



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Virtual Meeting of the Fort Pierce Technical Review Committee to be held Thursday, April 16, 2020

1. **New Business:**
 - a. Final Plat - Avalon Crossing (fka Neill Farms) - 2706 South Jenkins Road
 - b. Temporary Use - Construction Staging Area - 415 South Ocean Drive
 - c. Minor Replat - Magnolia Square - 8116 Magnolia Square

Technical Review Committee - Virtual

1. a.

Meeting Date: 04/16/2020

REQUESTED ACTION

Final Plat - Avalon Crossing (fka Neill Farms) - 2706 South Jenkins Road

LOCATION

2706 South Jenkins Road

RESPONSIBLE STAFF

Brandon C. Creagan

RECOMMENDATION

Review and Provide Comments on the Final Plat

Attachments

Final Plat TRC Packet

Form Review

Form Started By: Brandon Creagan

Started On: 03/31/2020 03:49 PM

Final Approval Date: 03/31/2020



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 19-09000001

BOARD DATE: APRIL 16, 2020

Subdivision – Avalon Crossing (Neill Farms) – Final Plat

Attached is a Subdivision Application (Final Plat) for a property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The applicant would like to subdivide the property to develop a residential Planned Development that will consist of 302 lots for Single Family Homes and Duplex's as well as, but not limited to recreation tracts, road tracts, water management tracts, and easements. The Preliminary Plat was reviewed at TRC in February 2019 and approved by Commission in September 2019. The parcel IDs for the lots are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001-000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@city-ftpierce.com or through interoffice mail to the Planning Department. If you have comments please respond by the day before the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 2706 S. Jenkins Road

Parcel ID #(s) 2419-311-0002-000-1 2419-313-0001-000-0 2419-313-0001-010-3 2419-313-0002-000-7 2419-314-0000-000-0 2419-323-0001-000-1 2419-323-0002-000-0 2419-701-0001-000-1

Project description Construction of 303 unit residential subdivision with amenity, roadways, drainage, utilities, landscaping, irrigation and associated infrastructure.

c/o Anthony Verderame
 Property Owner(s)
 Neill Farms FP LLC
 Street Address
 601 N Congress Avenue, Suite 302
 City State Zip
 Delray Beach, FL 33446
 Phone Number
 321-693-6506
 Email Address
 marc213@gmail.com; paladinplan@yahoo.com

David C. Baggett, P.E., Project Manager
 Applicant/Representative, Title, Company
 Engineering Design & Construction, Inc.
 Street Address
 10250 SW Village Parkway, Suite 201
 City State Zip
 Port St. Lucie, FL 34987
 Phone Number
 772-462-2455
 Email Address
 davidbaggett@edo-inc.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.*

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 24 day of th March, 2020, by

Anthony Verderame who is personally known to me or has produced
601 N. Congress Ave. #302 Delray Beach, FL as identification.

[Signature]
 Signature of Notary Michele Paladin



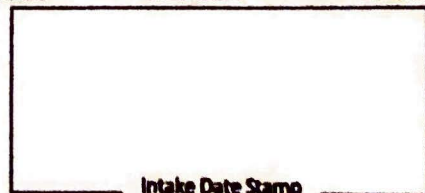
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 - Parcel 1
2419-323-0002-0008 - Parcel 2
2419-323-0001-0001 - Parcel 3
2419-313-0001-0000 - Parcel 4
2419-313-0001-0103 - Parcel 5
2419-701-0001-0001 - Parcel 6
2419-311-0002-0001 - Parcel 7
2419-314-0002-0000 - Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company**, whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors and **Neill Farms FP LLC, a Florida Limited Liability Company**, whose post office address is 1001 S Congress Ave # 201, herein called the Grantee:
Delray Beach, FL 33445

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

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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

TO HAVE AND TO HOLD, the same in fee simple forever.

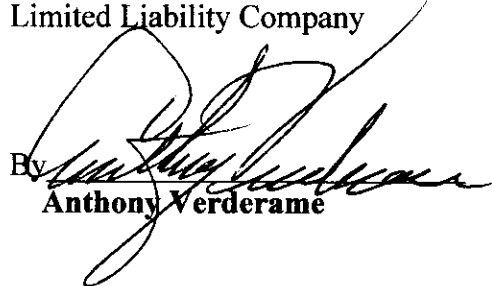
AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said

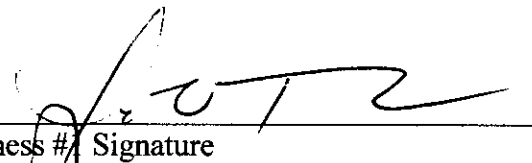
land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

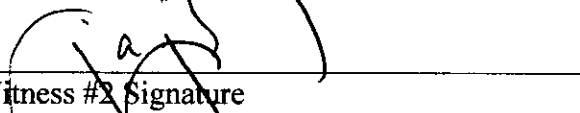
Signed, sealed and delivered in the presence of:

CGV Investments, LLC, a Florida Limited Liability Company

By 
Anthony Verderame


Witness #1 Signature

Carver W. Townley
Witness #1 Printed Name


Witness #2 Signature

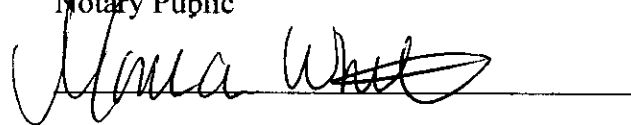
Jordan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL



Monica Butler-White
Notary Public


Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF.

TOGETHER WITH:

THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION.

TOGETHER WITH:

THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.

TOGETHER WITH:

THE WEST 60 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION.

TOGETHER WITH:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

NEILL FARMS FP LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF NEILL FARMS ARE HEREBY DECLARED TO BE THE PROPERTY OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
- THE RECREATION TRACTS SHOWN ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ARE HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
- THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 9 INCLUSIVE, ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
- THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.
- TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
- THE FUTURE LAND USE TRACTS 1 THROUGH 7 INCLUSIVE SHOWN HEREON ARE DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR FUTURE LAND USE PURPOSES.
- THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER, AND CABLE TV, FOR UTILITY PURPOSES.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

DEDICATION CONTINUED

8. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.

9. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.

10. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED NEILL FARMS FP LLC, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20____.

NEILL FARMS FP LLC

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS _____ WITNESS _____

PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, BEFORE ME APPEARED _____ OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
STATE OF FLORIDA

TYPED, PRINTED, OR STAMPED NAME OF
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

STATE OF _____

COUNTY OF _____

AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2020

SIGNED: _____ WITNESS: _____ WITNESS: _____

POSITION: _____

PRINTED NAME: PRINTED NAME: PRINTED NAME:

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY _____ (NAME OF PERSON ACKNOWLEDGING), WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY SIGNATURE

PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, LEE GOLDBERG, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____ DATED _____, 20____, AND DESIGNATED AS _____ (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: NEILL FARMS FP LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

DATED: THE _____ DAY OF _____, 2020.

BY: _____
LEE GOLDBERG
LEE H. GOLDBERG, P.C.
FLORIDA BAR NO. 906913

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

BY: _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

BY: _____
JENNIFER HOFMEISTER, AICP
INTERIM DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

BY: _____
PETER SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION

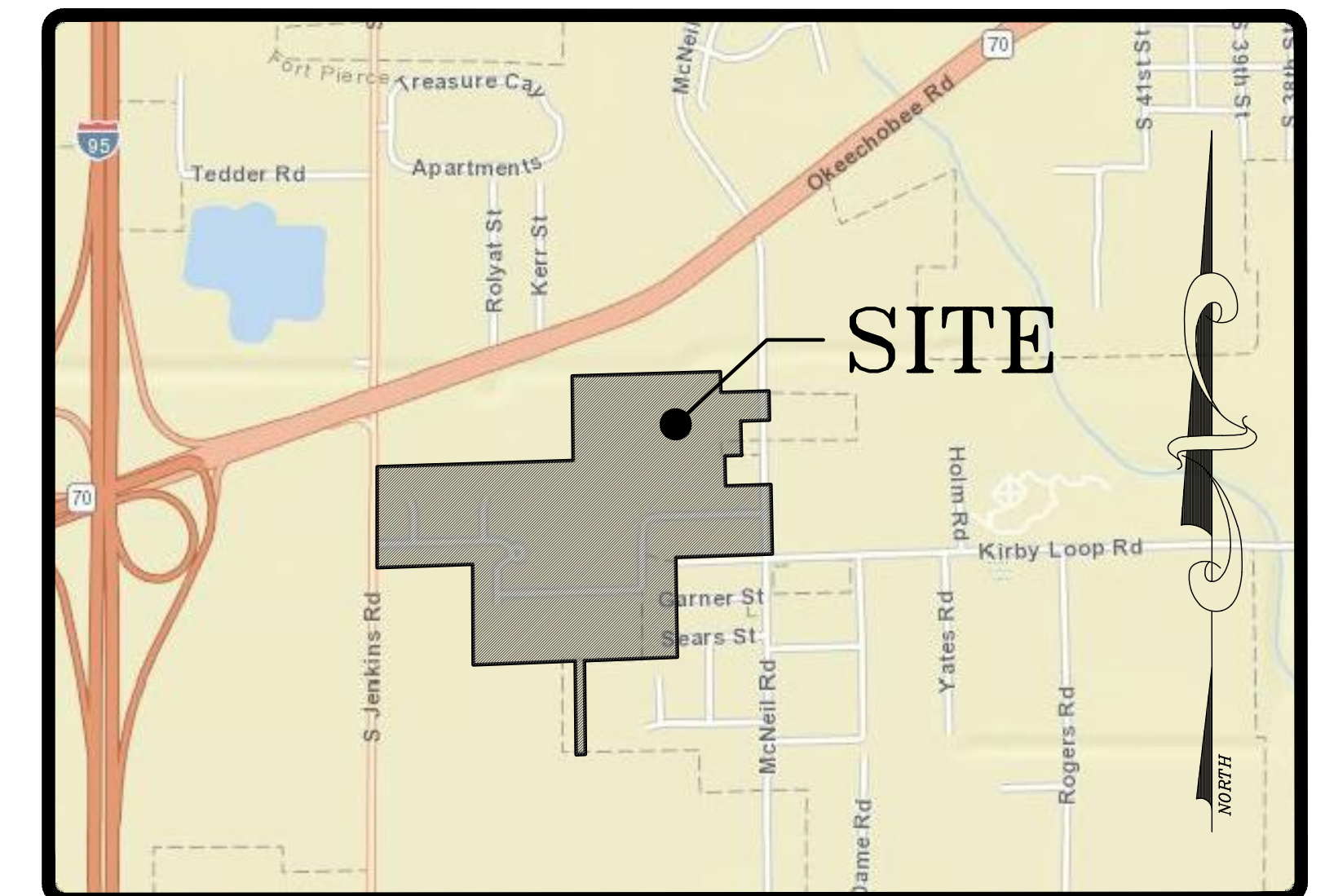
BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

BY: _____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



SITE MAP
NOT TO SCALE

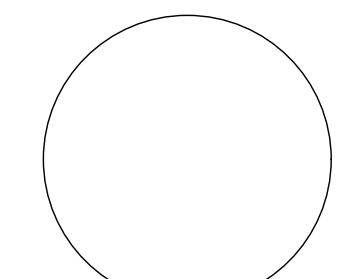
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF NEILL FARMS IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2020.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

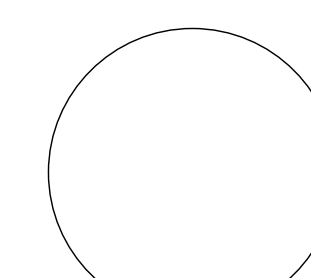
SURVEYOR
SEAL



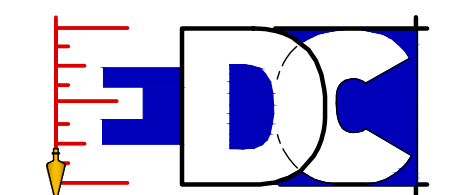
NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
- PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

SEAL
CLERK OF
CIRCUIT COURT



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

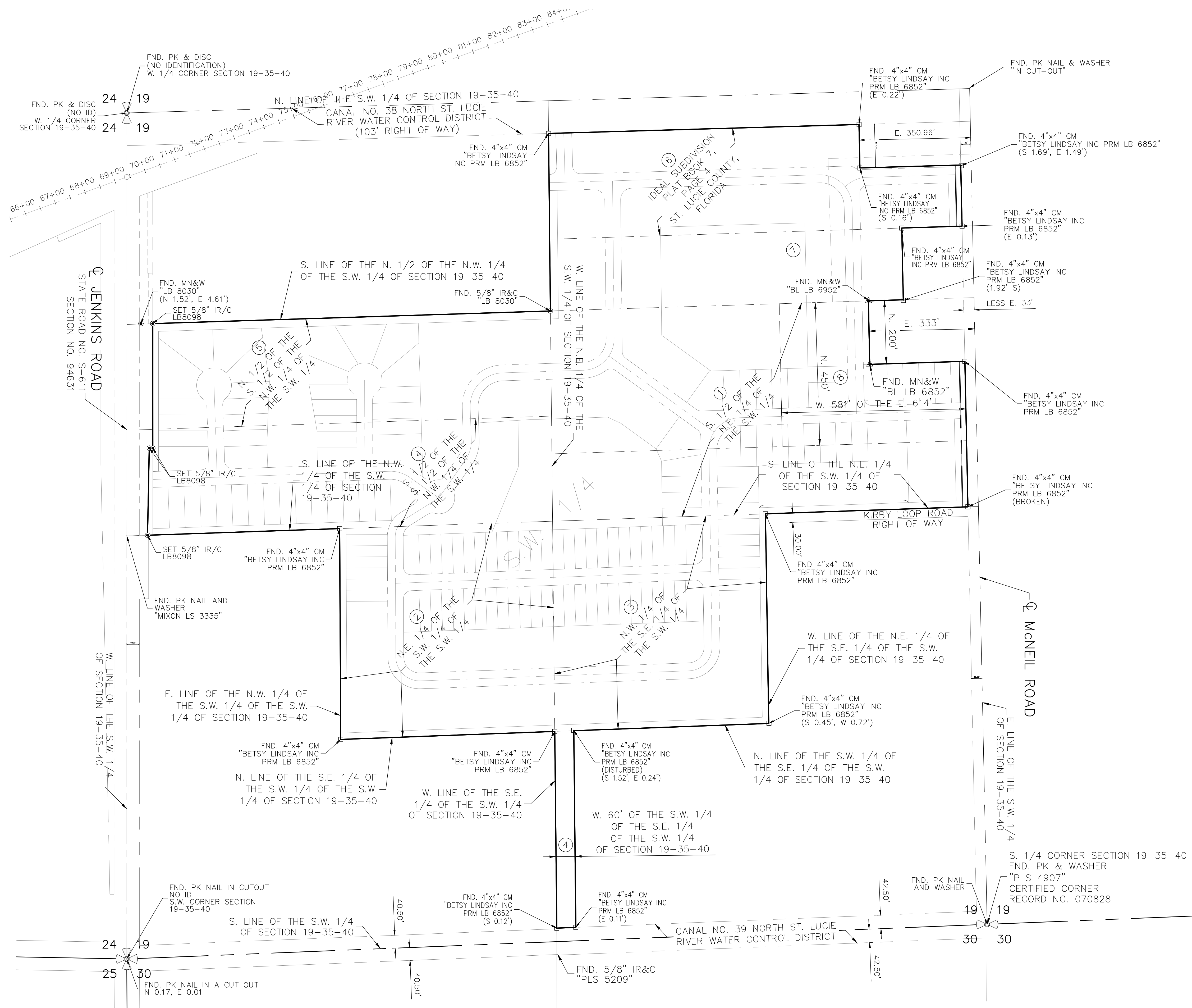
AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

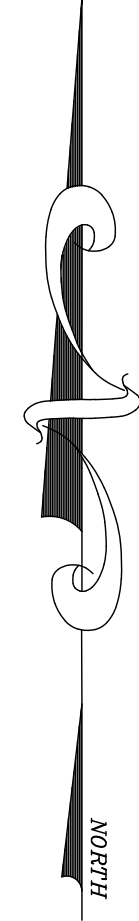
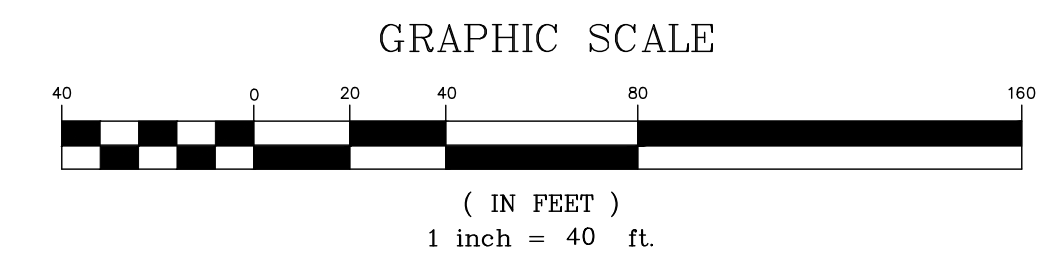
PAGE _____

DOCKET NO. _____

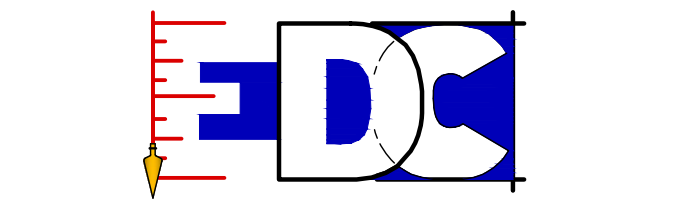


LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	LS. LAND SURVEYOR	L.B. LICENSED BUSINESS	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	FD FOUND	IR&C 5/8" IRON ROD & CAP	CM CONCRETE MONUMENT	IR IRON ROD	O.R.B. OFFICIAL RECORDS BOOK	P.B. PLAT BOOK	PG. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	NGS. NATIONAL GEODETIC SURVEY	L.B.T. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M.T. WATER MANAGEMENT TRACT	R/W RIGHT-OF-WAY	(NR) NON-RADIAL	SEC. SECTION	TWP. TOWNSHIP	RGE. RANGE	S.P.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	CCR CERTIFIED CORNER RECORD	A/D CURVE CENTRAL ANGLE/Delta	R. RADIUS	L. CURVE LENGTH	CB CHORD BEARING	CD CHORD DISTANCE
--	---	--	------------------------------	---------------------------	-----------------------------------	---------------------------------------	-------------------	------------------------	-------------------------------------	--------------------------------	----------	--------------------------	----------------------	-------------	------------------------------	----------------	----------	----------------------	-----------------------	--------------------------------	-----------------------	-------------------------------	-------------------------------	------------------------------	-------------------------	-------------------------------	------------------	-----------------	--------------	---------------	------------	-------------------------------	------------------	-----------------------------	-------------------------------	-----------	-----------------	------------------	-------------------



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

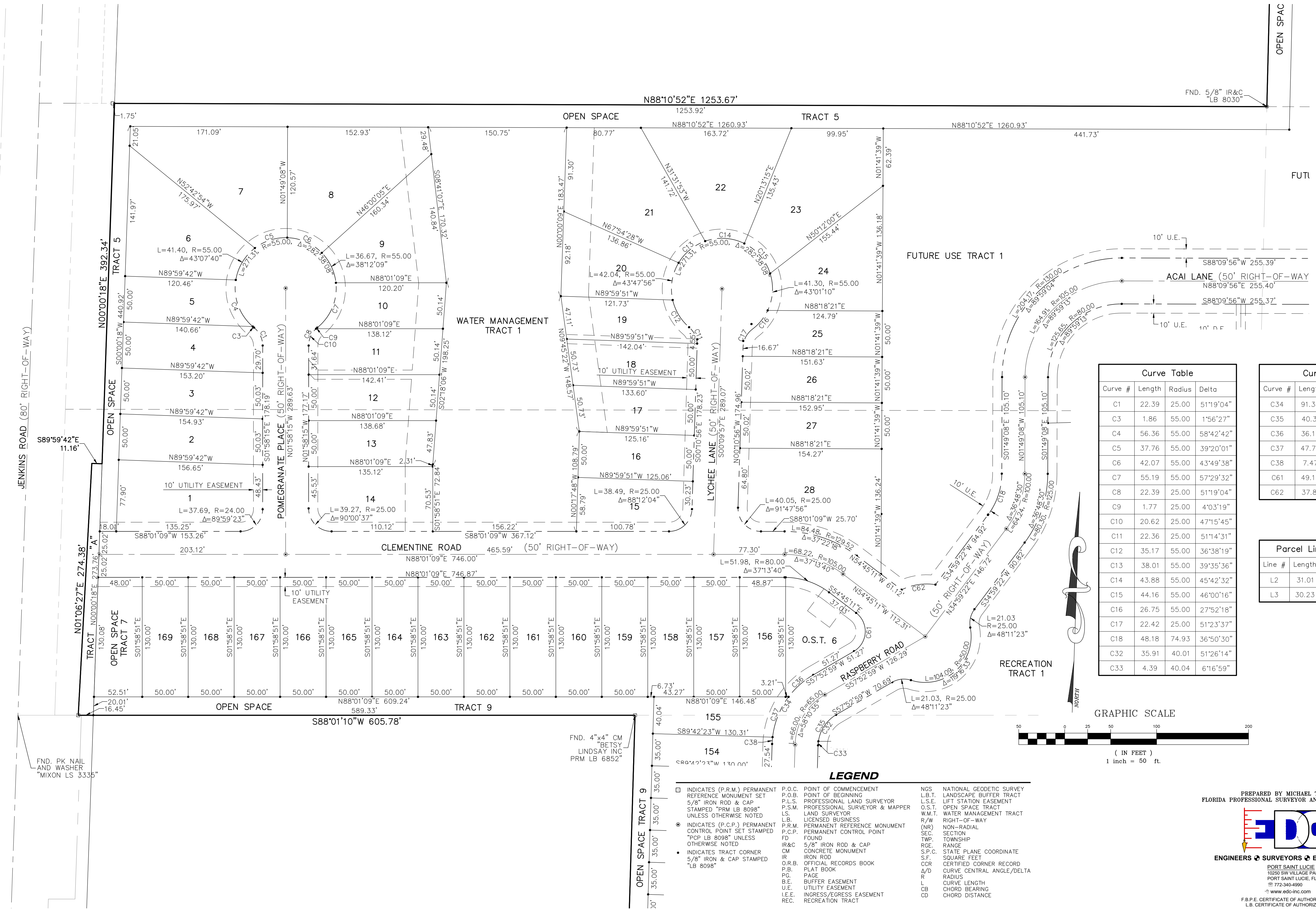
AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

