

DEVELOPMENT REVIEW

Property address or Location Ocean Village - 2400 S. Ocean Drive

Parcel ID #(s) 2507-321-0001-000-5

Project description Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.

Property Owner(s)

2400 S. Ocean Drive

Street Address

Fort Pierce FL 34949

City State Zip

Phone Number

Email Address

Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.

Applicant/Representative, Title, Company

1717 Indian River Boulevard, Suite 201

Street Address

Vero Beach FL 32960

City State Zip

772-770-9622

Phone Number

jbittle@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 Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA --

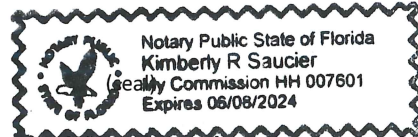
COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by

Norman Spector who is personally known to me or has produced

as identification.

[Signature]
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

DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type	
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

Site Information:

6,426

Non-Residential: Proposed Sq. Ft.:

Residential: Proposed Units: _____

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

North	South	East	West
Condominium	Condominium	Beach	Condominium

Application Outlook



Site Plan submittal requirements:

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

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



Design Review

Property address or Location Ocean Village - 2400 S. Ocean Drive
 Parcel ID #(s) 2507-321-0001-000-5
 Project Description Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.
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2400 S. Ocean Drive
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Fort Pierce FL 34949
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 Email Address

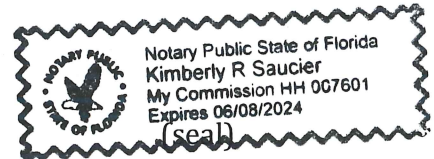
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Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature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

[Signature]
 Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 25 day of May, 2021, by
Norman Specter who is personally known to me or has produced
 _____ as identification.

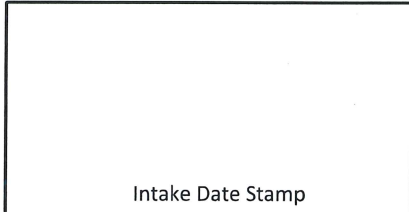
[Signature]
 Signature of Notary



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 _____



Design Review Application Checklist

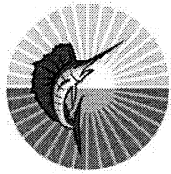
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Condominium	HIR	R-4A
South	Condominium	HIR	R4-A
East	N/A - Beach	N/A - Beach	N/A - Beach
West	Condominium	HIR	R4-A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8 units / Acre	1.73	X, VE-8, & AE-4
**Proposed	HIR	R-4A	N/A - 6,426 sf	1.73	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 6,426 sf
Demand Analysis	Maximum 803
Current Zoning/FLU	Total gallons per day 803
**Proposed Zoning/FLU	Total gallons per day 803
**Change in Demand	Total gallons per day 803

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 6,426 sf
Demand Analysis	Maximum ⁶⁴³
Current Zoning/FLU	Total gallons per day ⁶⁴³
**Proposed Zoning/FLU	Total gallons per day ⁶⁴³
**Change in Demand	Total gallons per day ⁶⁴³

C. Parks and Recreation (Residential Classifications Only): N/A (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A Single Family: (du x 0.405 = students/70% K-8/30% High) N/A Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A			
		K-8	High
School Name		N/A	N/A
City		N/A	N/A
Distance		N/A	N/A
Current Zoning/FLU	Enrollment	N/A	N/A
**Proposed Zoning/FLU	Enrollment	N/A	N/A
**Change in Demand		0.00	0.00

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2
**Proposed Zoning/FLU	2
*Change in Demand	2

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

Impact	No volume discharge increase proposed
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	132	10 / 16
**Proposed Zoning/FLU	132	10 / 16
*Change in Demand	Trips 132	Trips 10 / 16
Impact to Capacity	De Minimus	

IV. Project Description

PHASING		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage): 6,426 sf		
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
New clubhouse, addition to existing tennis court, sidewalks and additional parking	1	6,426	1.73	11/21	11/22
Two additional tennis courts and sidewalk connection from clubhouse to tennis courts	2	N/A	1.73	1/24	1/25

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? 2,370
2. What is the current use of the structure to be demolished or re-used? Clubhouse
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



ocean village
property owners association, inc.

