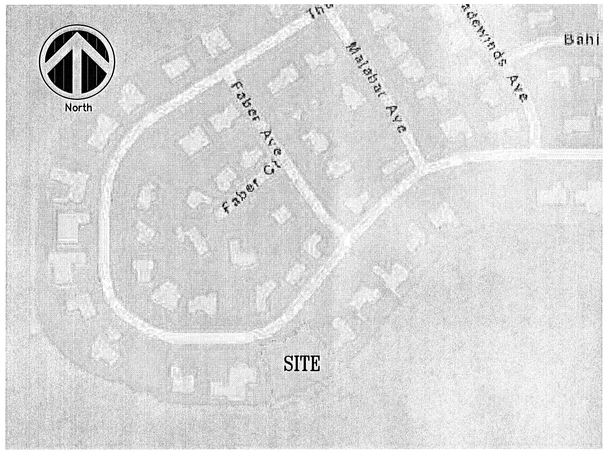
CULVERHOUSE ESTATES

BEING A RE-PLAT OF LOTS 28, 29 AND 30, BLOCK 1,THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL #1:

THE EAST ½ OF LOT 28, AND ALL OF LOT 29, BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 28, RUN WESTERLY ALONG THE NORTHERLY LINE OF LOT 28, 42.50 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 28, SAID POINT BEING 81.72 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28, THENCE RUN EAST AND NORTHEASTERLY 81.73 FEET TO THE SOUTHEAST CORNER OF LOT 28, THENCE RUN NORTHWESTERLY 205.3 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE BEING IN BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA.

PARCEL #2:

LOT 30, BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOHN B. CULVERHOUSE, SR., AND JOHN B. CULVERHOUSE, JR. WHO ARE PRIVATE CITIZENS, AS TO LOTS 1-3 OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, THOROUGHFARES, PARKS AND UTILITY AND DRAINAGE EASEMEMNTS SHOWN ON THIS PLAT OF CULVERHOUSE ESTATES TO THE USE OF THE GENERAL PUBLIC FOREVER

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THIS CERTIFICATION TO BE EXECUTED IN THEIR NAME THIS _____ DAY OF _____, 2019.

BY:_____
JOHN B.
CULVERHOUSE, SR.

BY:_____
JOHN B.
CULVERHOUSE, JR.

CITY OF FORT PIERCE
COUNTY OF ST. LUCIE
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN B. CULVERHOUSE, SR. AND JOHN B. CULVERHOUSE, JR., OWNERS OF CULVERHOUSE ESTATES, TO ME KNOWN TO BE THE INDIVIDUALS DESRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OWNERS OF AND ON BEHALF OF CULVERHOUSE ESTATES.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, ST. LUCIE COUNTY, THIS _____ DAY OF _____, 2019.
SEAL:

_____
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISION EXPIRES:_____

CERTIFICATE OF APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS _____DAY OF _____ , 2019

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2019.

_____
JOSEPH E. SMITH, CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSIONS REQUIREMENTS OF THE ZONING DISTRICT R2 (SINGLE FAMILY, INTERMEDIATE DENSITY), AS SET FORTH IN SECTION 7.04.00, OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

_____

_____, PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

_____
DANIEL S, MCINTYRE, COUNTY ATTORNEY
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION _____ OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

_____
COUNTY ENGINEER
ST. LUCIE COUNTY, FLORIDA

SEAL
CLERK OF THE CIRCUIT COURT

SEAL
COUNTY SURVEYOR

SEAL
COUNTY ENGINEER

SEAL
SURVEYOR

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERLINED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

_____
ROD REED, P.L.S 3916
COUNTY SURVEYOR
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, FRANK H. FEE, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I,HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT i FIND THE TITLE TO BE VESTED IN JOHN B. CULVERHOUSE, A/K/A JOHN B. CULVERHOUSE, SR. AND JOHN B. CULVERHOUSE, JR.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

_____
FRANK H. FEE, III, ATTORNEY AT LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF F.S. CH. 177.

DATED THIS 11th DAY OF September, 2019.

_____
MATTHEW CROWLEY,
FLORIDA CERTIFICATE NO. 7214

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: MATTHEW CROWLEY, PSM#7214
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: SEPTEMBER 9, 2019

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

Z:\Working File-n\2018 JOBS\18-061_CULVERHOUSE\SBS\REVISED\18-061 PLAT.dwg, 9/11/2019 11:17:30 AM, DWG To PDF.pc3

CULVERHOUSE ESTATES

BEING A RE-PLAT OF LOTS 28, 29 AND 30, BLOCK 1,THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NO.

* COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 481, PAGE 1103, AND OFFICAL RECORD BOOK 3848, PAGE 1748, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

* NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "AE ", ELEV.= 5.9', PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16, 2012.