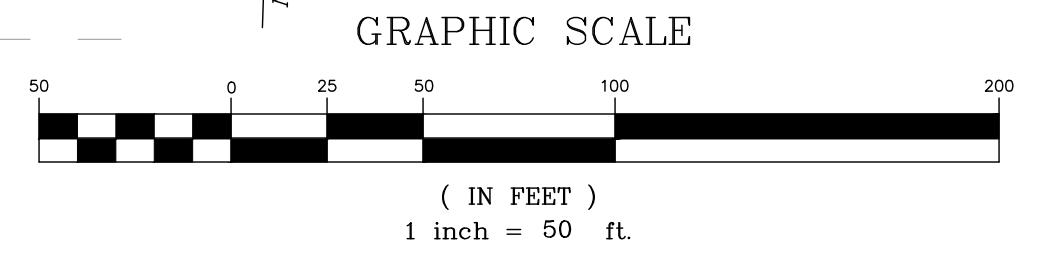
DOCKET NO. _____



Curve #	Length	Radius	Delta
C1	22.39	25.00	51°19'04"
C3	1.86	55.00	1°56'27"
C4	56.36	55.00	58°42'42"
C5	37.76	55.00	39°20'01"
C6	42.07	55.00	43°49'38"
C7	55.19	55.00	57°29'32"
C8	22.39	25.00	51°19'04"
C9	1.77	25.00	4°03'19"
C10	20.62	25.00	47°15'45"
C11	22.36	25.00	51°14'31"
C12	35.17	55.00	36°38'19"
C13	38.01	55.00	39°35'36"
C14	43.88	55.00	45°42'32"
C15	44.16	55.00	46°00'16"
C16	26.75	55.00	27°52'18"
C17	22.42	25.00	51°23'37"
C18	48.18	74.93	36°50'30"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"

Curve #	Length	Radius	Delta
C34	91.38	90.00	58°10'41"
C35	40.31	40.00	57°43'37"
C36	36.17	90.00	23°01'29"
C37	47.75	90.00	30°23'44"
C38	7.47	90.00	4°45'21"
C61	49.13	25.28	111°21'24"
C62	37.81	61.82	35°02'43"

Line #	Length	Direction
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E



- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "POP LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - FD FOUND
 - IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT
 - IR IRON ROD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PAGE
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - NGS NATIONAL GEODETIC SURVEY
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - NR NON-RADIAL SECTION
 - TWP. TOWNSHIP
 - RANGE RANGE
 - S.F.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - CA CURVE CENTRAL ANGLE/DELTA
 - R/D RADIUS
 - L CURVE LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS & SURVEYORS & ENVIRONMENTAL

PORT SAINT LUCIE
 10550 SW VILLAGE PARKWAY SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-340-4990
 www.edc-inc.com
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

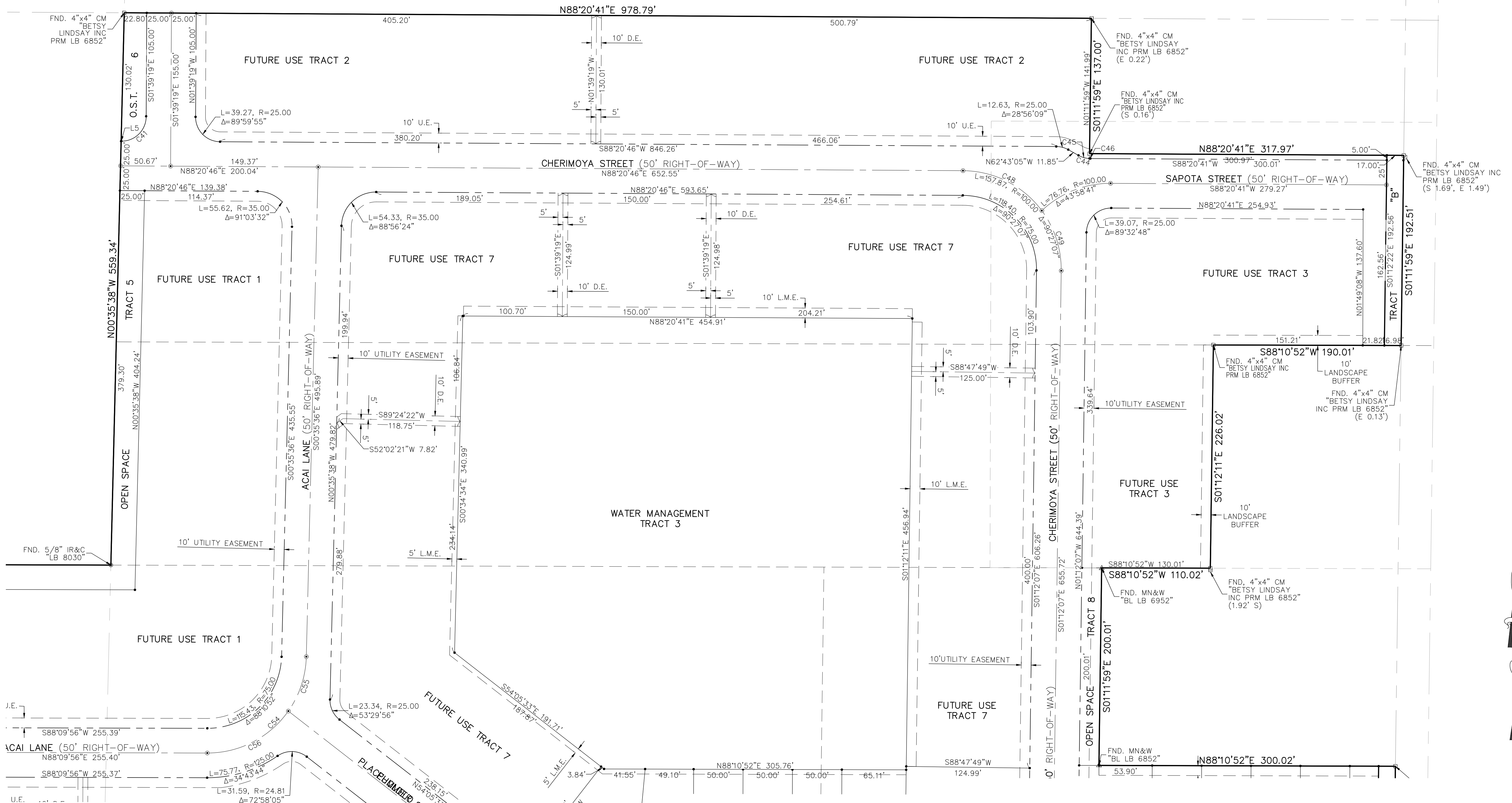
AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____



- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED
 - INDICATES TRACT CORNER
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - PROFESSIONAL LAND SURVEYOR
 - PROFESSIONAL SURVEYOR & MAPPER
 - LAND SURVEYOR
 - LICENSED BUSINESS
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - FOUND
 - 5/8" IRON ROD & CAP
 - CONCRETE MONUMENT
 - IRON ROD
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - PAGE
 - BUFFER EASEMENT
 - UTILITY EASEMENT
 - INGRESS/EGRESS EASEMENT
 - RECREATION TRACT
 - NATIONAL GEODETIC SURVEY
 - LANDSCAPE BUFFER TRACT
 - LIFT STATION EASEMENT
 - OPEN SPACE TRACT
 - WATER MANAGEMENT TRACT
 - RIGHT-OF-WAY
 - NON-RADIAL SECTION
 - TOWNSHIP
 - RANGE
 - STATE PLANE COORDINATE
 - SQUARE FEET
 - CERTIFIED CORNER RECORD
 - CURVE CENTRAL ANGLE/DELTA
 - RADIUS
 - CURVE LENGTH
 - CHORD BEARING
 - CHORD DISTANCE

Parcel Line Table

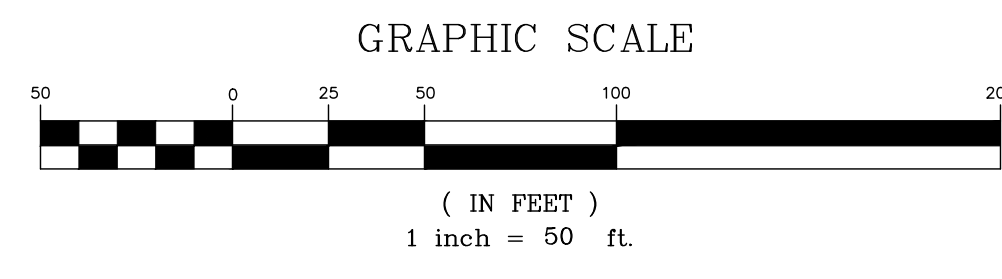
Line #	Length	Direction
L5	0.20	N88°20'46"E

Curve Table

Curve #	Length	Radius	Delta
C40	1.69	75.00	1°17'15"
C41	39.31	24.91	90°24'18"
C44	12.63	25.00	28°56'14"
C45	11.67	25.00	26°44'24"
C46	0.96	25.00	2°11'50"
C48	92.75	100.00	53°08'29"
C49	65.12	100.00	37°18'38"
C51	51.38	125.00	23°33'02"
C52	24.39	125.00	11°10'42"

Curve Table

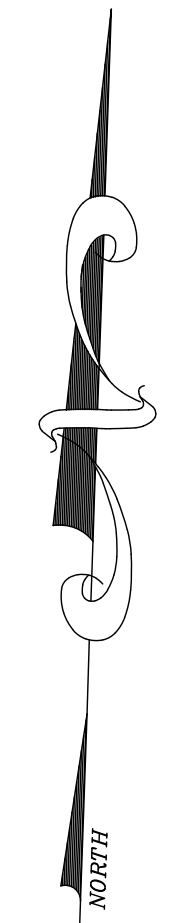
Curve #	Length	Radius	Delta
C53	31.59	24.81	72°58'05"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"



PREPARED BY MICHAEL T. OWEN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS & SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
 10550 SW VILLAGE PARKWAY SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-340-4990
 www.edc-inc.com
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098



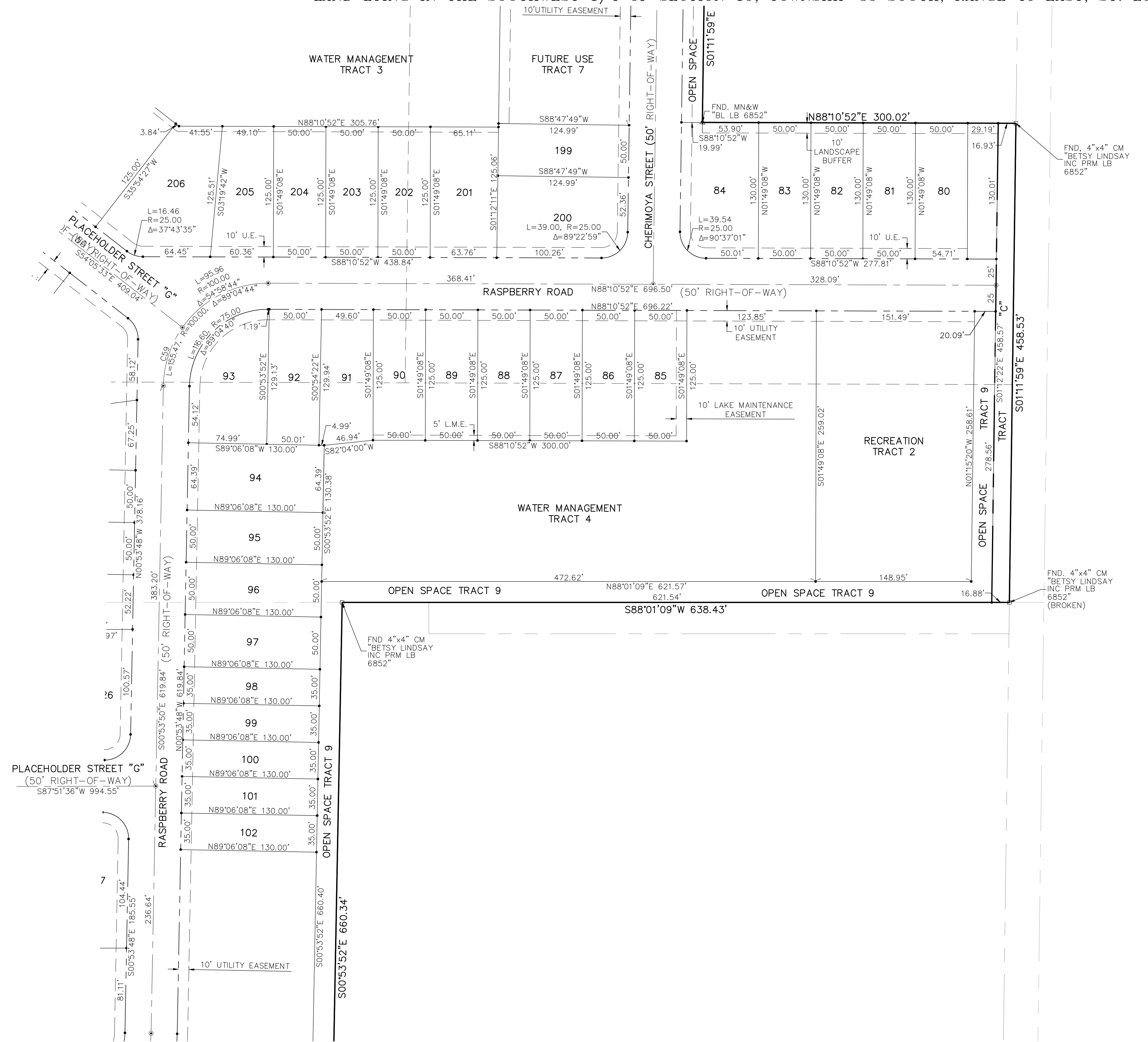
AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

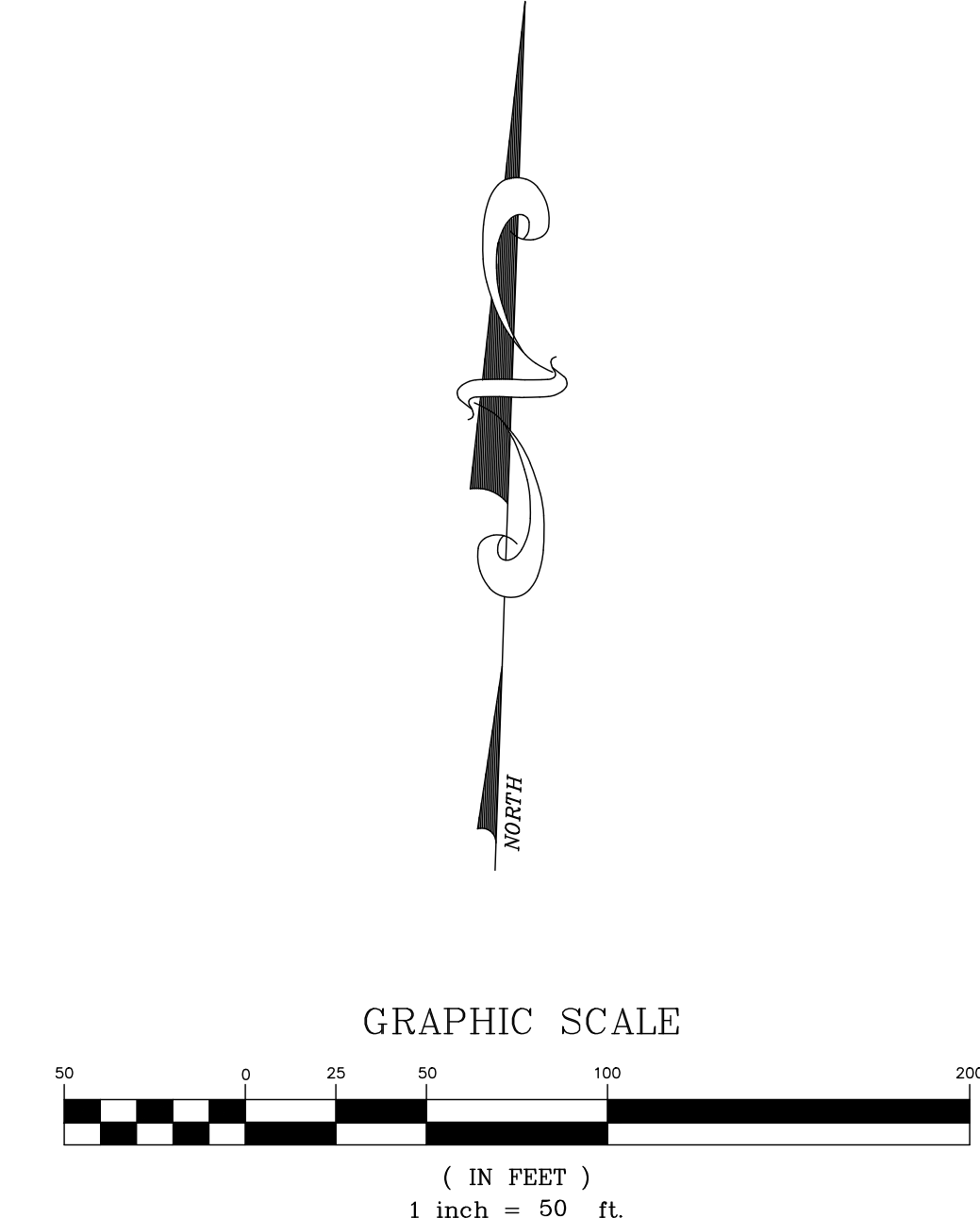
PLAT BOOK _____

PAGE _____

DOCKET NO. _____



Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"



LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET	P.O.C. POINT OF COMMENCEMENT	N.S. NATIONAL GEODETIC SURVEY
5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	P.O.B. POINT OF BEGINNING	L.B.I. LANDSCAPE BUFFER TRACT
● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	P.L.S. PROFESSIONAL LAND SURVEYOR	L.S.E. LIFT STATION EASEMENT
• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	O.S.T. OPEN SPACE TRACT
	L.S. LAND SURVEYOR	W.M.T. WATER MANAGEMENT TRACT
	L.B. LICENSED BUSINESS	R/W RIGHT-OF-WAY
	P.R.M. PERMANENT REFERENCE MONUMENT	(NR) NON-RADIAL
	P.C.P. PERMANENT CONTROL POINT	SEC. SECTION
	FD FOUND	TWP. TOWNSHIP
	IR&C 5/8" IRON ROD & CAP	RGE. RANGE
	CM CONCRETE MONUMENT	S.P.C. STATE PLANE COORDINATE
	IR IRON ROD	S.F. SQUARE FEET
	O.R.B. OFFICIAL RECORDS BOOK	CCR CERTIFIED CORNER RECORD
	P.B. PLAT BOOK	Δ/D CURVE CENTRAL ANGLE/Delta
	PG. PAGE	R RADIUS
	B.E. BUFFER EASEMENT	L CURVE LENGTH
	U.E. UTILITY EASEMENT	CB CURVE BEARING
	I.E.E. INGRESS/EGRESS EASEMENT	CD CHORD DISTANCE
	REC. RECREATION TRACT	

PREPARED BY MICHAEL T. OWEN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



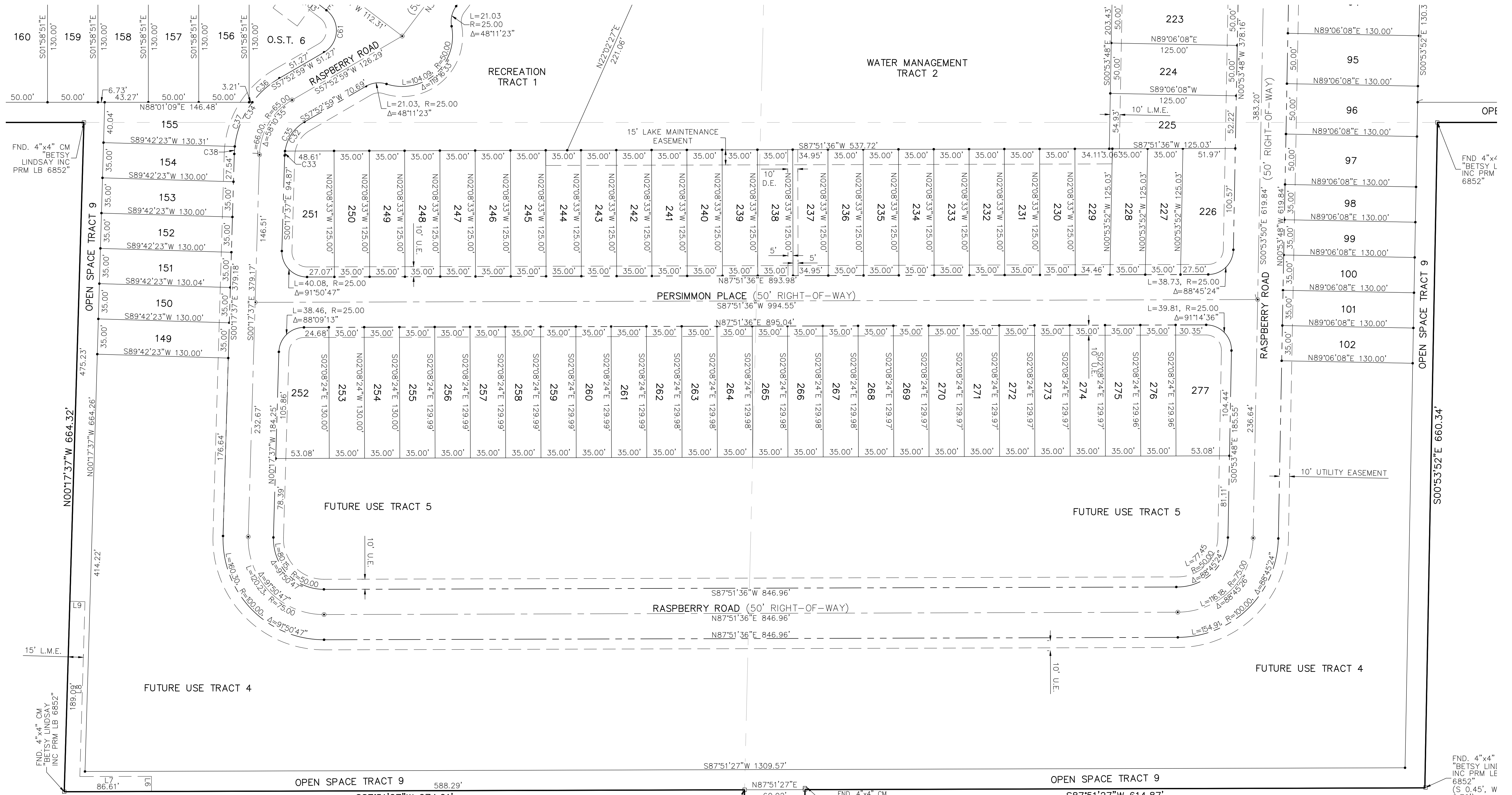
PORT SAINT LUCIE
 10550 SW VILLAGE PARKWAY SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-340-4990
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

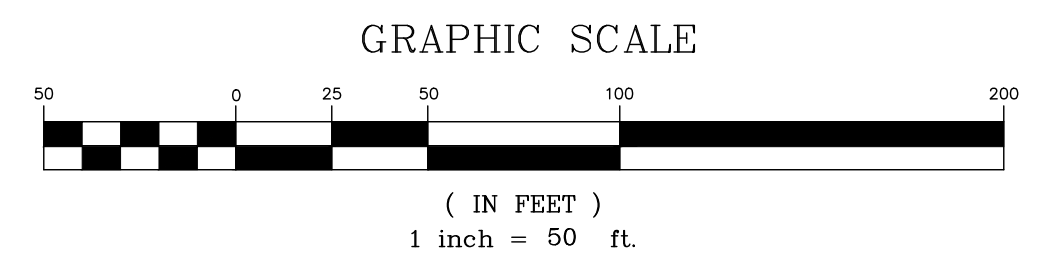
LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