2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098

Administrative Offices
(772) 489-0300

Facsimile
(772) 468-1037

Rentals & Resales Office
(772) 489-6100

May 24, 2021

City of Fort Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

To Whom It May Concern:

Ocean Village POA is looking to replace their deteriorating clubhouse with canopy of approximately 3,455 square feet with a new 6,400 square foot, under air building.

The new clubhouse will have a large meeting room to host social events for Ocean Village residents. The building will also include a fitness room, small kitchenette and restrooms.

Thank you for your help and cooperation with this matter.

Sincerely,
Ocean Village POA

Property Identification

Site Address: Southpointe DR
 Sec/Town/Range: 07/35S/41E
 Parcel ID: 2507-321-0001-000-5
 Jurisdiction: Fort Pierce

Use Type: 7700
 Account #: 33901
 Map ID: 25/07S
 Zoning: HI Medium

Ownership

Ocean Village POA Inc
 2400 S Ocean Dr
 Fort Pierce, FL 34949



Legal Description

7 35 41 GOVT LOT 3-LESS THAT PART ASSD IN SURFSIDE-UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237-127 AND LESS THAT PART ASSD IN CATAMARAN I- AND GOVT LOT 4- LESS A1A R/W- AND GOVT LOT 5 - LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692-2012 AND LESS AS IN OR 692-2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668-205 AND LESS THAT PART GOVT LOT 4 MPDAF:FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955-808, 815)

Total Areas

Finished/Under Air (SF):	8,421
Gross Sketched Area (SF):	10,612
Land Size (acres):	40.02
Land Size (SF):	1,743,271

Current Values

Just/Market Value:	\$637,400
Assessed Value:	\$423,715
Exemptions:	\$423,715
Taxable Value:	\$0

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0815	XX02	SP	R C R Development Co Inc,	\$3,100,000
May 6, 1998	1144 / 0493	XX01	WD	OCEAN ESTATES INC	\$2,100,000
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	\$840,800
May 7, 1990	0692 / 2009	XX01	WD		\$6,500,000

Finished Area: 2,447 SF
 Gross Sketched Area: 2,827 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1973
 Effective Year: 1976
 No. Units: 1

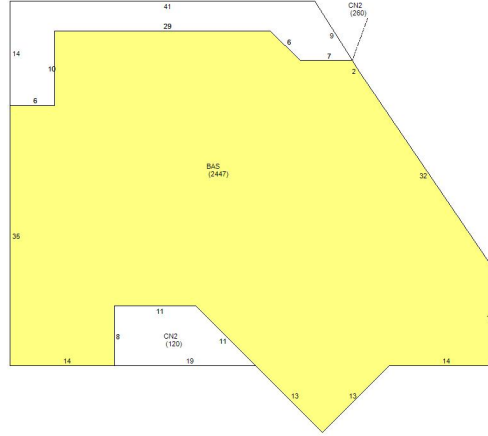
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2447	2447	224
CN2	CANOPY	380	0	171

Building Information (2 of 3)

Finished Area: 2,899 SF
 Gross Sketched Area: 3,770 SF

Exterior Data

View:
 Building Type: HB
 Grade: B
 Story Height: 1 Story

Roof Cover: Enam Metal
 Year Built: 1974
 Effective Year: 1976
 No. Units: 1

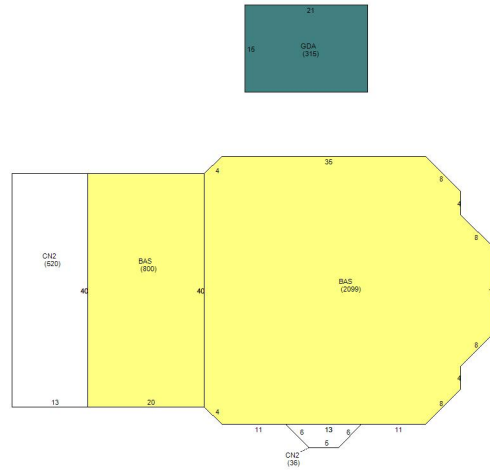
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2899	2899	294
CN2	CANOPY	556	0	136
GDA	Garage Detached Average	315	0	72