2) THE BEARING BASE FOR THIS SURVEY IS S50°30'18"E, ALONG THE NORTHEAST PROPERTY LINE OF LOT 30, RELATIVE TO THE FLORIDA EAST ZONE MERCATOR PROJECTION AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

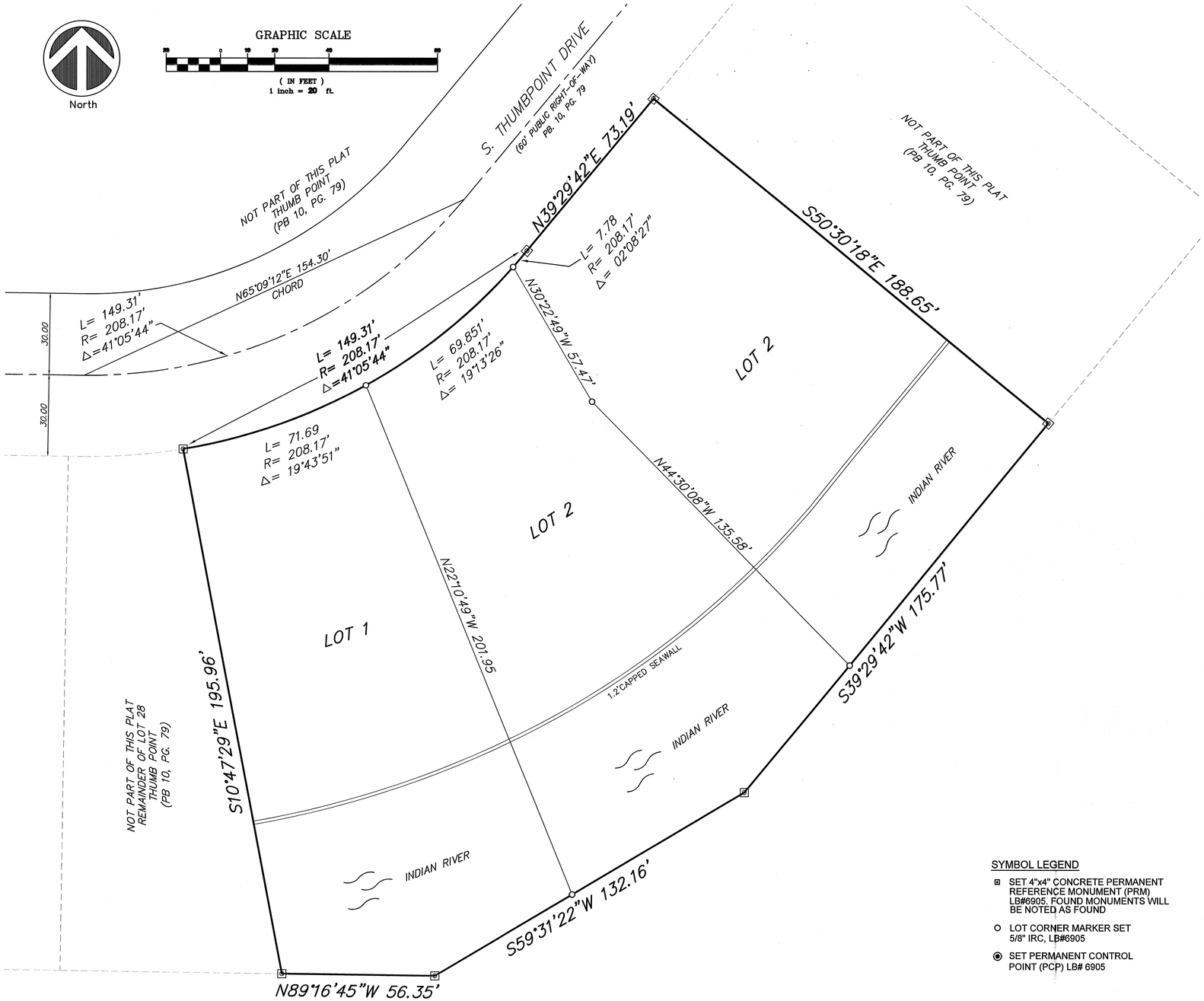
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".

5) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".

6) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 6905".

7) THE SUBJECT TRACT CONTAINS APPROXIMATELY 1.31 ACRES (57,253.64 SQ/FT.)



C.M. = CONCRETE MONUMENT
C.C.R.= CERTIFIED CORNER RECORD
R = RADIUS
RP = RADIUS POINT
Δ = CENTRAL ANGLE
L = ARC LENGTH
CH. = CHORD
PB.= PLAT BOOK
PBS.= PLAT BOOK SAINT LUCIE COUNTY
O.R.= OFFICIAL RECORD BOOK
PG. = PAGE
P.L.S. = PROFESSIONAL LAND SURVEYOR
(R) = RADIAL
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.E. = LANDSCAPE EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
NAVD = NORTH AMERICAN VERTICAL DATUM
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
(TYP.) = TYPICAL
L.B. = LAND SURVEYING BUSINESS
IRC = IRON ROD WITH CAP
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT

SYMBOL LEGEND

- ⊞ SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
- ○ LOT CORNER MARKER SET 5/8" IRC, LB#6905
- ◉ SET PERMANENT CONTROL POINT (PCP) LB# 6905

PREPARED BY: MATTHEW CROWLEY,
PSM#7214
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: SEPTEMBER 9, 2019

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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