Curve #	Length	Radius	Delta
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	40.31	40.00	57°43'37"
C36	36.17	90.00	2°30'129"
C37	47.75	90.00	30°23'44"
C38	7.47	90.00	4°45'21"
C61	49.13	25.28	111°21'24"

Line #	Length	Direction
L6	15.00	N2°08'33"W
L7	71.11	S87°51'27"W
L8	173.59	N0°17'37"W
L9	15.00	S89°42'23"W



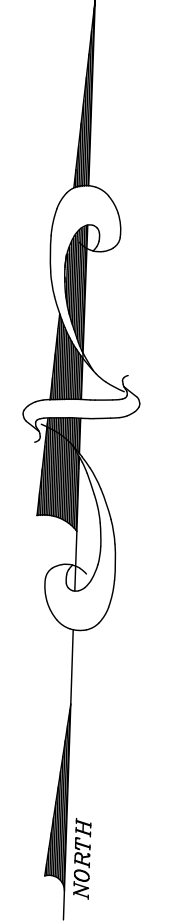
- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 6852" UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - FO FOUND
 - IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT
 - IR IRON ROD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PAGE
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - NGS NATIONAL GEODETIC SURVEY
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - (NR) NON-RADIAL
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RANGE RANGE
 - S.P.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - CBR CURVE CENTRAL ANGLE/Delta
 - A/D RADIUS
 - L CURVE LENGTH
 - CBR CHORD BEARING
 - CD CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
10550 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098



AVALON CROSSING FINAL PLAT (FKA NEILL FARMS)

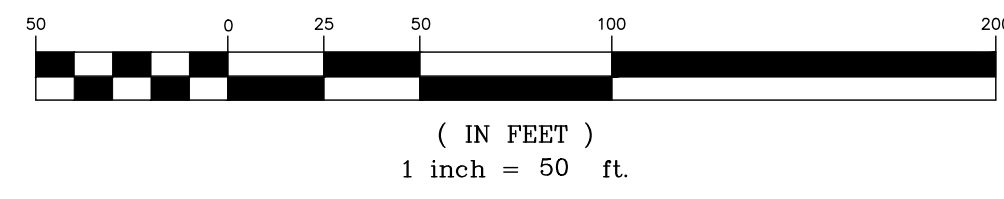
LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

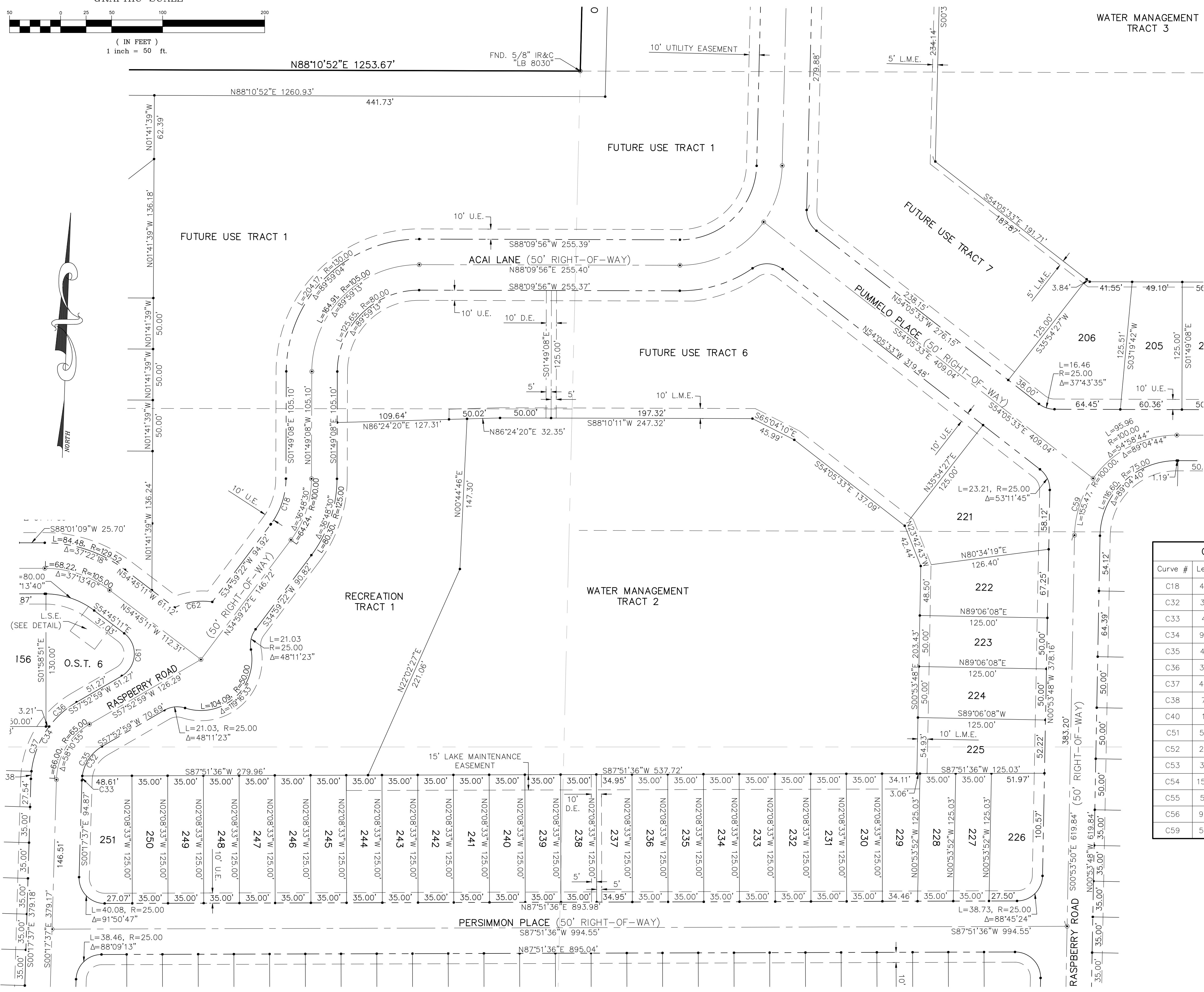
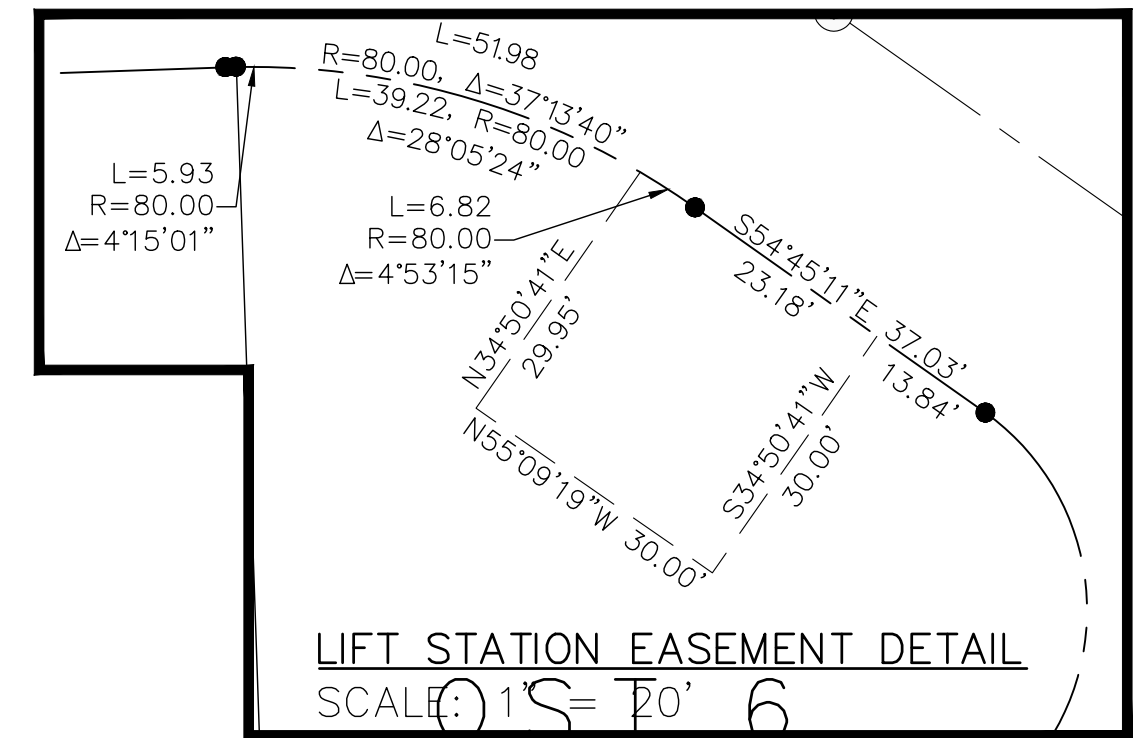
DOCKET NO. _____

GRAPHIC SCALE



LEGEND

- INDICATES (P.P.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- L.S. LAND SURVEYOR
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT FOUND
- IR&C 5/8" IRON ROD & CAP
- CM CONCRETE MONUMENT
- IR IRON ROD
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- B.E. BUFFER EASEMENT
- U.E. UTILITY EASEMENT
- I.E. INGRESS/EGRESS EASEMENT
- REC. RECREATION TRACT
- NGS NATIONAL GEODETIC SURVEY
- L.B.T. LANDSCAPE BUFFER TRACT
- L.S.E. LIFT STATION EASEMENT
- O.S.T. OPEN SPACE TRACT
- W.M.T. WATER MANAGEMENT TRACT
- R/W RIGHT-OF-WAY
- (NR) NON-RADIAL
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- S.P.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
- CCR. CERTIFIED CORNER RECORD
- Δ/D. CURVE CENTRAL ANGLE/DELTA
- R. RADIUS
- L. CURVE LENGTH
- CB. CHORD BEARING
- CD. CHORD DISTANCE

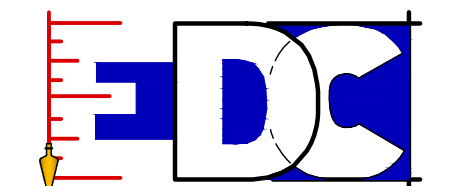


Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6'16'59"
C34	91.38	90.00	58°10'41"
C35	40.31	40.00	57°43'37"
C36	36.17	90.00	23°01'29"
C37	47.75	90.00	30°23'44"
C38	7.47	90.00	4°45'21"
C40	1.69	75.00	1°17'15"
C51	51.38	125.00	23°33'02"
C52	24.39	125.00	11°10'42"
C53	31.59	24.81	72°58'05"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"
C59	59.52	100.00	34°06'00"

Curve #	Length	Radius	Delta
C61	49.13	25.28	111°21'24"
C62	37.81	61.82	35°02'43"

Line #	Length	Direction
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
10550 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990

www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ORDINANCE NO. 19-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the two (2) properties were annexed into the City of Fort Pierce through Ordinances J-393 on March 3, 1998 and given a City of Fort Pierce Future Land Use designation of GC, General Commercial; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

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

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcels IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

From and after the effective date hereof, the following properties legally described as:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

said properties being generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce Medium Density Residential, RM, as depicted on Exhibit "A", attached hereto and incorporated herein.

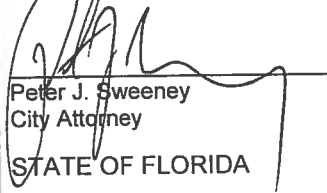
SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts 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 is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:



Peter J. Sweeney
City Attorney


STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-030 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 2019 and September 22, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida on July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

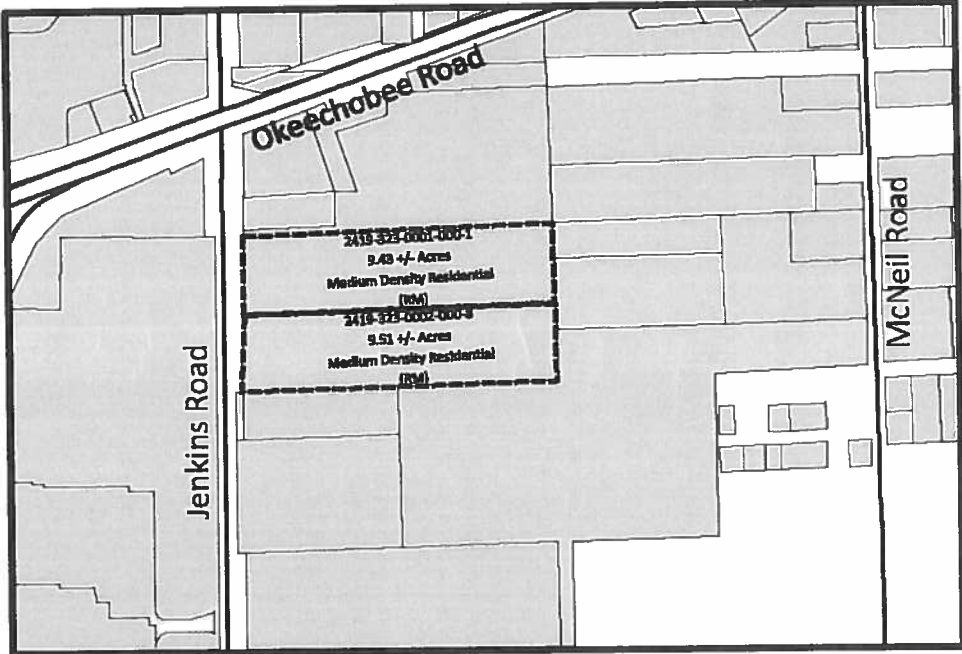


Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A
Proposed Future Land Use
Medium Density Residential, RM



ORDINANCE NO. 19-040

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM C-3, GENERAL COMMERCIAL AND R-4, MEDIUM DENSITY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 within the City of Fort Pierce, Florida, representing approximately 74.19 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of eight (8) properties generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11, 2019 meeting, voted 6-0 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001- 000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development, as depicted on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit "C" which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

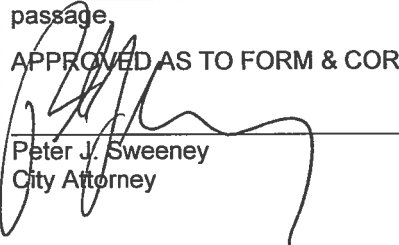
SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held

to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:



Peter J. Sweeney
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

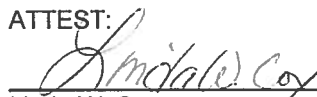
WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-040 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.



Linda Hudson
Mayor Commissioner

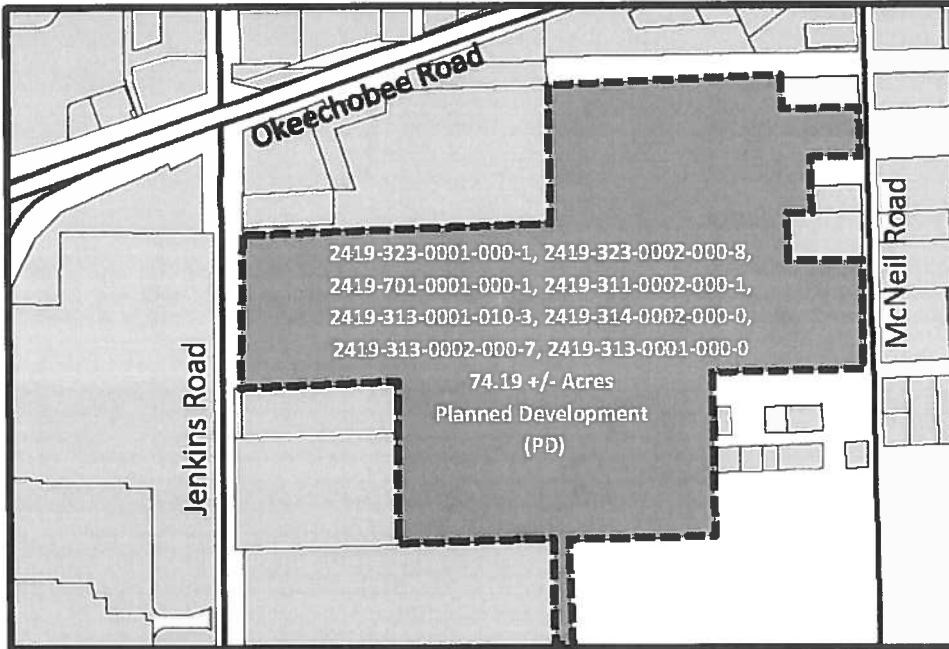
ATTEST:



Linda W. Cox
City Clerk

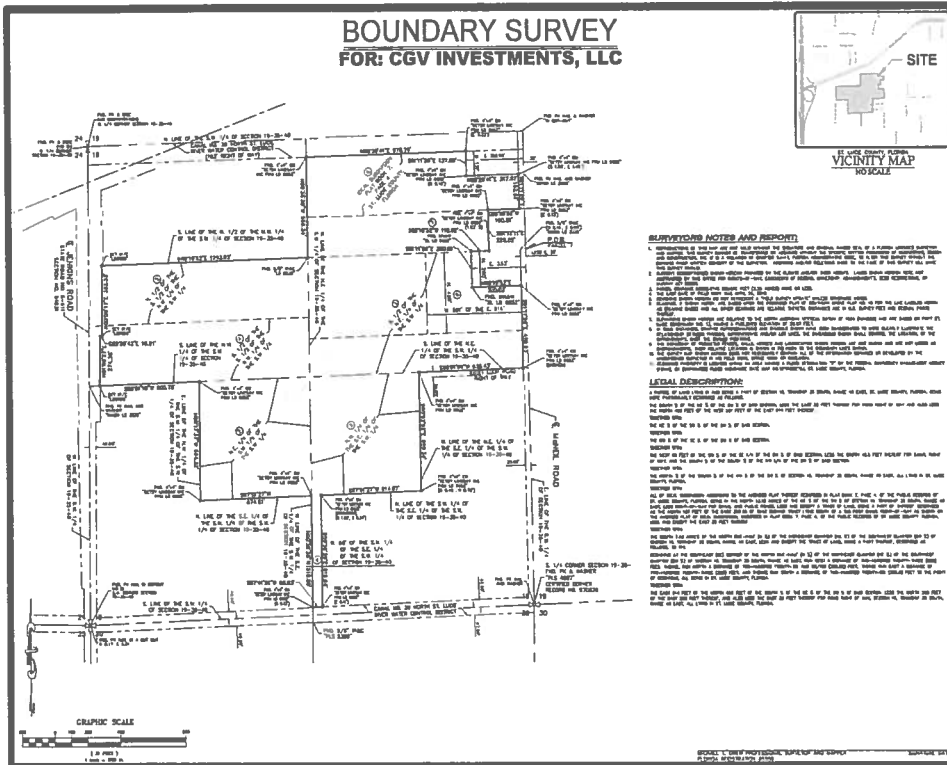
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The properties are rezoned from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Parcels) to PD, Planned Development

Exhibit B
Sketch and Legal Description



Parcels IDs: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SAID SECTION,

Exhibit B (Continued)
Sketch and Legal Description

TOGETHER WITH:

THE NORTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

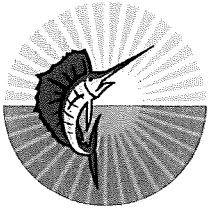
TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

September 17, 2019

Brian Nolan, AICP, ASLA
Lucido & Associates
701 Southeast Ocean Boulevard
Stuart, Florida 34994

RECEIVED
SEP 22 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Dear Applicant and Representative:

At their meeting on September 16, 2019, the City Commission approved an application for Subdivision (Preliminary Plat) submitted by property owner, Neill Farms FP, LLC & applicant/representative Brian Nolan of Lucido & Associates, to subdivide 74.19 acres of land (8 Parcels) into one (1) parcel at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The Commission approved the request with the condition that an open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

The Commission also considered Ordinance 19-040, which passed on first reading. The second reading, a legislative hearing, will be held on **Monday, October 7, 2019**.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Jenn Hofmeister, Planning Director ✓

Technical Review Committee - Virtual

1. b.

Meeting Date: 04/16/2020

REQUESTED ACTION

Temporary Use - Construction Staging Area - 415 South Ocean Drive

LOCATION

415 South Ocean Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Review and Provide Comments

Attachments

Temporary Use Packet

Form Review

Form Started By: Brandon Creagan
Final Approval Date: 03/31/2020

Started On: 03/31/2020 06:37 PM



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-42800002

BOARD DATE: APRIL 16, 2020

Temporary Use – Construction Staging Area – 415 South Ocean Drive

Attached is an Application for Temporary Use for a construction laydown yard located at 415 South Ocean Drive. The construction staging area will be used to supplement the construction of a single family home at 324 South Ocean Drive. If approved this application will be valid for a 1 year approval and must be renewed & re-reviewed each year for compliance with City Code. Per City Code Section 22-65, Temporary Uses; all Standards for Review must be met to receive approval for a Temporary Use. This site was approved for a construction staging area in 2017 for the same project, but the home was not built. Parcel ID: 2401-505-000-000-1, 2401-505-0003-000-8, & 2401-505-0001-000-4.

Please review and provide comments on this Temporary Use Application. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond by Tuesday, April 14, 2020 by 5pm.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



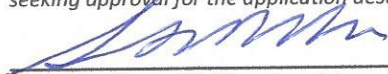
Temporary Use

Property address or Location 415 S Ocean Drive
 Parcel ID #(s) 2401-505-0001-000-4, 2401-505-0002-000-1, 2401-505-0003-000-8
 Project description Temporary Staging and Storage Area for 324 S Ocean Drive

SBD Jupiter, LLC/Steven Weaver
 Property Owner(s)
1157 Bel Aire Drive
 Street Address
Daytona Beach FL 32118
 City State Zip
386 405 0286
 Phone Number
realtimelfla@aol.com
 Email Address

William P. Stoddard, Schulke, Bittle & Stoddard, LLC
 Applicant/Representative, Title, Company
1717 Indian River Blvd, Suite 201
 Street Address
Vero Beach FL 32960
 City State Zip
772-770-9622
 Phone Number
wstoddard@sbsengineers.com
 Email Address

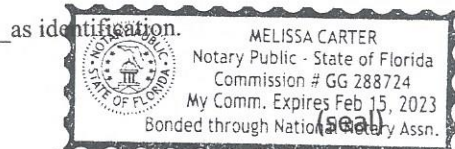
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if pother 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 Volusia
 The foregoing instrument was acknowledged before me this 4th day of March, 2020, by
Steven Michael Weaver who is personally known to me or has produced

FL DL
Melissa Carter
 Signature of Notary



Intake meetings are required for all submittals. Call (772) 467-3729

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

Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

As-built site drawing, including the building, restroom facilities, parking areas & driveways

N/A Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways

Complete, notarized application

Application Type:

Seasonal Commercial – 30 days or less

Other (Special Event, Carnival or Religious Exhibition) – ~~7 days or less~~ 1 year beginning upon the issuance of

Requested Duration of Use: building permit for 324 S Ocean Drive

Temporary Tents/ Trailers: # 1 construction trailer Total Sq. Ft. _____

Estimated Daily Trips: N/A Parking Provided: N/A

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

North	South	East	West
Multi Family Home / Hotel	Single Family Home	Vacant	Multi Family Home



Google Earth

feet 10
meters 3





Google Earth

feet
meters





Google Earth





Google Earth





TO: WILLIAM P. STODDARD, PH.D., P.E.
FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER
RE: APPROVED TEMPORARY USE APPLICATION – 415 S. OCEAN DRIVE
DATE: MAY 19TH, 2017

Approved Temporary Use Application – 415 S. Ocean Drive

The attached Temporary Use Application for a property located at 415 S. Ocean Drive has been approved by the Planning Department for use as the staging and storing area for construction of a single family home located at 324 S. Ocean Drive in Fort Pierce, Florida.

The property consists of three Parcels.

Parcel IDs: 2401-505-0001-000-4, 2401-505-0002-000-1, 2401-505-0003-000-8

The approval comes with the conditions that the comments from both the Building Department and Engineering Department are addressed and completed before the site can be utilized for its approved purpose.

Conditions:

1. Apply for a Flood Development Permit with the Building Department
2. Address stormwater drainage with the Building Department
3. Apply for an R/W Permit with the Engineering Department. The applicant is responsible for replacing any broken sidewalk.

Thank you.

Brandon Creagan

Technical Review Committee - Virtual

1. c.

Meeting Date: 04/16/2020

REQUESTED ACTION

Minor Replat - Magnolia Square - 8116 Magnolia Square

LOCATION

8116 Magnolia Square

RESPONSIBLE STAFF

Jennifer Hofmeister, AICP, LCAM,
Planning Director

RECOMMENDATION

Approval or
Approval with Conditions

Attachments

TRC agenda item

Form Review

Form Started By: Jennifer Hofmeister
Final Approval Date: 04/02/2020

Started On: 04/02/2020 02:37 PM



TO : All the members of the Technical Review Committee

FROM : Jennifer Hofmeister, AICP, LCAM, Planning Director

RE : Technical Review Project: #20-09000001

DATE : April 16, 2020

Minor Replat - Magnolia Square

The above – referenced **Minor Replat** is being submitted for your review and comments. The subject request is in order to reconfigure the Townhouse Tract.

Please email written comments regarding the above by April 14, 2020. The item will be reviewed with the applicant via conference call with the project planner on April 16, 2020 at a pre-scheduled time on the usual third Thursday TRC Meeting time.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3730.



Subdivision

Property address or Location Magnolia Square- Liberty Square Way, Franklin Square LN, & 3334 Madison Square LN Fort Pierce, FL 34982

Parcel ID #(s) See attached

Project description Re-Plat of Magnolia Square (Plat Book 51, Page 28). New boundaries for 18 lots for buildings C, D, and E.

LALLY DEVELOPMENT, INC

Property Owner(s)

See Attached

Street Address

City

State

Zip

Phone Number

Email Address

SUNVEER@OUTLOOK.COM

Applicant/Representative, Title, Company

Tim Foster, Vice President, Caulfield & Wheeler Inc.

Street Address

7900 Glades Road

City

Boca Raton

State

FL

Zip

33434

Phone Number

561-392-1991

Email Address

tim@cwiassoc.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.

Tim Foster **PRESIDENT LALLY DEVELOPMENT INC**

Property Owner(s) Signature(s)

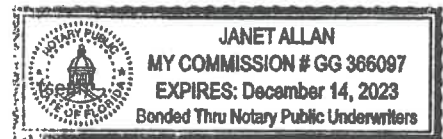
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by

who is personally known to me or has produced

as identification.

Signature of 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

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
- Concurrence application, complete
- Complete, notarized application
- Signed and sealed survey

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
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure 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
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application
- Signed and sealed survey

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
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared By Record and Return to:
Shannon Ortega
Grace Title, Inc.
6000 Metrowest Blvd Ste 108
Orlando, Florida 32538

Quit Claim Deed

Made this 17th day of January 2018 A.D., by and between The Sandpiper Group LLC, a dissolved Florida Corporation, whose address is 135 SE Fifth Ave Suite 202 Delray Beach, Florida 33483, hereinafter called the grantor, and Magnolia Square of Ft. Pierce Homeowners Association, Inc., whose addresses are 333 17th Street Suite A Vero Beach, Florida 32960, hereinafter called the grantee.

(Whenever used herein the term "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)

Witnesseth: that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Lucie County, Florida to wit:

MAGNOLIA SQUARE (PB 51-26) THAT PART OF AN UNNAMED TRACT LYING ADJACENT TO LOT 60-(0.06 ACRES)
A/K/A: Parcel ID: 2428-703-0019-000-4

AND

MAGNOLIA SQUARE (PB 51-26) TOWNHOUSE TRACT (2.60 ACRES)
A/K/A: Parcel ID: 2428-703-0015-000-6

THIS DEED IS GIVEN BY A DISSOLVED FLORIDA LIMITED LIABILITY COMPANY FOR THE PURPOSE OF WINDING UP IT'S AFFAIRS.

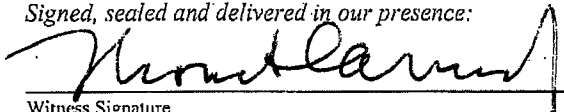
GRANTOR REPRESENTS THAT GRANTEE HAS APPROVED THIS DOCUMENT PRIOR TO RECORDING AND GRANTOR AND GRANTEE HEREIN HAVE ELECTED FOR TITLE TO BE NEITHER EXAMINED NOR APPROVED, AND HAVE REQUESTED DOCUMENT PREPARATION SERVICES ONLY WITHOUT LEGAL REPRESENTATION.

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

To Have And To Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and be hoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



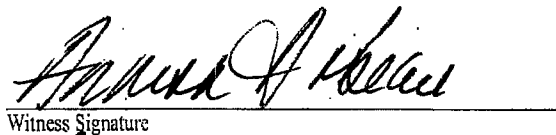
Witness Signature

Thomas F. Carney Jr.

Witness Printed Name



By: Peter H. Carney as Vice President of McCrystal Development, Inc., a dissolved Florida Corporation as Managing Member of The Sandpiper Group LLC, a dissolved Florida Corporation



Witness Signature

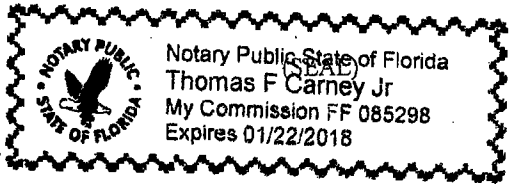
ANAND A. ARORA

Witness Printed Name

Prepared By Record and Return to:
Shannon Ortega
Grace Title, Inc.
6000 Metrowest Blvd Ste 108
Orlando, Florida 32538

State of Florida
County of Orange

The foregoing instruments was acknowledged before me this 17th day of January, 2018, by Peter H. Carney as Vice President of McCrystal Development, Inc., a dissolved Florida Corporation as ~~Managing~~ Member of The Sandpiper Group LLC, a dissolved Florida Corporation who is personally known to me or who has produced a driver's license as identification.



[Handwritten Signature]
Notary Public
Printed Name: Thomas F. Carney, Jr.
My Commission Expires: 1/22/18

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Aaron Kopczyk
Southeast Professional Title, LLC
151 Southhall Lane, Ste. 230
Maitland, FL 32751

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 24 day of **February, 2015** by **James H. Benson II**, whose post office address is **5621 Chipola Circle, Orlando, FL 32839** herein called the Grantor, to **Lally Development, Inc., a Florida Corporation**, whose post office address is **3501 West Colonial Drive, Orlando, Florida 32808**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Parcel 1:

Lots 19, 20, 22, 23, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 72, 74, 75, 76, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

And

Parcel 2:

Lots 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

This is not now, nor ever has been the constitutional homestead property of the Grantor.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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, and hereby 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, 2014.

File No: 15-0235

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

James H. Benson II

Aaron Kopczyk

Witness #1 Printed Name

[Handwritten Signature]

Witness #2 Signature

[Handwritten Signature]

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of February, 2015 by James H. Benson II who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

SEAL



My Commission Expires:

[Handwritten Signature]

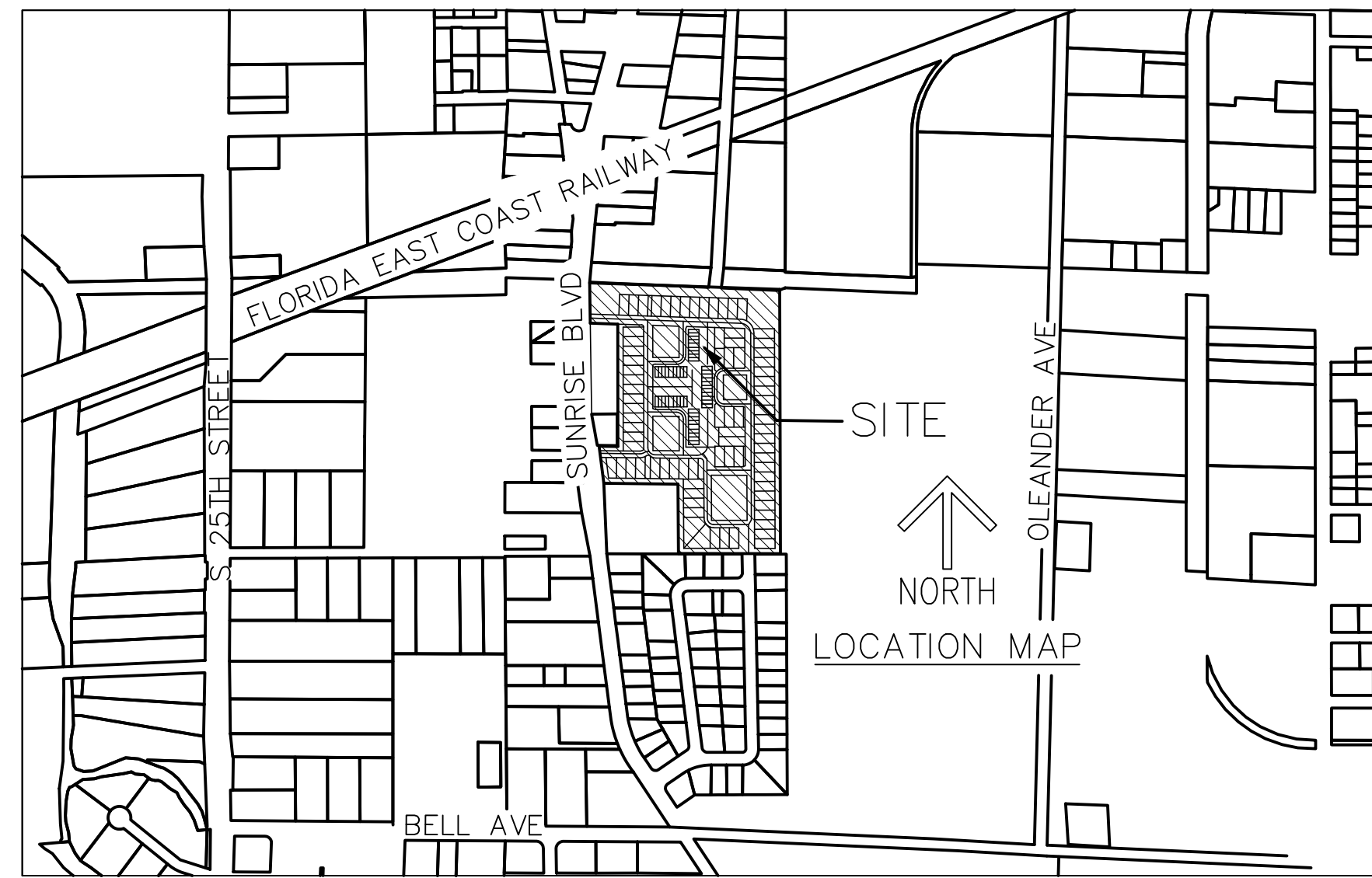
Notary Public **Aaron Kopczyk**

Printed Notary Name

BOUNDARY SURVEY

MAGNOLIA SQUARE TOWNHOUSE TRACT

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA,



THE FOLLOWING IS A PARTIAL LIST OF EXCEPTIONS WHICH CORRESPOND TO THE EXCEPTIONS CONTAINED IN THE REPORT OF TITLE BY NVR SETTLEMENT SERVICES OF MARYLAND INC., WITH AN EFFECTIVE DATE OF 2/26/2020

DESCRIPTION:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNHOUSE TRACT, LESS BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

TITLE MATTERS:

- Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 6, 2006 in Official Records Book 2456, page 2190, of the Public Records of St Lucie County, Florida together with all amendments thereto, which provide for but not limited to charges and/or assessment fees of the Public Records of St Lucie County, Florida.
AFFECTS
- First Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 17, 2006 in Official Records Book 2463, page 372, of the Public Records of St Lucie County, Florida.
AFFECTS
- Declaration of Party Facilities for Magnolia Square recorded May 4, 2006 in Official Records Book 2552, page 2441, of the Public Records of St Lucie County, Florida.
AFFECTS
- Second Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded April 5, 2011 in Official Records Book 3282, page 626, of the Public Records of St Lucie County, Florida.
AFFECTS
- Third Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded September 30, 2011 in Official Records Book 3328, page 932, of the Public Records of St Lucie County, Florida.
AFFECTS
- Assignment and Assumption of Development Rights and Declarant's Rights and Obligations Agreement from The Sandpiper Group, LLC to BRI 3, LLC recorded August 21, 2012 in Official Records Book 3423, Page 1282, of the Public Records of St Lucie County, Florida.
AFFECTS
- Quit Claim Assignment of Declarant Rights from BRI 3, LLC to James H. Benson, II recorded March 16, 2015 in Official Records Book 3725, page 722 of the Public Records of St Lucie County, Florida.
AFFECTS

EASEMENTS, RIGHTS OF WAYS AND OTHER EXCEPTIONS:

- Drainage Easement in favor of St. Lucie County recorded July 23, 1964 in Official Records Book 94, page 432 and 433, of the Public Records of St Lucie County, Florida.
DOCUMENT NOT SUPPLIED
- Ordinance by City of Fort Pierce recorded in Official Records Book 2919, page 2 of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Notice of Waste/Wastewater Supply Agreement recorded in Official Records Book 3117, page 2770, of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Development Agreement dated March 5, 2018 by and between Lally Development, Incorporated and the City of Ft. Pierce, Florida, recorded on March 8, 2018 in Official Records Book 4106, page 995, of the Public Records of St Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS

PLATS:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARAVILLA HEIGHTS recorded in Plat Book 5, page 1, of the Public Records of St. Lucie County, Florida.
RE-PLATTED AS MAGNOLIA SQUARE
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAGNOLIA SQUARE recorded in Plat Book 51, pages 26 through 30 and amended by surveyors affidavit recorded in Official Records Book 2633, Page 2982 and rerecorded in Book 2634, page 1607, all of the Public Records of St. Lucie County, Florida.
AFFECTS-PLOTTED
- Partial Release and Modification of platted utility easement recorded in Official Records Book 2470, page 1378, of the Public Records of St Lucie County, Florida.
AFFECTS-PLOTTED

INDEX:

- SHEET 1: COVER SHEET
- SHEET 2: ALTA/NSPS LAND TITLE SURVEY

NOTES:

- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52"WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- THE DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS NOT LOCATED AT THE REQUEST OF THE CLIENT.
- FLOOD ZONE: "X"; FIRM MAP NO. 12111C(188)(189)J, COMMUNITY NO. 120286; DATED: FEBRUARY 16, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

CERTIFIED TO:

LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION.
NVR SETTLEMENT SERVICES OF MARYLAND INC.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS LAND TITLE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 3, 2020. I FURTHER CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

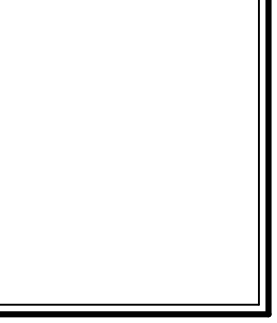
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA - LB #3591

FILE NAME: 8116-SUR
REVISIONS
DATE
BY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

MAGNOLIA SQUARE TOWNHOUSE TRACT
BOUNDARY SURVEY

DATE 03/18/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



JOB # 8116
SHT. NO. 1
OF 2 SHEETS

MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE
AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



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(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

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA, A NOT-FOR-PROFIT CORPORATION, AND LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "MAGOLIA TOWNHOMES" BEING A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT A IS RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS.

WITNESS: _____
MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: SUNVEER LALLY
PRINT NAME

WITNESS: _____
LALLY DEVELOPMENT INC.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: JASVINDER LALLY
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SUNVEER LALLY, PRESIDENT, ON BEHALF OF MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE LIMITED NOT-FOR-PROFIT CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JASVINDER LALLY, PRESIDENT, ON BEHALF OF LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

SURVEYORS REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____
GREGORY S. FLEMING, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE XX ZONING DISTRICT, AS SET FORTH IN SECTION 22.31 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____
BY: _____
DIRECTOR OF PLANNING
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____
BY: _____
PETER J. SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

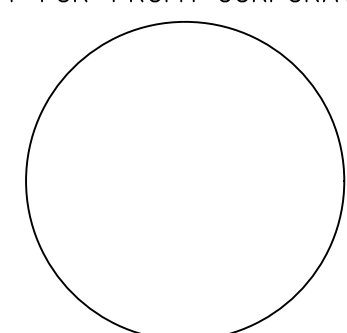
CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

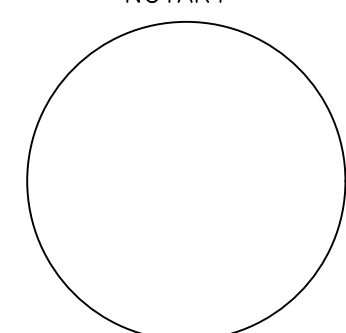
PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION
BY: _____
CITY CLERK: LINDA COX
PRINT NAME _____

MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION



MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION
NOTARY



TITLE CERTIFICATION:

I, _____ A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020,

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF XXXXXX HOMES OF FLORIDA, INC., A FLORIDA CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS _____ DAY OF _____, 2020.

_____, ATTORNEY

FLORIDA BAR NO.: _____

_____, FLORIDA

SURVEY NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52" WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- 4. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- 5. 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.
- 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

CERTIFICATE OF SURVEYOR AND MAPPER:

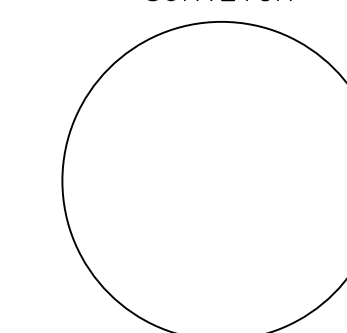
I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

DATED: _____

BY: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561-392-1991)
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR



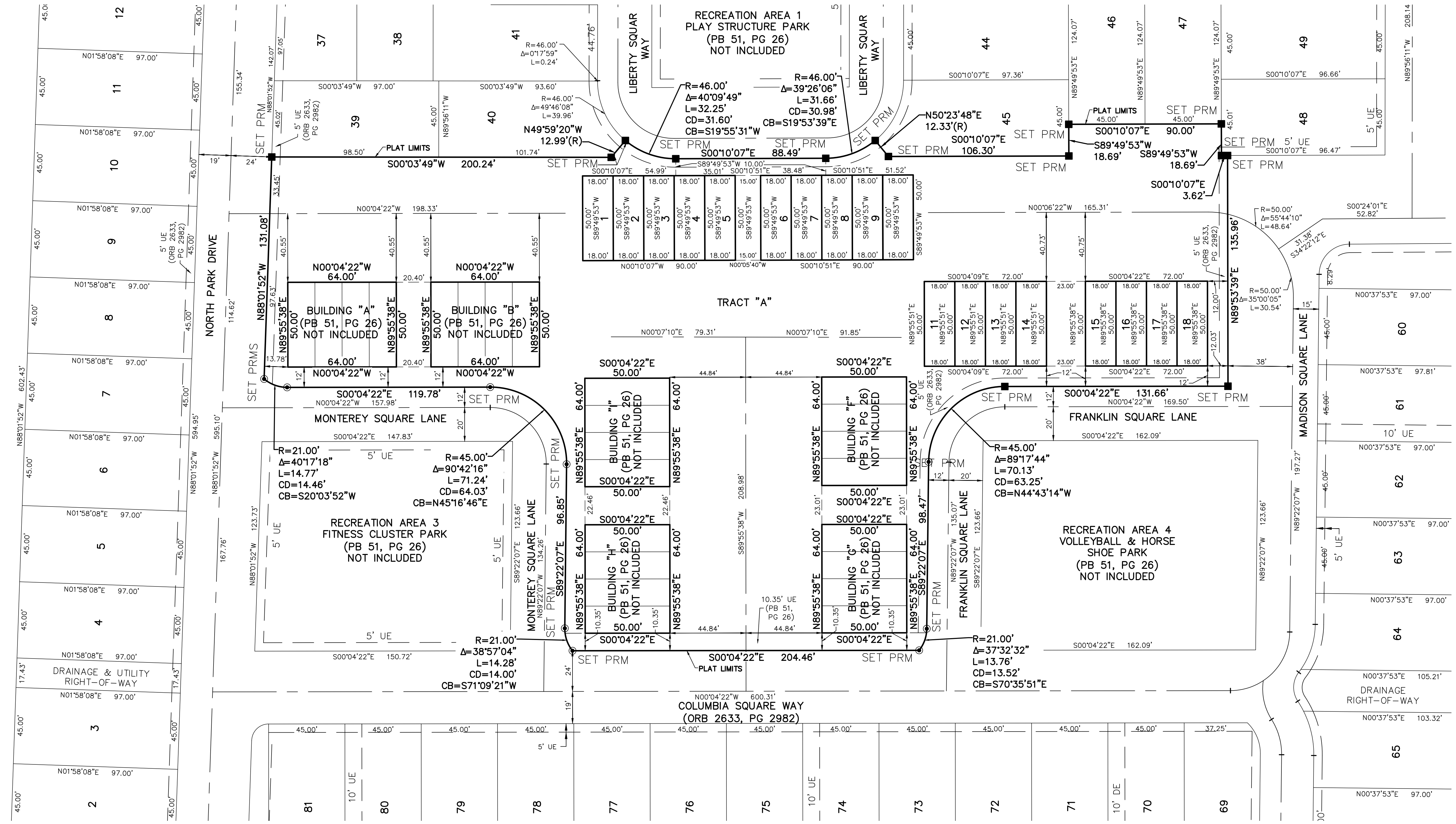
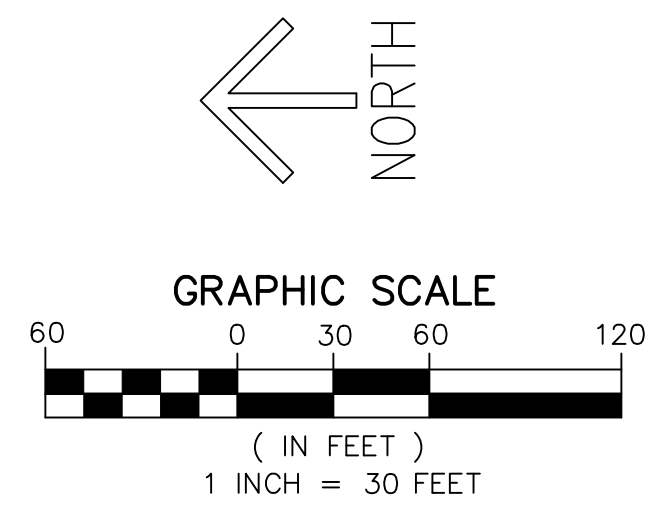
MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE
AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS

- ☐ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET 4"x4" CONC MON AND DISK STAMPED
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
SET NAIL AND DISK STAMPED
"C&W PRM LB 3591"



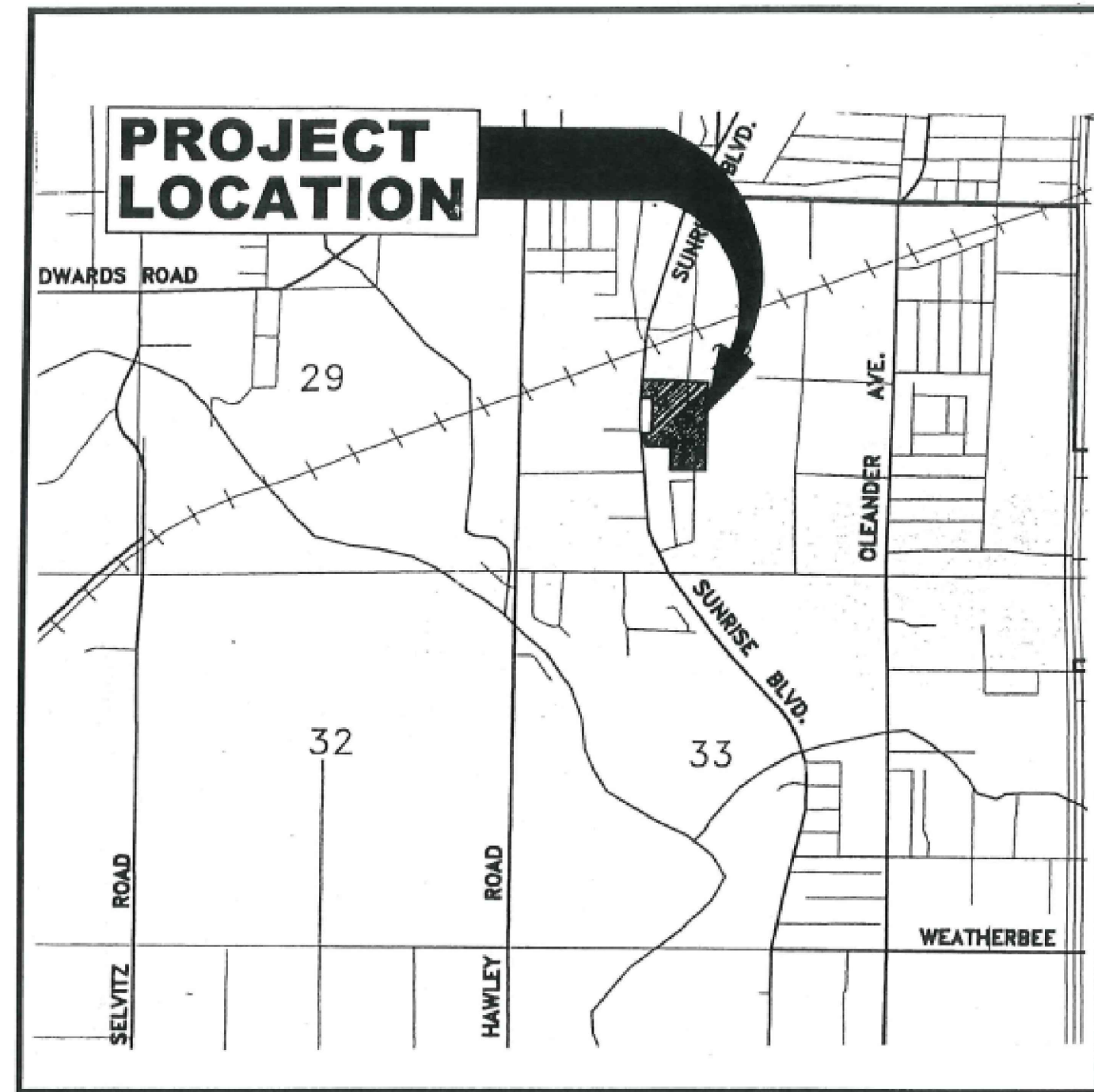
NOTE: ELEVATIONS ARE NAVD 88
 NGVD 29 = NAVD 88 + 1.496

PERMIT SET

MANGOLIA SQUARE

FORT PIERCE, FLORIDA

PAVING, GRADING, & DRAINAGE PLANS



SECTION 28, TOWNSHIP 35S, RANGE 40E

N
(no scale)

MAGNOLIA SQUARE
 LOCATION MAP

<u>SHEETS</u>	<u>DESCRIPTION</u>
CV1	COVER SHEET
PD1	POLLUTION PREVENTION PLAN
PD2-PD3	PAVING, GRADING, AND DRAINAGE PLANS
PD4	PAVING, GRADING, AND DRAINAGE DETAILS

REVISIONS	DATE	BY

FILE NAME: 8116 ENG.dwg

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (661)-392-1991 / FAX (661)-750-1452

Cover Sheet

MAGNOLIA SQUARE
 Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./ PG.	
SCALE	n/d

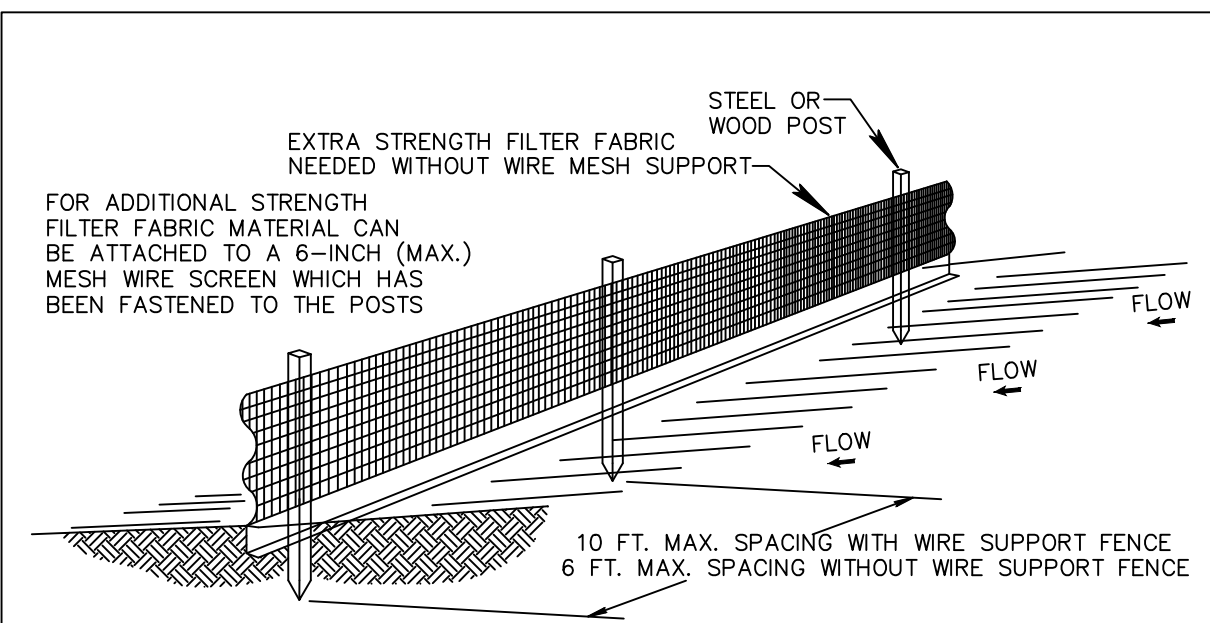
JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
CV1
 OF 5 SHEETS

P:\08116-00-00 (NAVD_88)\drawings\eng\plans\8116 ENG.dwg_3/20/2020 3:25:41 PM

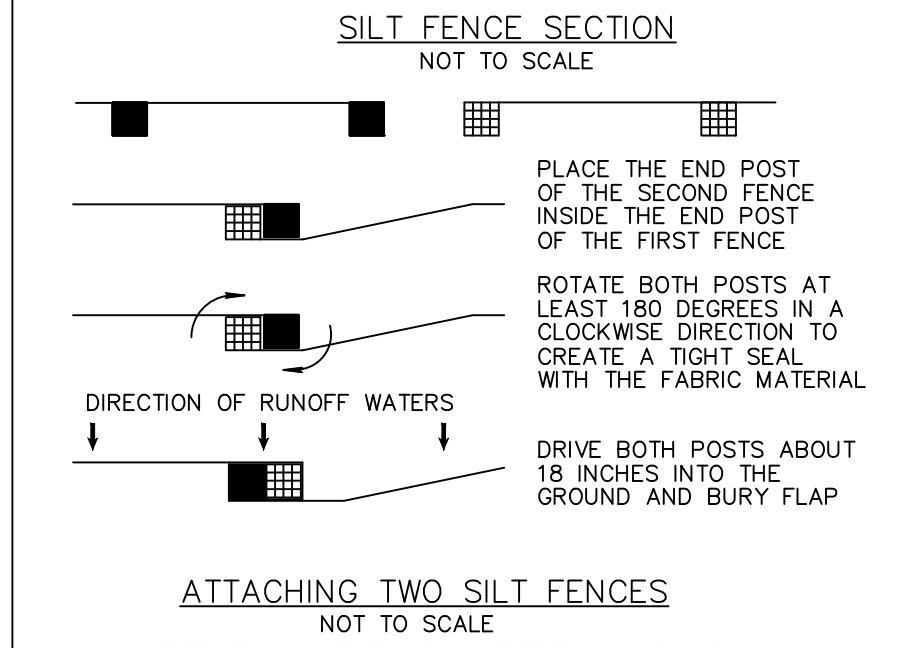
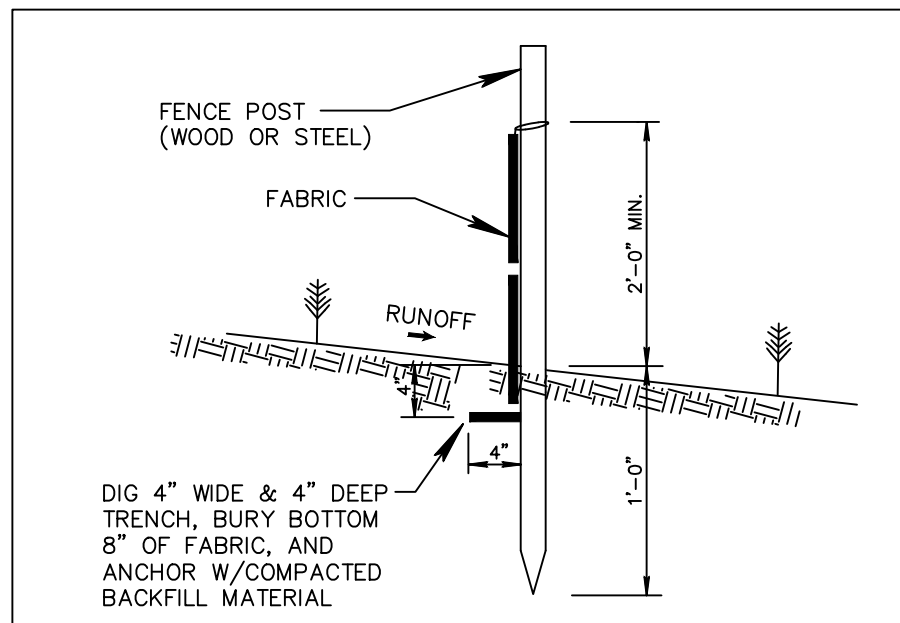
NOTE: ELEVATIONS ARE NAVD 88
NCVD 29 = NAVD 88 + 1.496

PERMIT SET

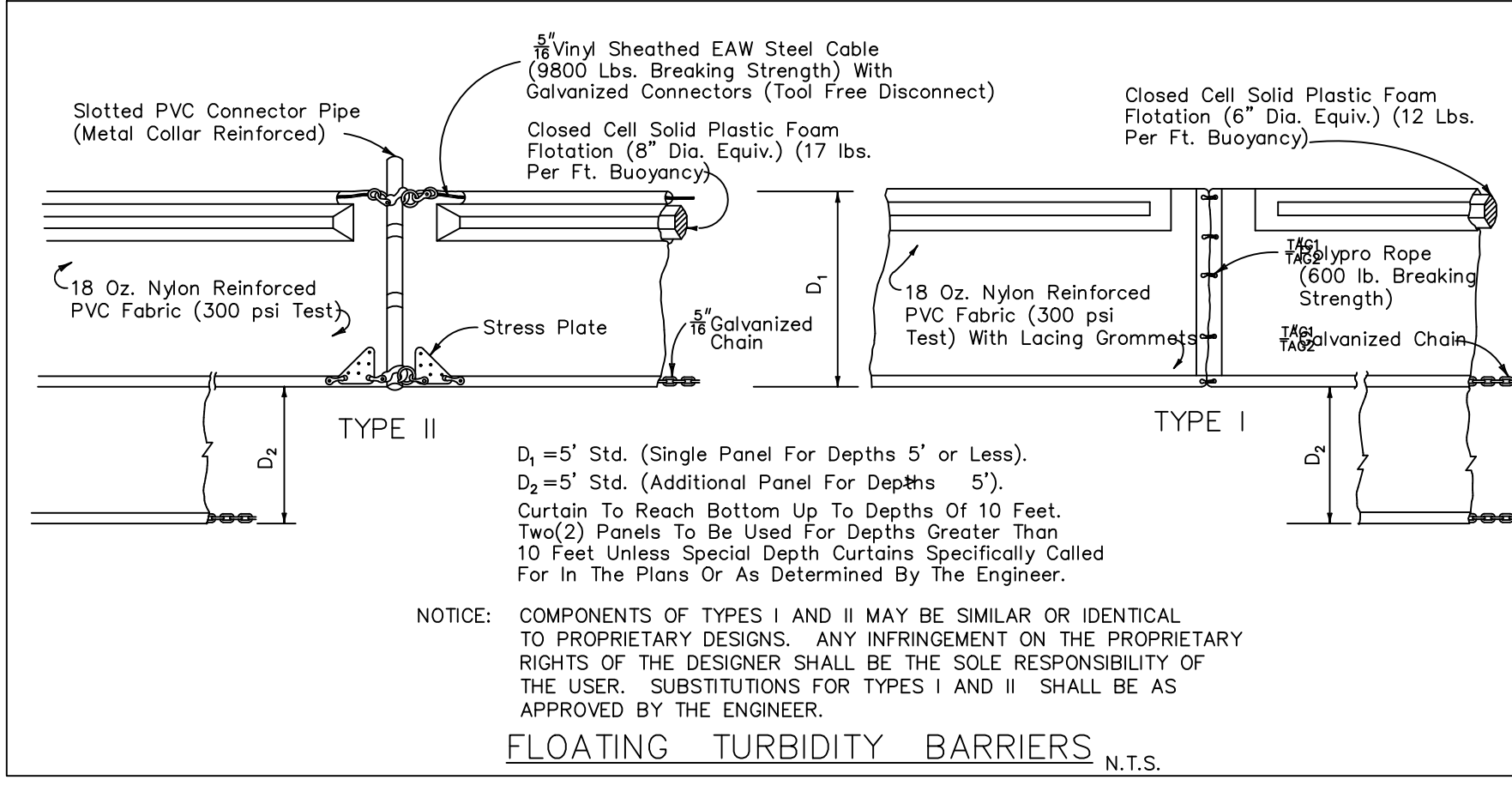


- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL
(1 of 2) N.T.S.

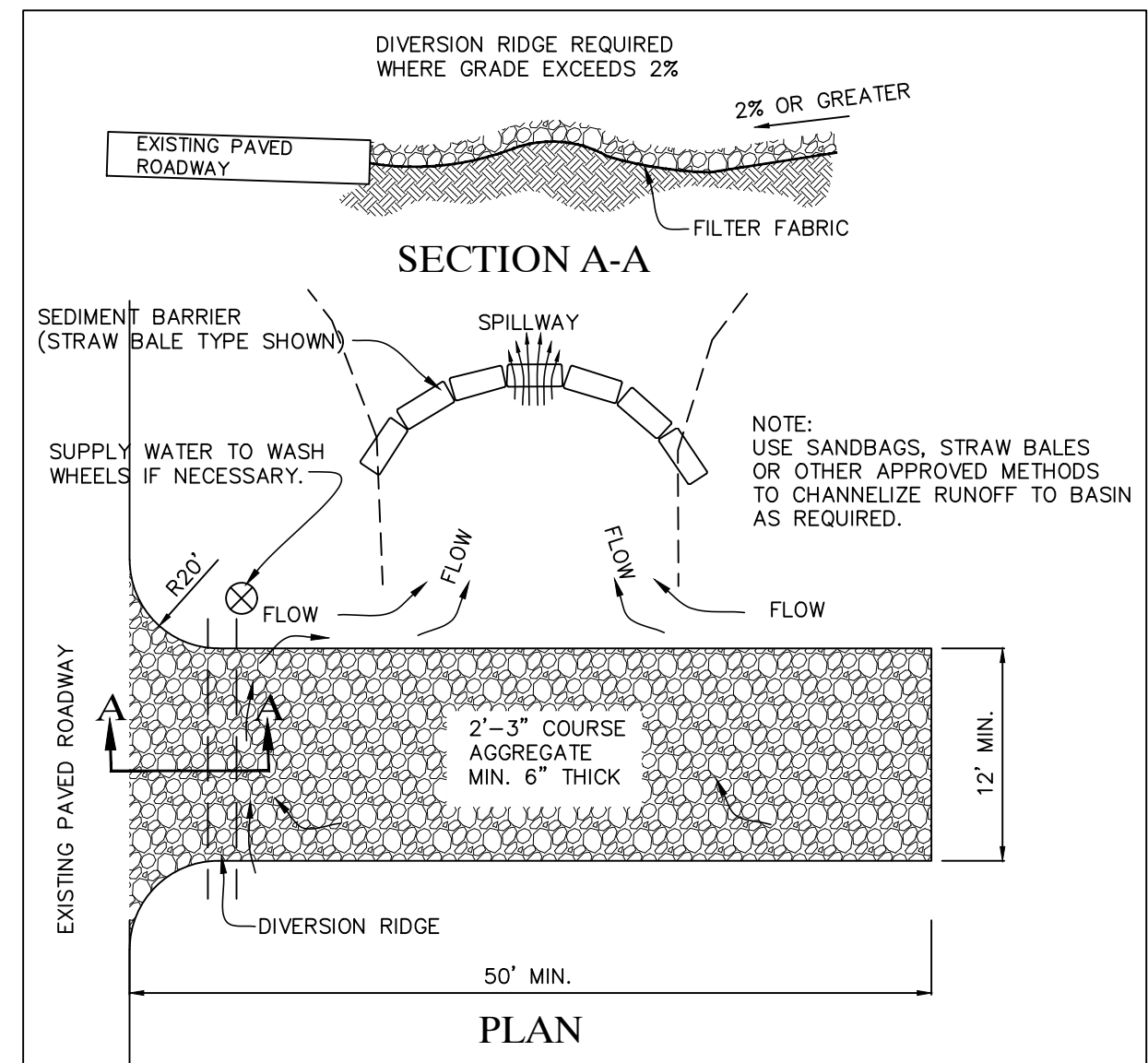


SILT FENCE INSTALLATION DETAIL
(2 of 2) N.T.S.



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS N.T.S.



NOTES:

1. THE ENTRANCE BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. 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.
4. CONTRACTOR TO VERIFY THAT GRAVEL IS KEPT OUT OF CITY R/W.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

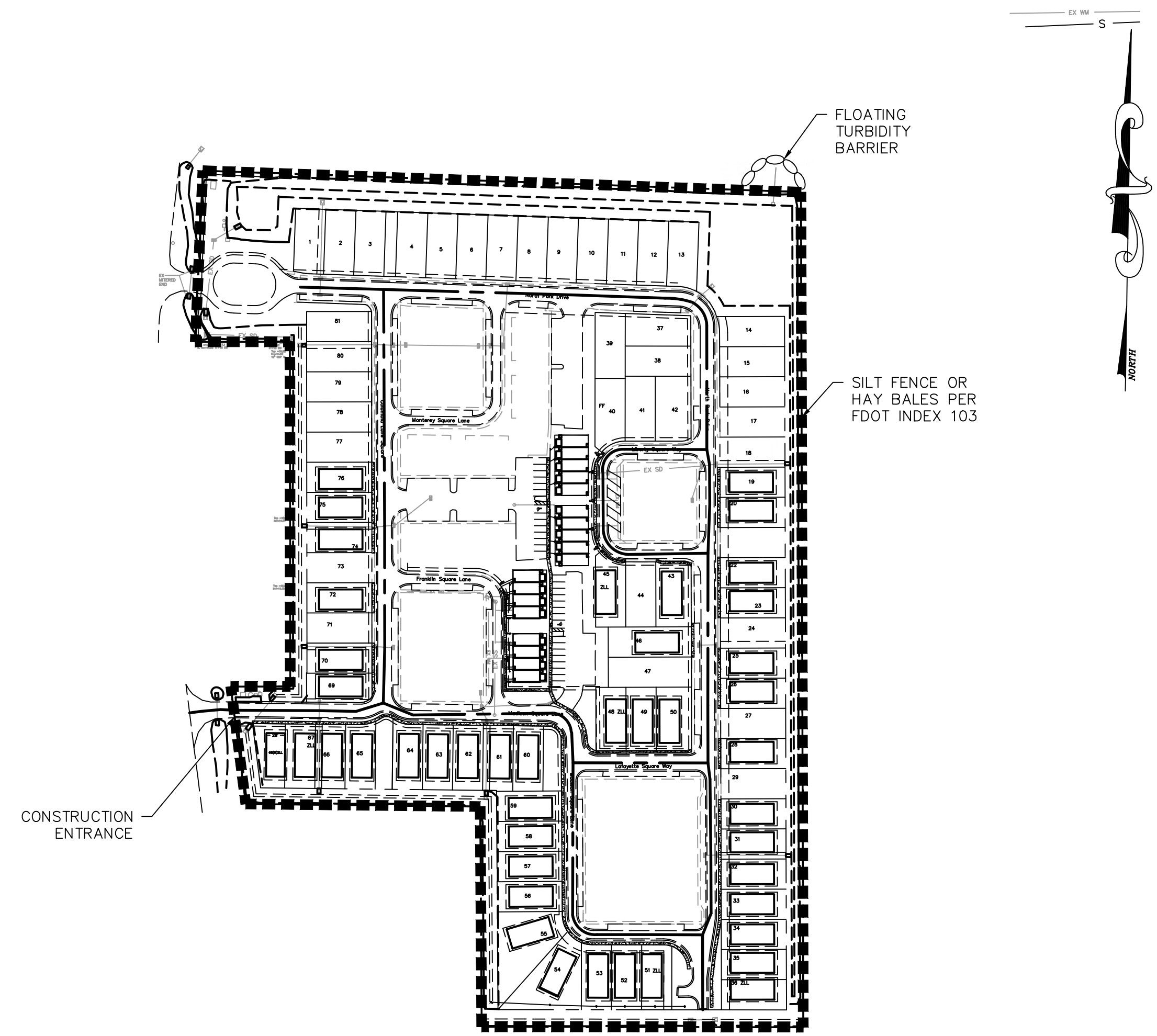
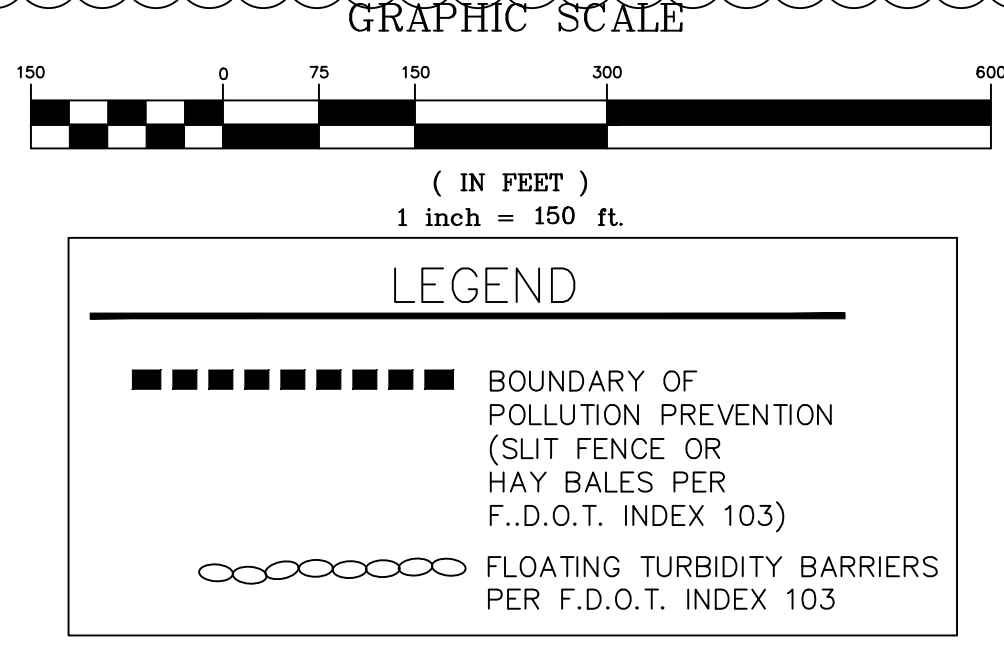
CITY OF FORT PIERCE ORDINANCE K421, SEC 17-76 INSPECTION:

(a) The City of Fort Pierce Engineering Department shall make inspections as hereinafter required and notify the Director of Building & Code Enforcement upon inspection approval or if the work fails to comply with the Erosion and Sediment Control Plan as approved to request a stop work order. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the City Engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permittee shall notify the City of Fort Pierce Engineering Department at least two working days before the following:

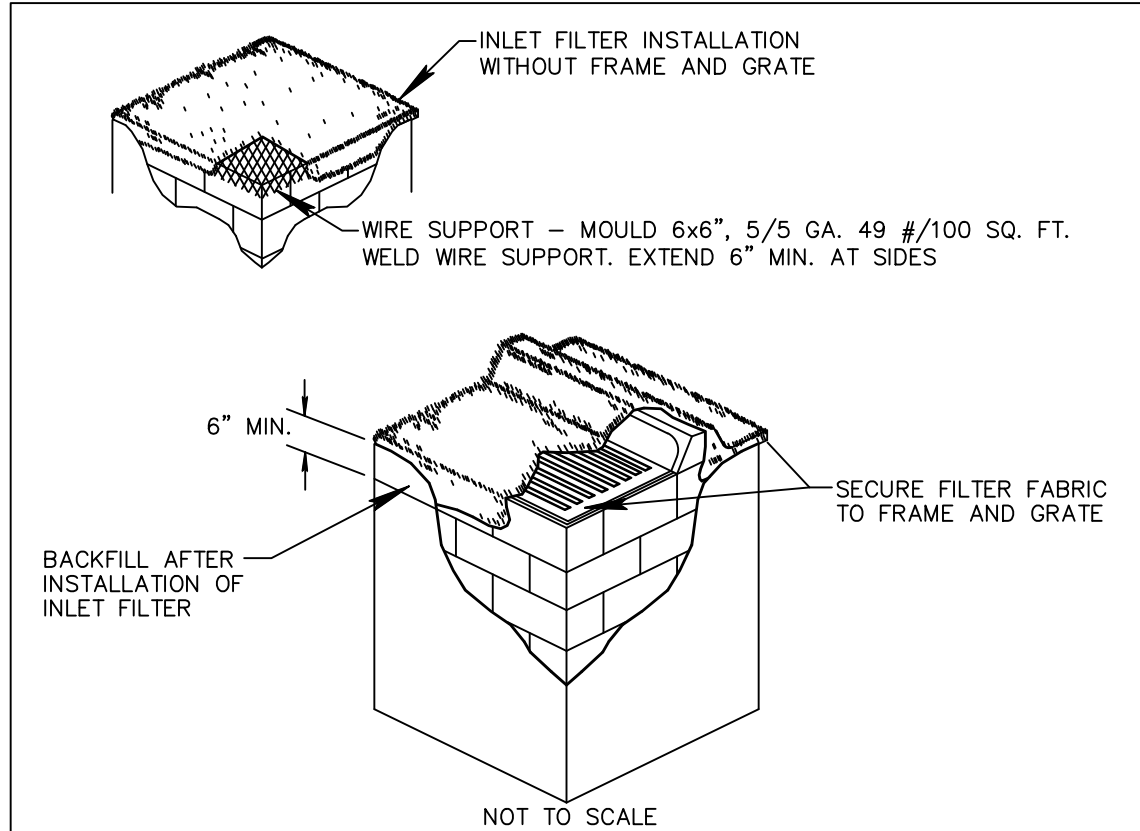
- (1) Start of construction
- (2) Installation of sediment and erosion measures
- (3) Completion of site clearing
- (4) Completion of rough grading
- (5) Completion of final grading
- (6) Close of the construction season
- (7) Completion of final landscaping

(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved Erosion and Sediment Control Plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The City Engineer or his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.



POLLUTION PREVENTION PLAN
SCALE: 1" = 150'



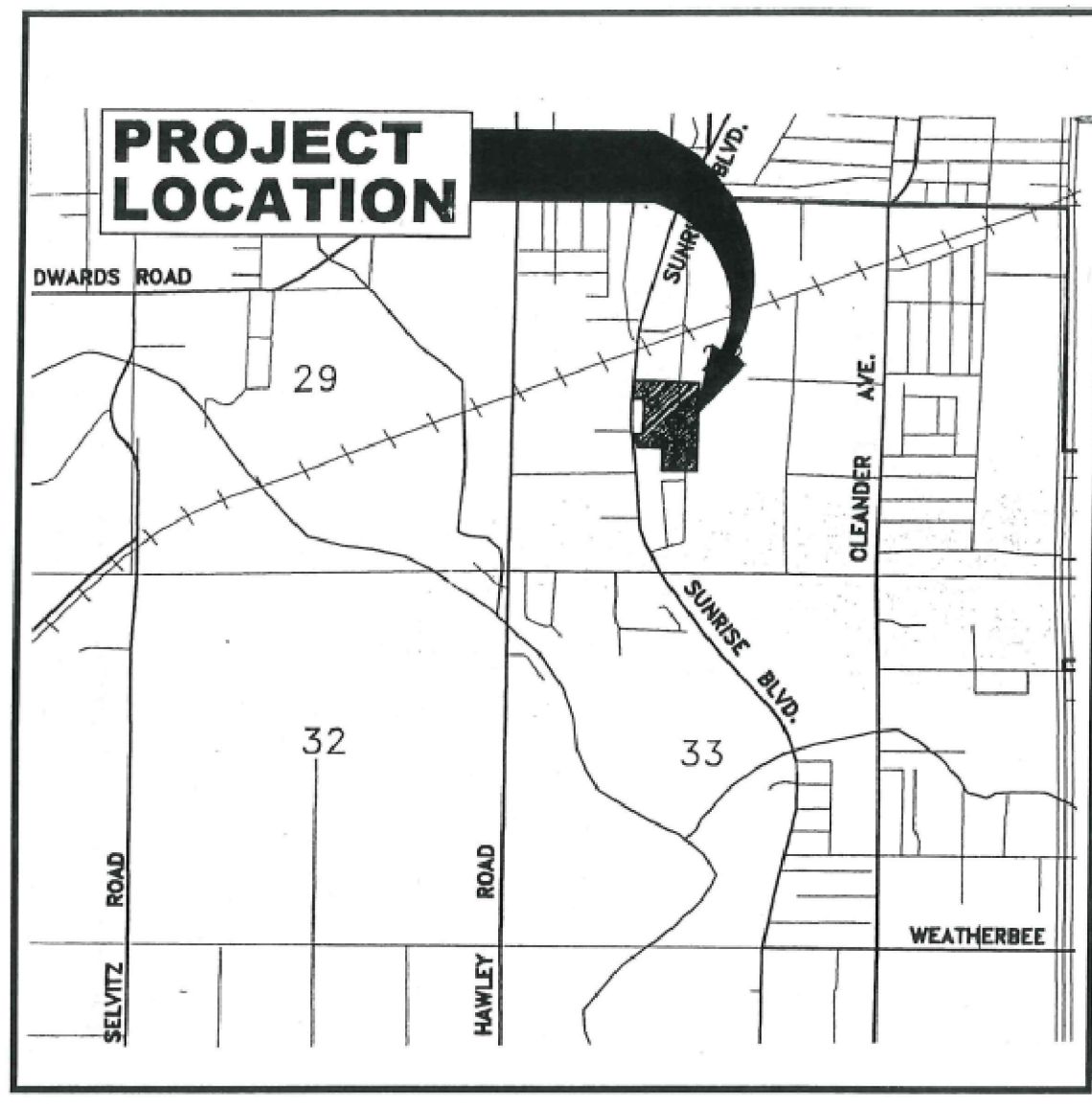
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL
N.T.S.



SECTION 28, TOWNSHIP 35S, RANGE 40E
MAGNOLIA SQUARE
LOCATION MAP

- ### DEFINITIONS
1. CITY - CITY OF FORT PIERCE
 2. CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
 3. ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION
- ### PROCEDURE
1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
 2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
 3. ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
 4. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
 6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION SHOULD THERE BE UTILITY CONFLICTS. THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
 9. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
 10. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
 11. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
 12. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.
 13. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 14. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY.
 15. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES.
 16. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.
 17. GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE.
 18. CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMEN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION.
 19. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE.
 20. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
 21. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
 22. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
 23. ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING.
 24. EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS.
 25. CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY.
 26. SITE INFORMATION BASED ON A SURVEY PREPARED BY: GARY A. BURDEN
 27. RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES.

REVISED PER CITY OF FT PIERCE COMMENTS	11-20-18	BR	BY
REVISIONS			DATE
FILE NAME:	8116 ENG.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

Pollution Prevention Plan

MAGNOLIA SQUARE
Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./PG.	
SCALE	1" = 150'

JOHN F. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 25478
STATE OF FLORIDA
ENG. NO. EB-0003591
DATE

JOB # 8116
SHT. NO.
PD1
OF 5 SHEETS

P:\08116-00-00 (NAVD 88)\drawings\env\plans\8116 ENG.dwg 3/20/2020 3:25:45 PM

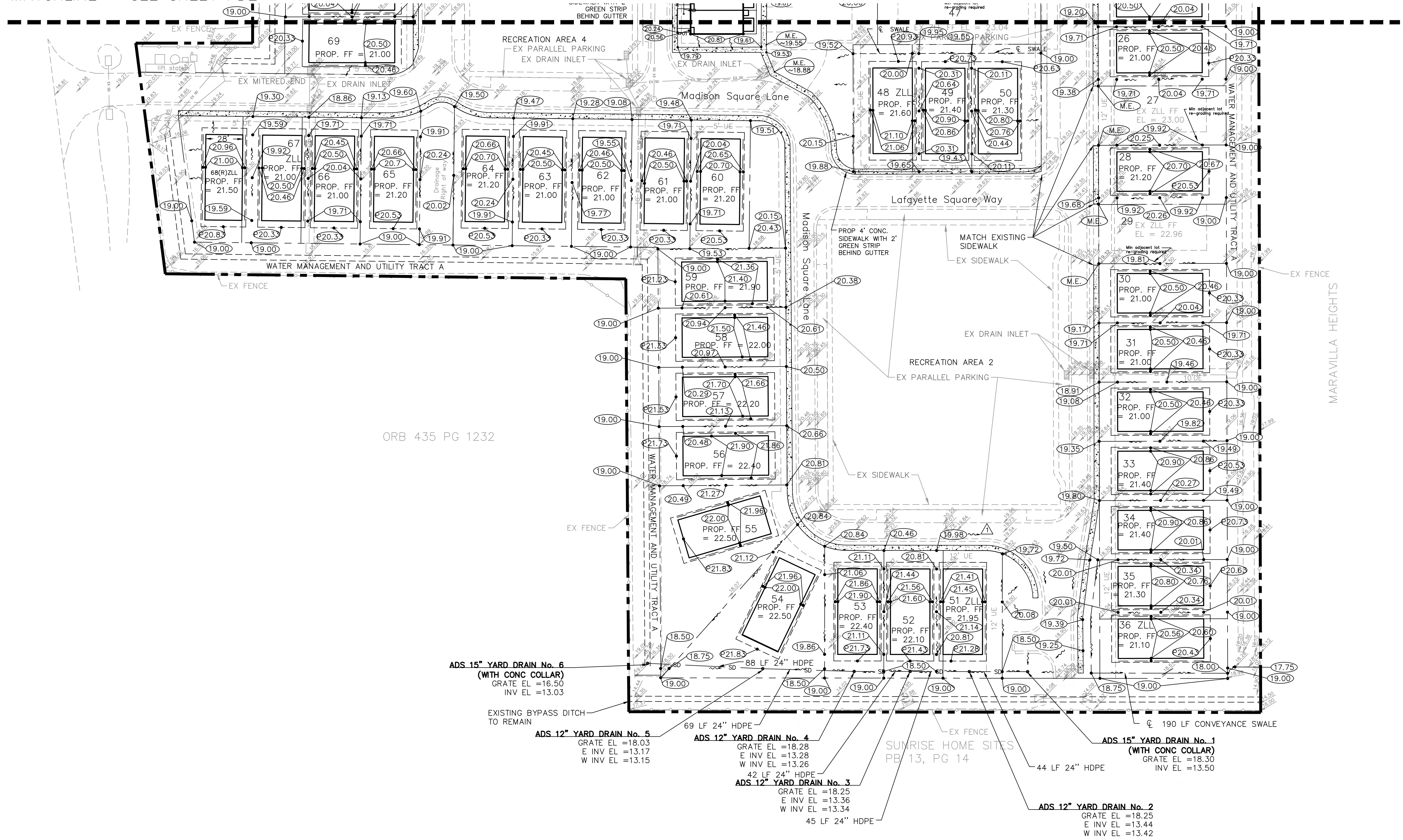
PERMIT SET

NOTE: ELEVATIONS ARE NAVD 88
NGVD 29 = NAVD 88 + 1.496

DRAINAGE CRITERIA
 CONTROL WATER ELEV. = 13.00' NAVD
 MIN. ROAD CROWN ELEV. = 18.50' NAVD
 MIN. PERIMETER BERM ELEV. = 18.90' NAVD
 100-YR-3DAY FLOOD (0 DISCHARGE) ELEV. = 20.57' NAVD
 MIN. FINISH FLOOR ELEV. = 21.00' NAVD

MATCHLINE - SEE SHEET PD2

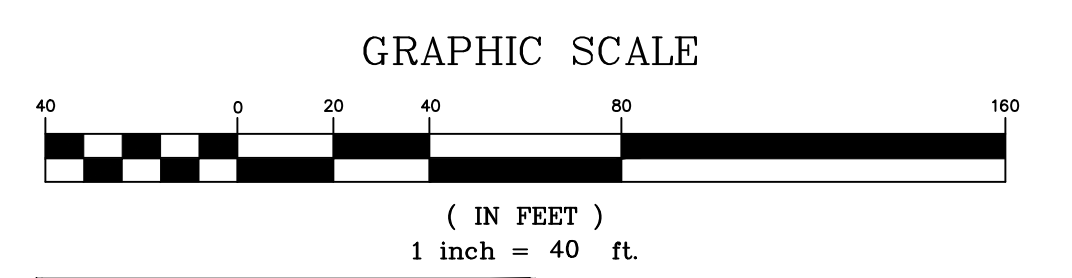
MATCHLINE - SEE SHEET PD2



LEGEND

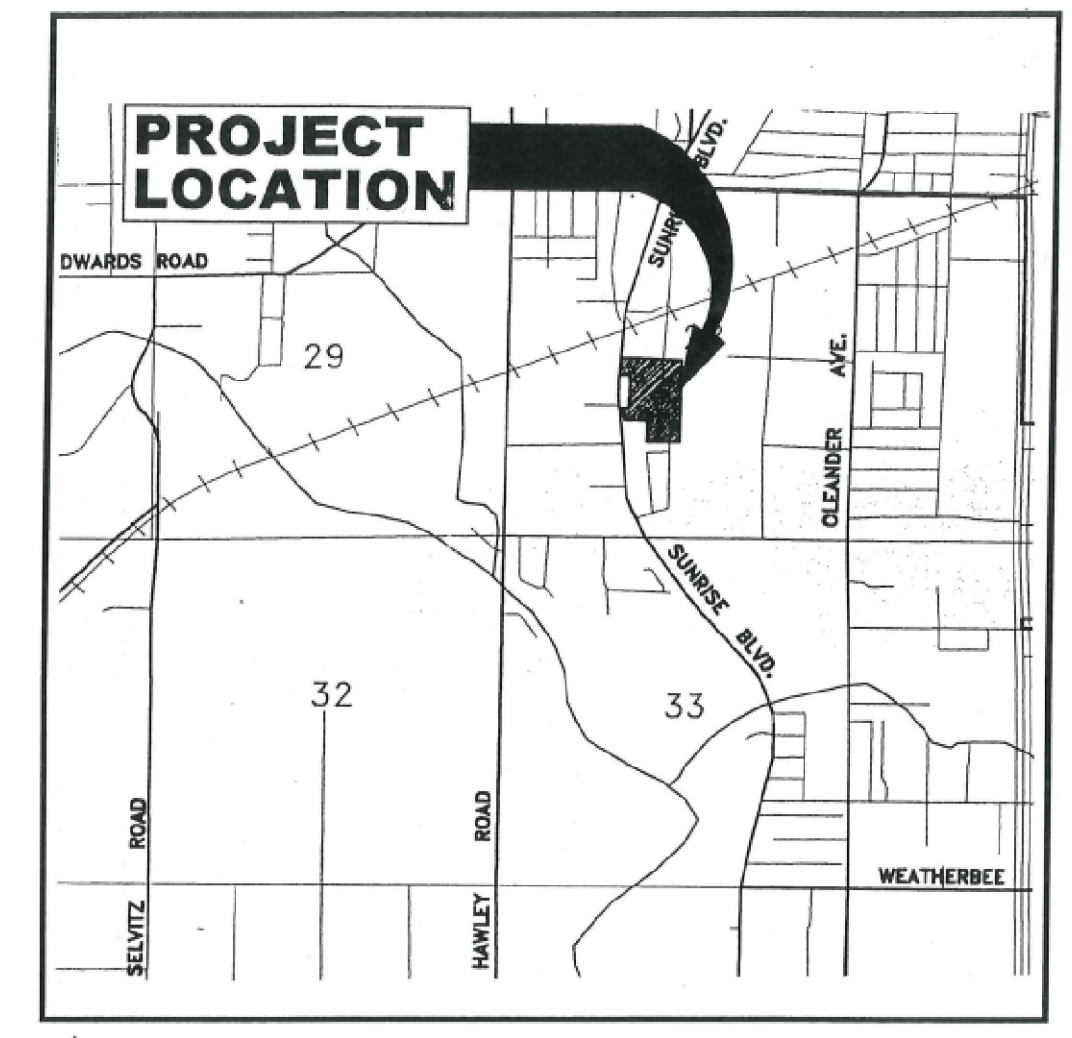
- EXISTING DRAINAGE INLET
- EXISTING DRAINAGE PIPE
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED GRADE FOR PAD FILL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CONC SIDEWALK
- PROPOSED SWALE
- PROPOSED STRUCTURE WITH BUILDING PAD AND 2' SIDE OFFSET FROM FOOTPRINT
- WATER AND SEWER SERVICES

- GENERAL NOTES:**
- ALL HDPE DRAINAGE PIPE SHALL BE CLASS II, SMOOTH WALLED INTERIOR AND MEET THE MINIMUM SPECIFICATION OF FDOT STANDARD SPECIFICATIONS.
 - MAXIMUM BUILDING COVERAGE 40% ON LOTS PER APPROVED SITE PLAN.



Call 48 hours before you dig
 It's the Law! 1-800-432-4770
 Sunshine State One Call of Florida, Inc.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



MAGNOLIA SQUARE
 LOCATION MAP

REVISED MULTIFAMILY AND GRADING	3-5-20	BR
REVISED FOR LARGER BUILDING SIZES	2-15-19	BR
REVISED PER CITY OF FT PIERCE COMMENTS	11-20-18	BR
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Plan
MAGNOLIA SQUARE
 Location, Florida

DATE 4-3-18
 DRAWN BY TF
 F.B./PG.
 SCALE 1" = 40'

JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
PD3
 OF 5 SHEETS

P:\08116-00-00 (NAVD 88)\drawings\eng\plans\8116-ENG.dwg 3/25/2020 5:28:18 PM

ORB 435 PG 1232

**GENERAL NOTES
PAVING, GRADING & DRAINAGE**

- All dimensions shown on these drawings are scaled distances. The contractor shall confirm all measurements in the field and notify the Engineer in writing of any discrepancy prior to performing the work. All quantities shall be paid on the basis of field measurements of completed work.
- Reinforced concrete pipe (R.C.P.) shall be in accordance with A.S.T.M. C76-78, Class III Corrugated Aluminum Pipe (C.A.P.) shall be in accordance with AASHTO M-96, 16 gauge. It is the responsibility of the Contractor to make such examination of the site of the work, and of any material sources indicated in the plans, as may be necessary to inform himself of the conditions under which work is to be performed.
- Proposed grades shown in paved areas refer to finish pavement grades.
- Pavement markings and geometrics shall be in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways.
- All lots, roadways and borrow areas shall be stripped of all deleterious (unsuitable) materials and materials shall be disposed within the site.
- All grading of streets, including the removal of all materials and the finishing of all shoulders, subgrade preparation, swales and backstops, in accordance with the typical sections shown herein shall be included in the bid price for paving.
- Any existing roadway and/or utility that is damaged by the Contractor shall be corrected at the Contractor's expense to the satisfaction of the Engineer.
- Muck shall be removed within 10' of pavement and building areas.
- Any gumbo encountered to be removed within the roadway 1.0' below subgrade to outside edge of shoulders.
- All paving and drainage work to be constructed in full accordance with City of Fort Pierce Standards and Specifications.
- The sequence of construction shall be such that all underground installations of every kind that will be beneath the pavement currently to be constructed shall be installed prior to the compaction of subgrade.
- Contractor shall submit shop drawings on all pipe, pipe bands, drainage structures, grates, frames and covers.
- It shall be the Contractor's responsibility to determine the location of existing utilities whether shown or not shown on these drawings and shall verify all elevations before starting construction. All existing utilities damaged by the Contractor shall be restored to existing or better conditions by Contractor at no expense to Owner.
- Where connections to an existing drainage system are proposed, said existing drainage structures and lines shall be purged of all silt and debris prior to said connection, and where existing drainage system includes ditches, said ditches shall be cleared and worked, as necessary, to restore them to their approved design section.
- All pipe joints are to be inspected by a representative of the Engineer prior to backfilling. All inspections should be arranged no less than 24 hours in advance.

- ASPHALTIC CONCRETE SURFACE COURSE:**
- Tack Coat
 - Prior to installation of the overlay, the surface of the existing asphalt shall be broomed to remove all loose material which might interfere with the adhesion of the existing asphalt and overlay.
 - A tack coat shall be applied to the top of the clean asphalt surface at a rate of 0.10 gallons/sq.ft. in the presence of the Engineer's representative.
 - Asphaltic concrete shall conform to Florida D.O.T. requirements of Type S-1 and S-3. Certifications of the asphalt mix shall be submitted by the asphalt plant to the Engineer for approval prior to construction.
 - The temperature of the asphalt shall be at least 230 degrees F. during the laying operation.
 - The thickness of the finished surface course shall be checked at various intervals to insure the constructed surface course is within 1/8" of the design thickness (no negative tolerance will be acceptable).
 - The finished surface of the asphalt shall be checked with a straight edge to insure that the line, grade, and cross-section of the finished pavement section is in conformance with the design plans. The finished surface shall be of uniform texture and compaction. The surface shall have no pulled, torn, or loosened portions and shall be free of segregation, sand, streaks, sand spots, or ripples. All areas of the surface which does not meet the foregoing requirements shall be corrected to the Engineer's satisfaction.

- SODDING:**
- Work consists of the establishing of a stand of grass within the areas called for by the furnishing and placing of grass sod and fertilizing, watering, and maintaining sodded areas such as to assure a healthy stand of grass.
 - The area over which the sod is to be placed shall be scarified or loosened to suitable depth. The sod shall be placed on the prepared surface with edges in close contact and shall be firmly and smoothly embedded by light tamping with appropriate tools. On areas where the sod may slide due to height and slope, the Engineer may direct that the sod be pegged with pegs driven through the sod blocks into firm earth at suitable intervals.
- DRAINAGE**
- Reinforced Concrete Pipe shall conform with the requirements of Class III ASTM C-76 and the most recent Florida DOT Standard Specifications for Road & Bridge Construction, Section 941.

- CLEARING AND GRUBBING:**
- Work shall consist of the complete removal and disposal of all buildings, timber, brush, stumps, roots, rubbish, and debris and all other obstructions resting on or protruding through the surface of the existing ground and the surface of excavated areas, and of all other structures and obstructions necessary to be removed, including septic tanks, building foundations, and pipes.
 - Roots and other debris shall be removed to a depth of at least one foot below the ground surface. All stumps within the construction area shall be completely removed and disposed of by the Contractor.
 - Existing trees to remain where so directed by the Engineer, shall be trimmed, protected and left standing.
 - Property obstructions which are to remain in place, such as buildings, sewers, drains, water or gas pipes, conduits, poles, walls, posts, bridges, etc. are to be carefully protected from injury and are not to be displaced.
 - Clearing and grubbing materials shall be disposed of by the Contractor in locations and by methods approved by the Engineer.

- SUBGRADE:**
- Utilization of material in subgrade construction shall be in accordance with plan details or as directed by the Engineer.
 - A proctor test shall be performed on the proposed subgrade material to determine the optimum moisture content and maximum density of the material. In-place density tests of the finish subgrade shall be performed at a frequency of at least one test for every 7,000 sq.ft. of proposed pavement area to determine compliance with the design specifications of 98% of max. density per AASHTO T-180 testing methods. The compacted subgrade shall conform to the lines, grades, and cross-sections shown on the plans. All roots, stumps, or objectionable material present on, under, or protruding through the surface shall be completely removed from the subgrade. The finished surface of the subgrade shall be string-lined prior to placement of rock base to verify that the subgrade has been constructed to the proper lines, cross-sections, and elevations within an allowable tolerance of 1/2" of the proposed finish subgrade elevations.

- BASE:**
- Limerock Composition - The following tests are required on the limerock material:
 - Chemical composition test to determine that material has a minimum percent carbonates of 70%.
 - Limerock bearing ratio test to determine that material can achieve on LBR of 100.
 - Sieve analysis to insure that at least 97% (by weight) of the material shall pass a 3-1/2" sieve and material shall be graded uniformly down to dust. The fine material shall consist entirely of dust or fracture. All crushing or breaking-up which might be necessary in order to meet such size requirements shall be done before the material is placed on the road.
 - A proctor test shall be performed on the proposed limerock material to determine the maximum density of the material. In-place density tests shall be taken at a frequency of at least one test for every 7,000 sq.ft. of proposed pavement to determine the compliance with the design specifications of 98% of max. density per AASHTO T-180 testing methods.
 - The compacted base shall conform to the lines, grades, and cross-section shown on the plans. The finish base surface shall be stringlined or checked with a template to verify conformance with the plan grades within an allowable tolerance of 1/4" of the proposed base elevations.

PERMANENT MARKINGS

- Installation:**
- All markings shall be installed by the extruded method.
 - Markings shall be free of weaves, bows, drips, drags, and other degrading items.
 - Chalk shall be used for all layout markings.
- Materials:**
- All materials shall be alkyl thermoplastic meeting all State specifications.
- Thickness:**
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.
- Beads:**
- Reflective beads are to be installed per FDOT specifications on all markings.
- Alternate Materials (Temporary Only)**
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the Engineer.
- Layout:**
- Layout shall be made using marking chalk.
 - It is recommended that marking layout be inspected by the Engineer prior to the placement of final markings.

TEMPORARY MARKINGS

- Temporary markings may be used only as specified in this section, or as approved or directed by the Engineer.
- Final Pavement Surface:**
- Only foil backed marking tape is allowed.
 - All tape shall be totally removed concurrent with permanent marking placement.
- Other Pavement Surfaces:**
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

ALL PAVEMENT MARKINGS

All paved surfaces shall be properly marked prior to the hours of darkness.

RAISED PAVEMENT MARKERS

- R.P.M.s shall be installed on all lane lines and centerlines, spaced at 20' or 40'.
- R.P.M.s shall be a 4 x 4 type class "B" marker meeting FDOT specifications and shall be approved by the Engineer prior to use.
- R.P.M.s shall be installed using alkyl thermoplastic on asphalt and epoxy on concrete.

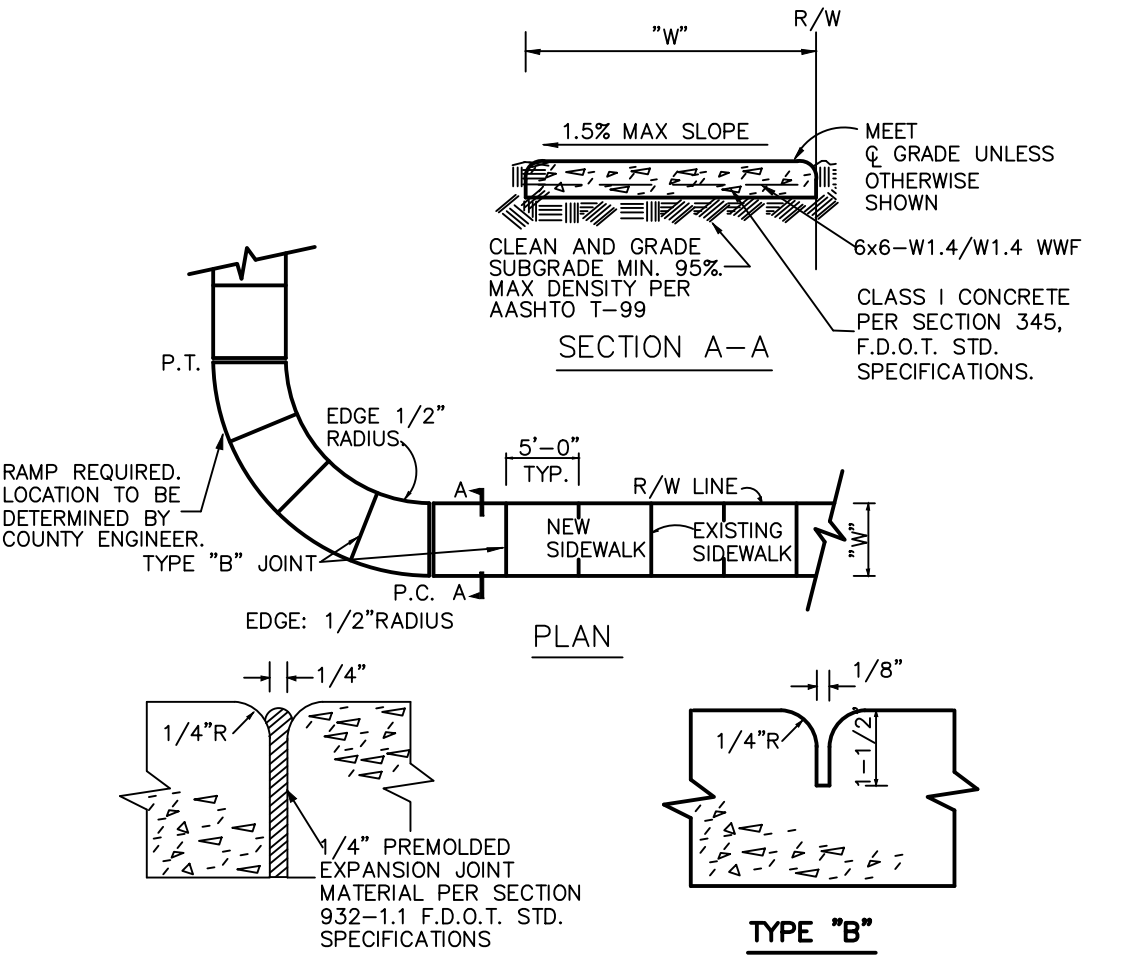


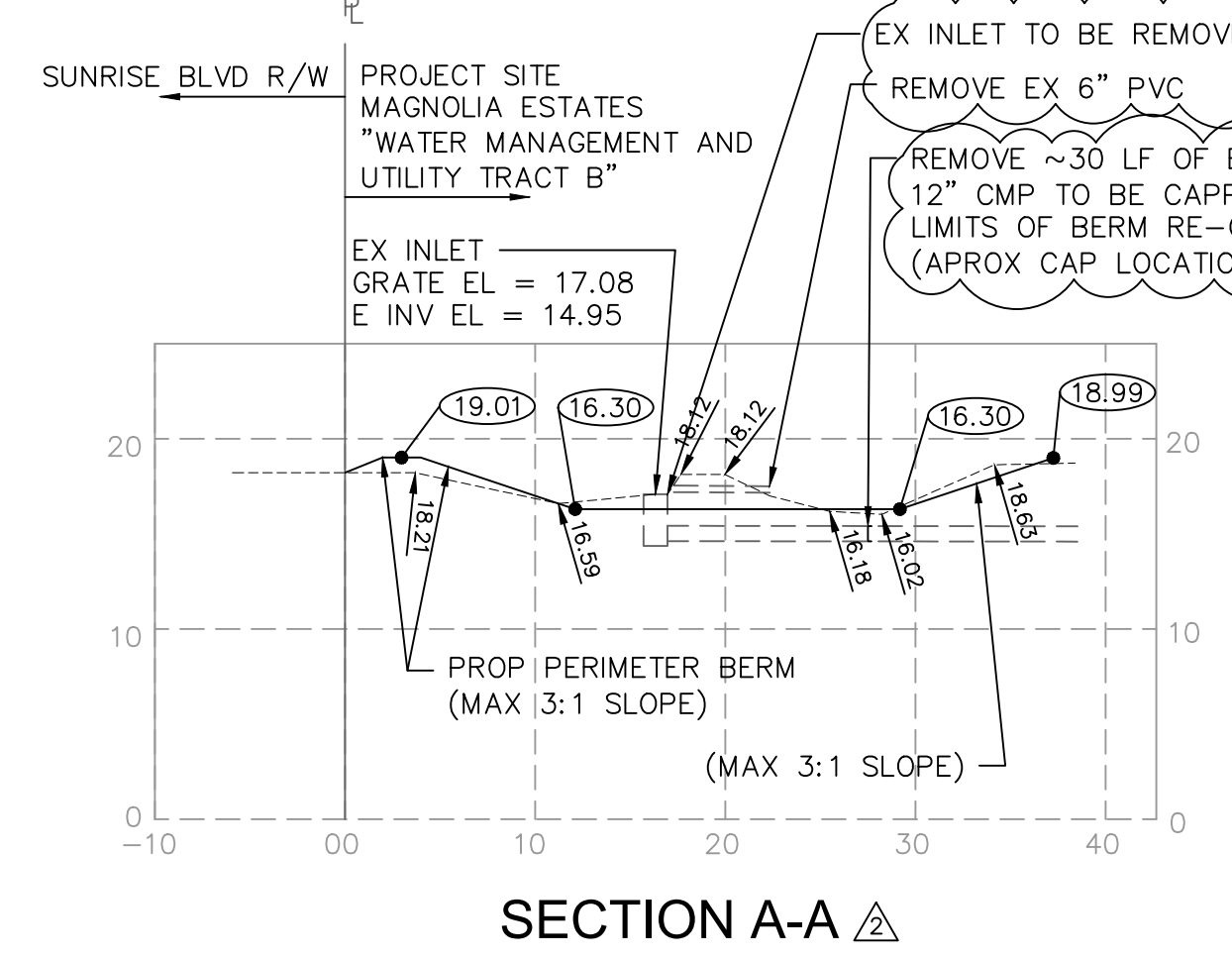
TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'

OTHER AREAS AS SPECIFIED BY THE COUNTY ENGINEER.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

SIDEWALK CONSTRUCTION

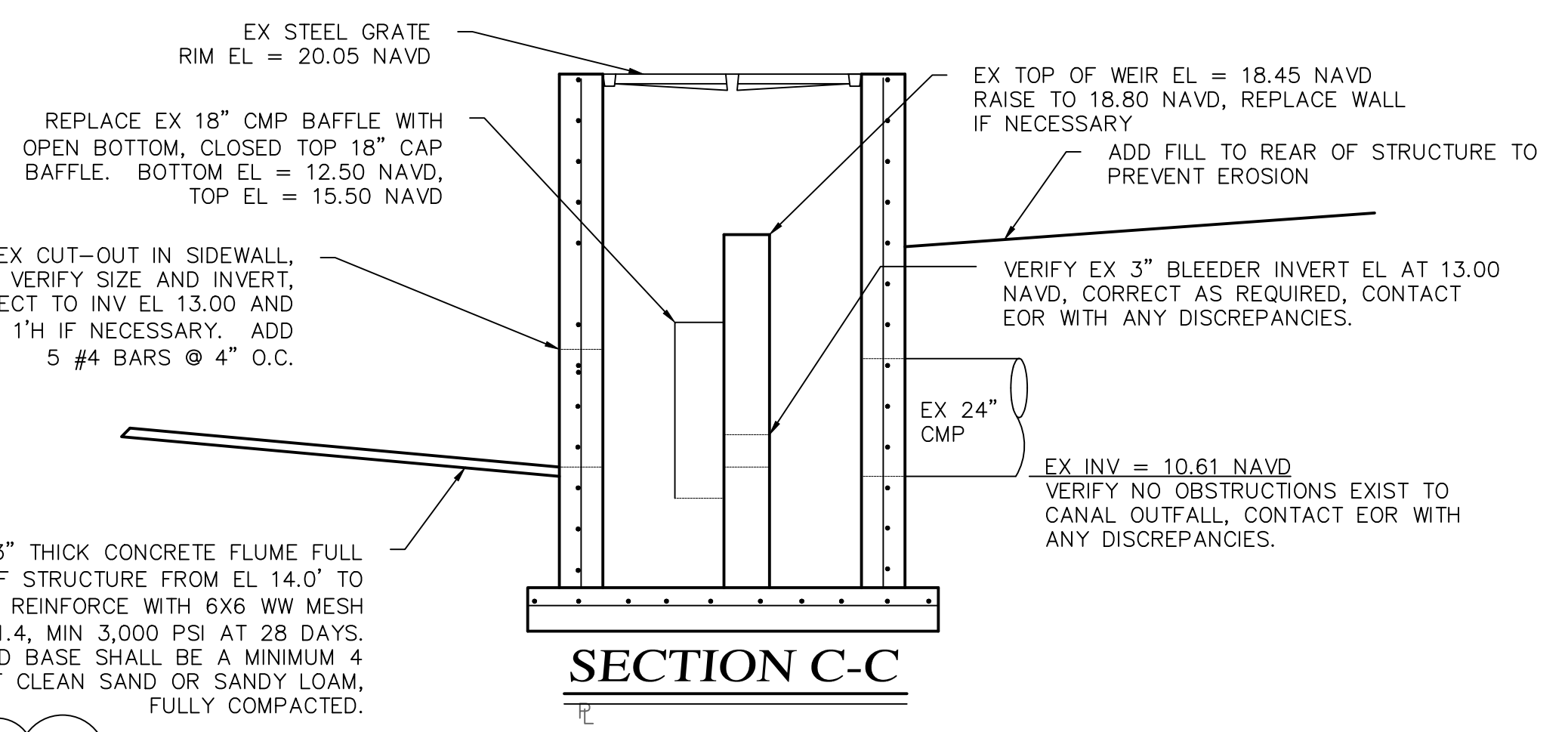


SECTION A-A

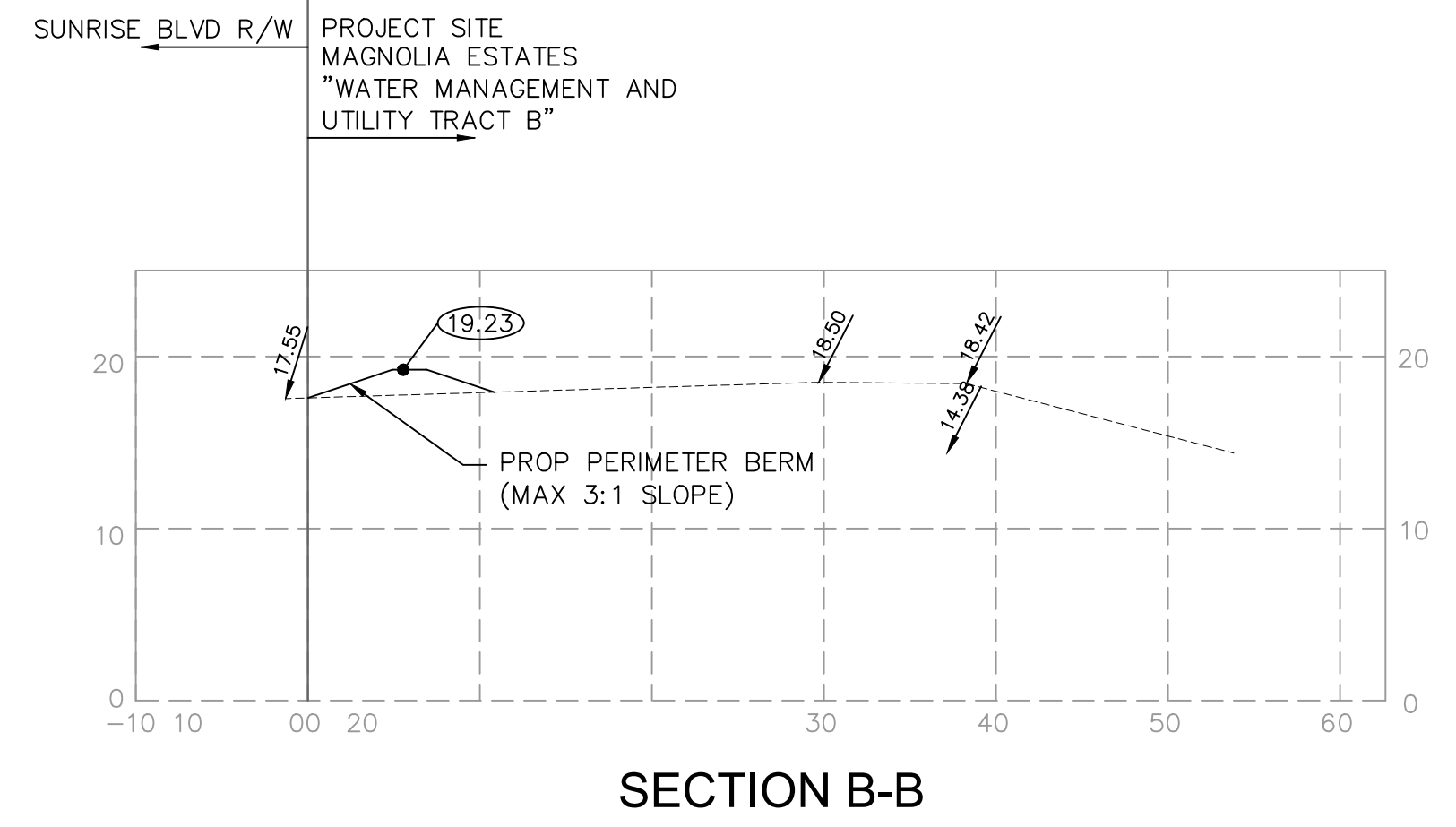
ADD 8' L X 3" THICK CONCRETE FLUME FULL WIDTH OF STRUCTURE FROM EL 14.0' TO 13.0'. REINFORCE WITH 6X6 WW MESH W1.4/1.4, MIN 3,000 PSI AT 28 DAYS. COMPACTED BASE SHALL BE A MINIMUM 4 INCHES OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED.

EX WEIR TOP EL = 18.45 NAVD
RAISE TO EL 18.80 NAVD

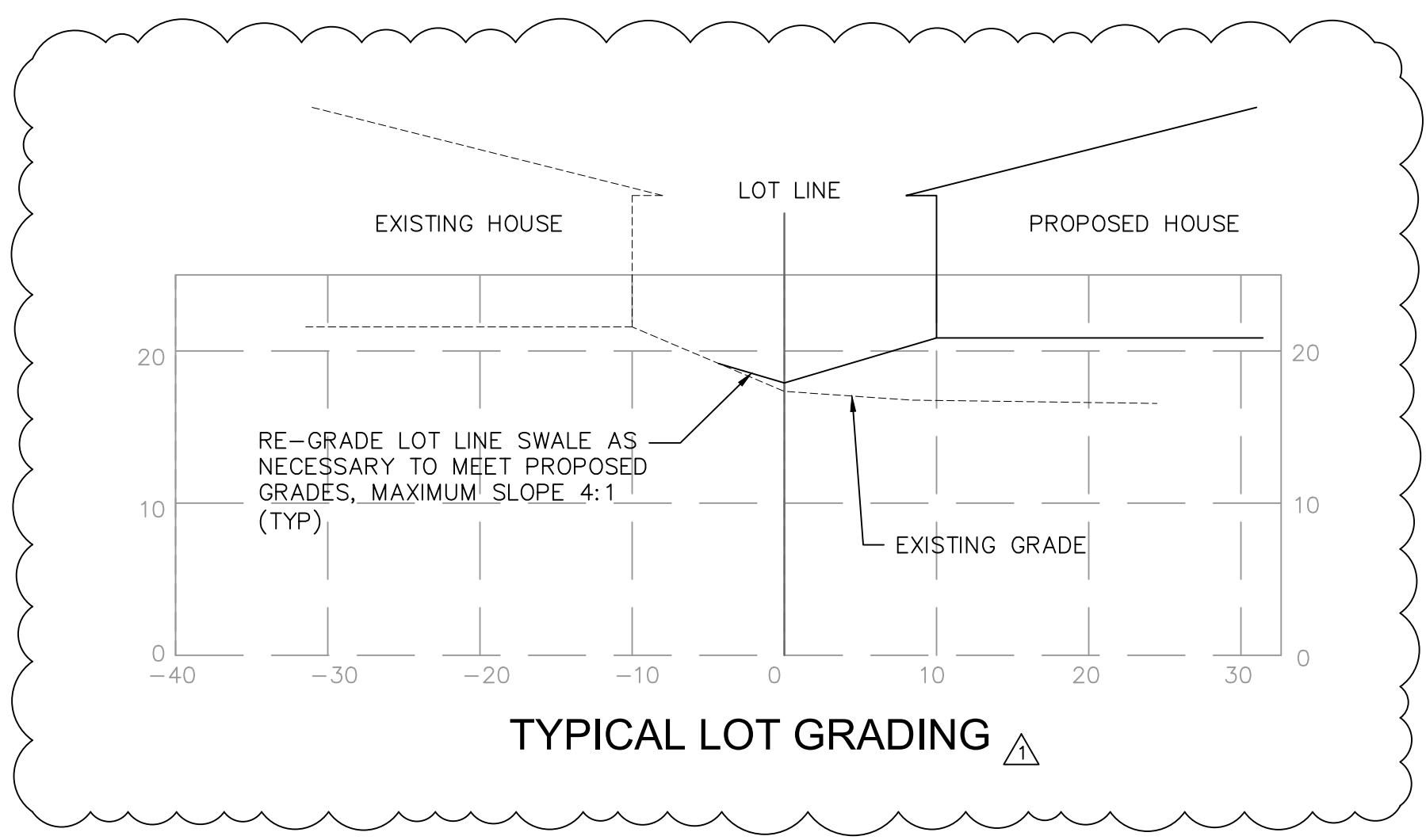
EXISTING CONTROL STRUCTURE (S-1)



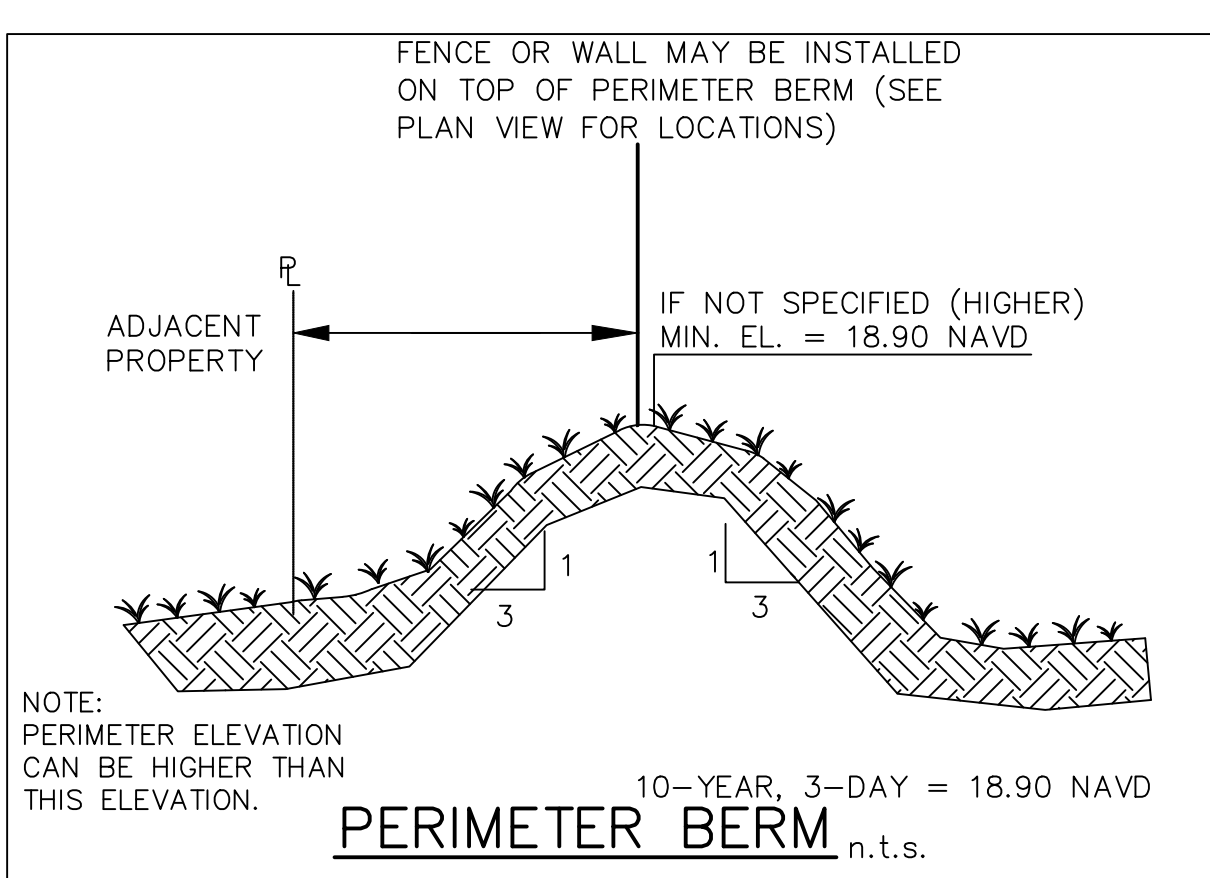
SECTION C-C



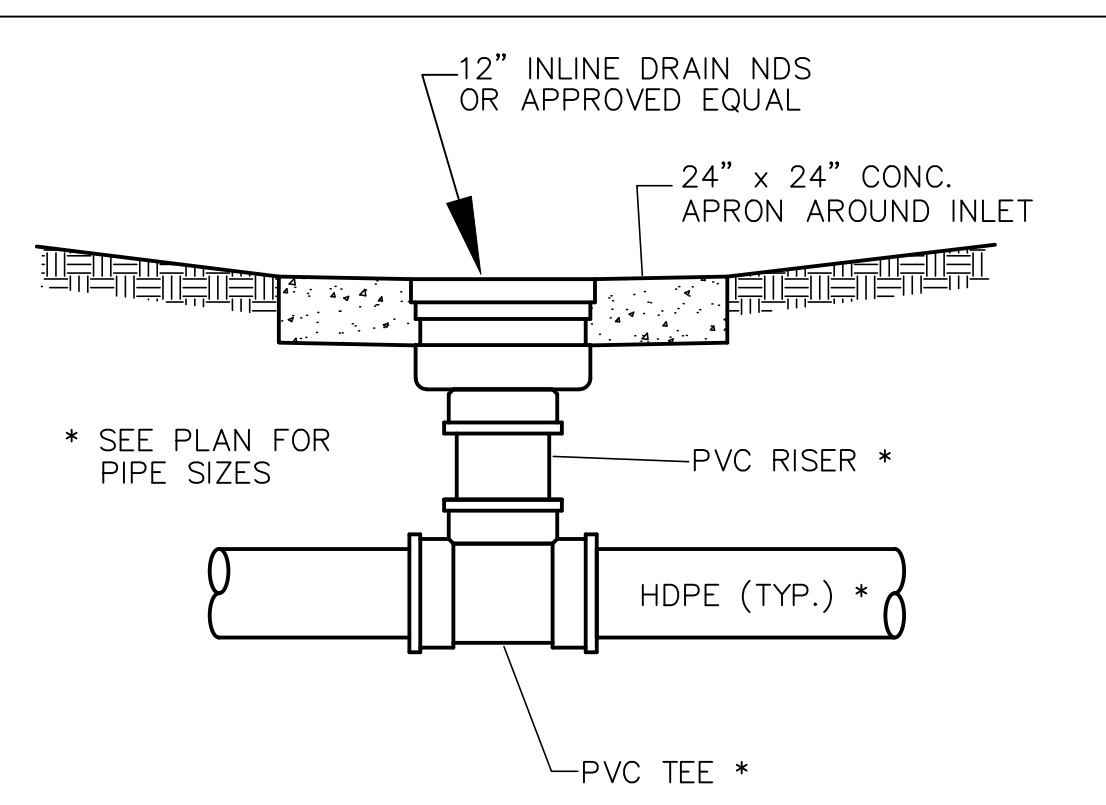
SECTION B-B



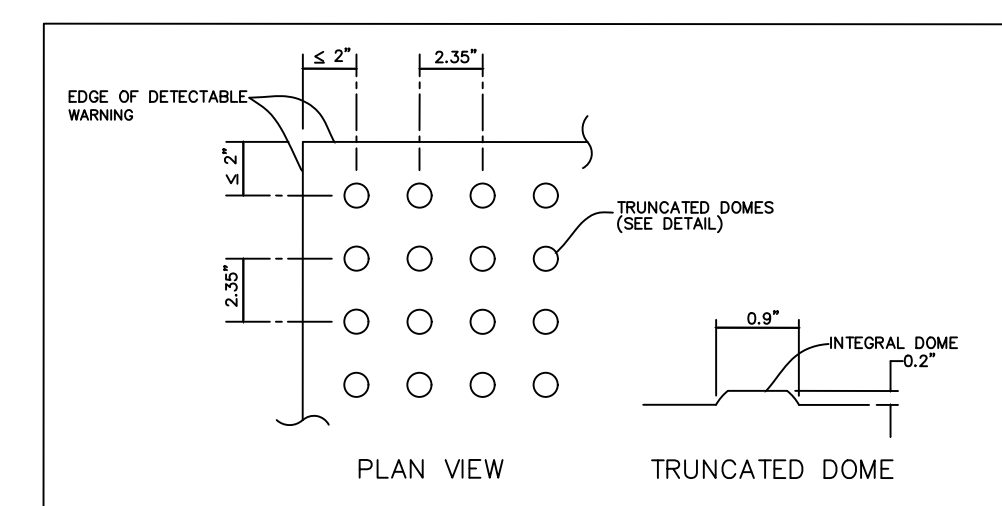
TYPICAL LOT GRADING



PERIMETER BERM



ADS INLET DETAIL



- GENERAL NOTES:**
- WHEN PERPENDICULAR CURB RAMP ABUT THE BACK OF CURB, A DETECTABLE WARNING SHALL BE APPLIED TO THE FULL WIDTH AND LENGTH OF THE RAMP. WHEN LANDINGS OF PARALLEL CURB RAMP ABUT THE BACK OF CURB, THE DETECTABLE WARNING SHALL EXTEND FULL WIDTH AND 3' BACK OF THE CURB.
 - DETECTABLE WARNINGS SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. GUIDELINES, SECTION 4.29.2 (DETAIL SHOWN ABOVE). TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
 - DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
 - THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

DETECTABLE WARNING SURFACE

REVISED PER FIELD MEETING WITH S.I.C.	12-05-18	TF
REVISED PER CITY OF FT PIERCE COMMENTS	11-20-18	BR
REVISIONS		DATE
FILE NAME: 8116 ENG.dwg		BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Details
MAGNOLIA SQUARE
 Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./PG.	
SCALE	N/A

JOHN F. WHEELER PROFESSIONAL ENGINEER LICENSE NO. 25478 STATE OF FLORIDA ENG. NO. EB-0003591 DATE
--

JOB # 8116
SHT. NO.
PD4
OF 5 SHEETS

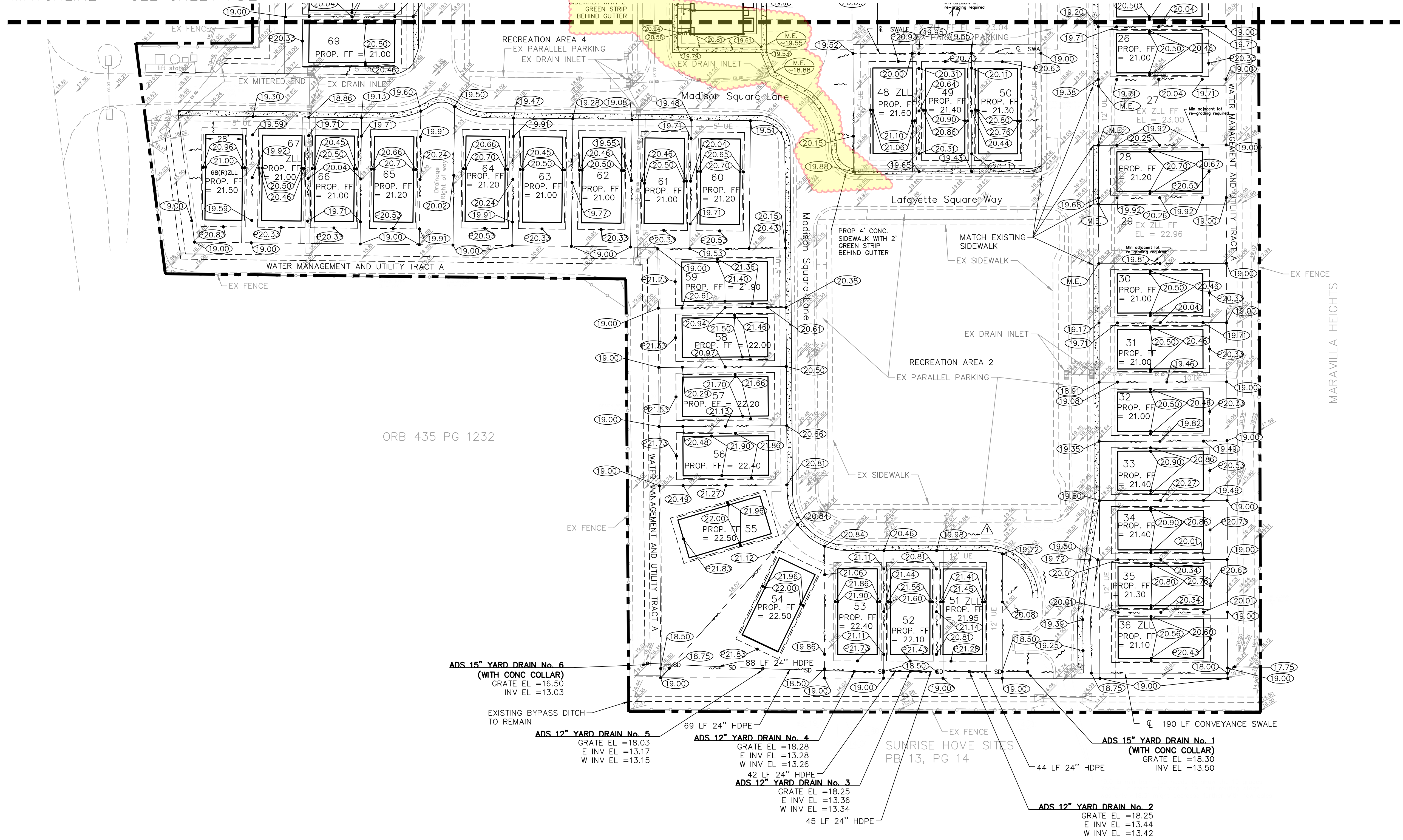
PERMIT SET

NOTE: ELEVATIONS ARE NAVD 88
NGVD 29 = NAVD 88 + 1.496

DRAINAGE CRITERIA
 CONTROL WATER ELEV. = 13.00' NAVD
 MIN. ROAD CROWN ELEV. = 18.50' NAVD
 MIN. PERIMETER BERM ELEV. = 18.90' NAVD
 100-YR-3DAY FLOOD (0 DISCHARGE) ELEV. = 20.57' NAVD
 MIN. FINISH FLOOR ELEV. = 21.00' NAVD

MATCHLINE - SEE SHEET PD2

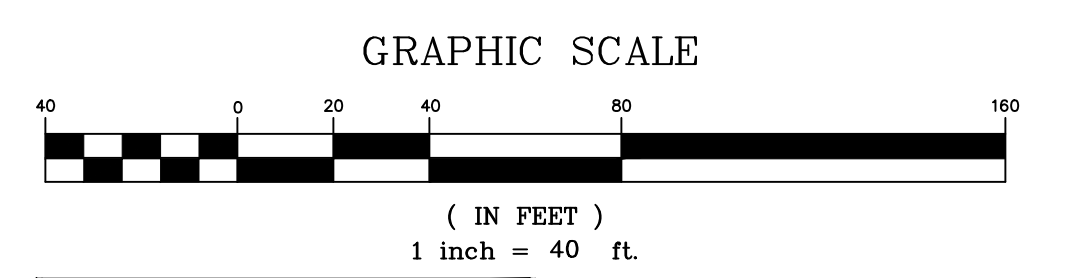
MATCHLINE - SEE SHEET PD2



LEGEND

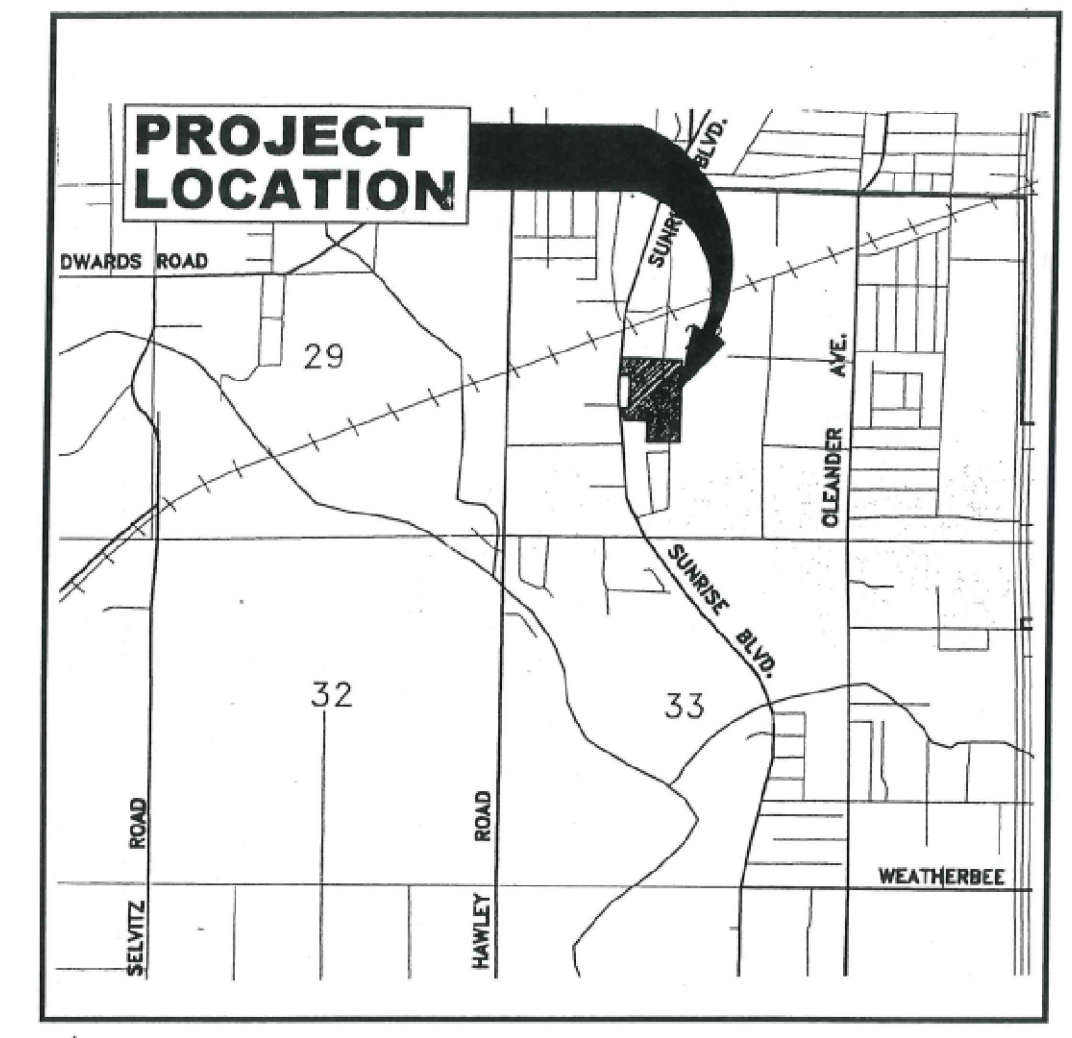
- EXISTING DRAINAGE INLET
- EXISTING DRAINAGE PIPE
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED GRADE FOR PAD FILL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CONC SIDEWALK
- PROPOSED SWALE
- PROPOSED STRUCTURE WITH BUILDING PAD AND 2' SIDE OFFSET FROM FOOTPRINT
- WATER AND SEWER SERVICES

- GENERAL NOTES:**
- ALL HDPE DRAINAGE PIPE SHALL BE CLASS II, SMOOTH WALLED INTERIOR AND MEET THE MINIMUM SPECIFICATION OF FDOT STANDARD SPECIFICATIONS.
 - MAXIMUM BUILDING COVERAGE 40% ON LOTS PER APPROVED SITE PLAN.



Call 48 hours before you dig
 It's the Law! 1-800-432-4770
 Sunshine State One Call of Florida, Inc.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



MAGNOLIA SQUARE
LOCATION MAP

REVISIONS	DATE	BY
REVISED PER CITY OF FT PIERCE COMMENTS	11-20-19	BR
REVISED FOR LARGER BUILDING SIZES	2-15-19	BR
REVISED MULTIFAMILY AND GRADING	3-5-20	BR

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Plan

MAGNOLIA SQUARE
Location, Florida

DATE 4-3-18
 DRAWN BY TF
 F.B./PG.
 SCALE 1" = 40'

JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
PD3
 OF 5 SHEETS

ORB 435 PG 1232