Building Information (3 of 3)

Finished Area: 3,075 SF

Gross Sketched Area: 4,015 SF

Exterior Data

View:
 Building Type: INDW
 Grade: Y_D+
 Story Height: 1 Story

Roof Cover: Enam Metal
 Year Built: 2001
 Effective Year: 2001
 No. Units: 1

Roof Structure: Steel Truss
 Frame:
 Primary Wall: Corr Metal
 Secondary Wall:

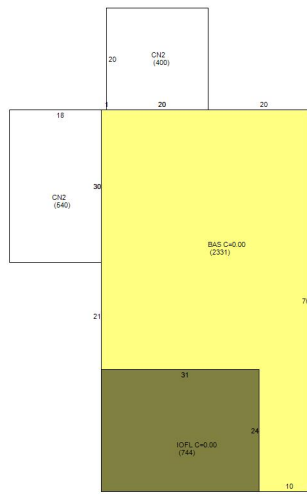
Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 24%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 24%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2331	2331	232
CN2	CANOPY	940	0	176
IOFL	INTERIOR OFFICE LOW QUALITY	744	744	110

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	450	1973
ASPI HIGH	1	16400	1973
BOARDWALK	1	360	1973
ASPI HIGH	1	158400	1973
CLAY TEN CRT	1	13200	1974
CB/8'	1	600	1974
CHAINLINK 10	1	480	1974
CHAINLINK 6'	1	417	2001
OHD AVG	1	282	2001
CONCRETE LOW	1	10612	2001

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$451,500	2020	2004	2900	Homeowner or Property Owner Associations	\$423,715
Land:	\$185,900					
Just/Market:	\$637,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$213,685					
Assessed:	\$423,715					
Exemption(s):	\$423,715					
Taxable:	\$0					

Current Year Special Assessment Breakdown

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$637,400	\$423,715	\$423,715	\$0
2019	\$643,300	\$385,196	\$385,196	\$0
2018	\$357,800	\$357,800	\$357,800	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F01-0001017	Jul 24, 2001	Unknown	\$3,000	\$0
F88000143B	Mar 1, 1988	Unknown	\$10,000	\$10,000
F88000143P	Mar 1, 1988	Unknown	\$100	\$100
F88000143S	Mar 1, 1988	Unknown	\$100	\$100
F000-000934	Sep 15, 2000	Unknown	\$70,000	\$0
CR2002-23	Sep 27, 2002	Unknown	\$0	\$250
CR2002-24	Oct 31, 2002	Unknown	\$7,500	\$250
CR2002-35	Oct 30, 2002	Unknown	\$50,000	\$675
SIDE2002-5	Oct 10, 2002	Unknown	\$2,000	\$75
SIDE20025	Jul 20, 2004	Unknown	\$2,000	\$150
TT20052	Mar 4, 2005	Unknown	\$1,500	\$150
IRR200518	Jan 11, 2006	Unknown	\$12,000	\$195
QUAD200411	Jan 1, 2004	Unknown	\$0	\$0
BP09-0468	Apr 10, 2009	Concrete	\$2,490	\$100
BP10-1923	Aug 19, 2010	Alterations/Remodeling	\$800	\$150
BP12-2147	Dec 5, 2012	Alterations/Remodeling	\$100,000	\$1,039
BP14-0453	Feb 24, 2014	Electric	\$985	\$155
BP14-1936	Jul 28, 2014	Electric	\$15,000	\$157
BP14-2171	Aug 19, 2014	Electric	\$1,000	\$155
BP15-1279	May 22, 2015	Electric	\$7,000	\$155
BP15-2677	Oct 6, 2015	Electric	\$8,520	\$166
BP16-2964	Nov 17, 2016	Re Roof Permit	\$10,635	\$0
BP16-3268	Dec 13, 2016	Electric	\$1,750	\$0
BP17-0387	Feb 10, 2017	Electric	\$1,750	\$0
BP16-1501	Oct 5, 2017	Additions to existing construction	\$25,086	\$0
BP19-2985	Sep 19, 2019	Fence	\$180,000	\$0
BP20-3415	Oct 19, 2020	Electric	\$1,750	\$0

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

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

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

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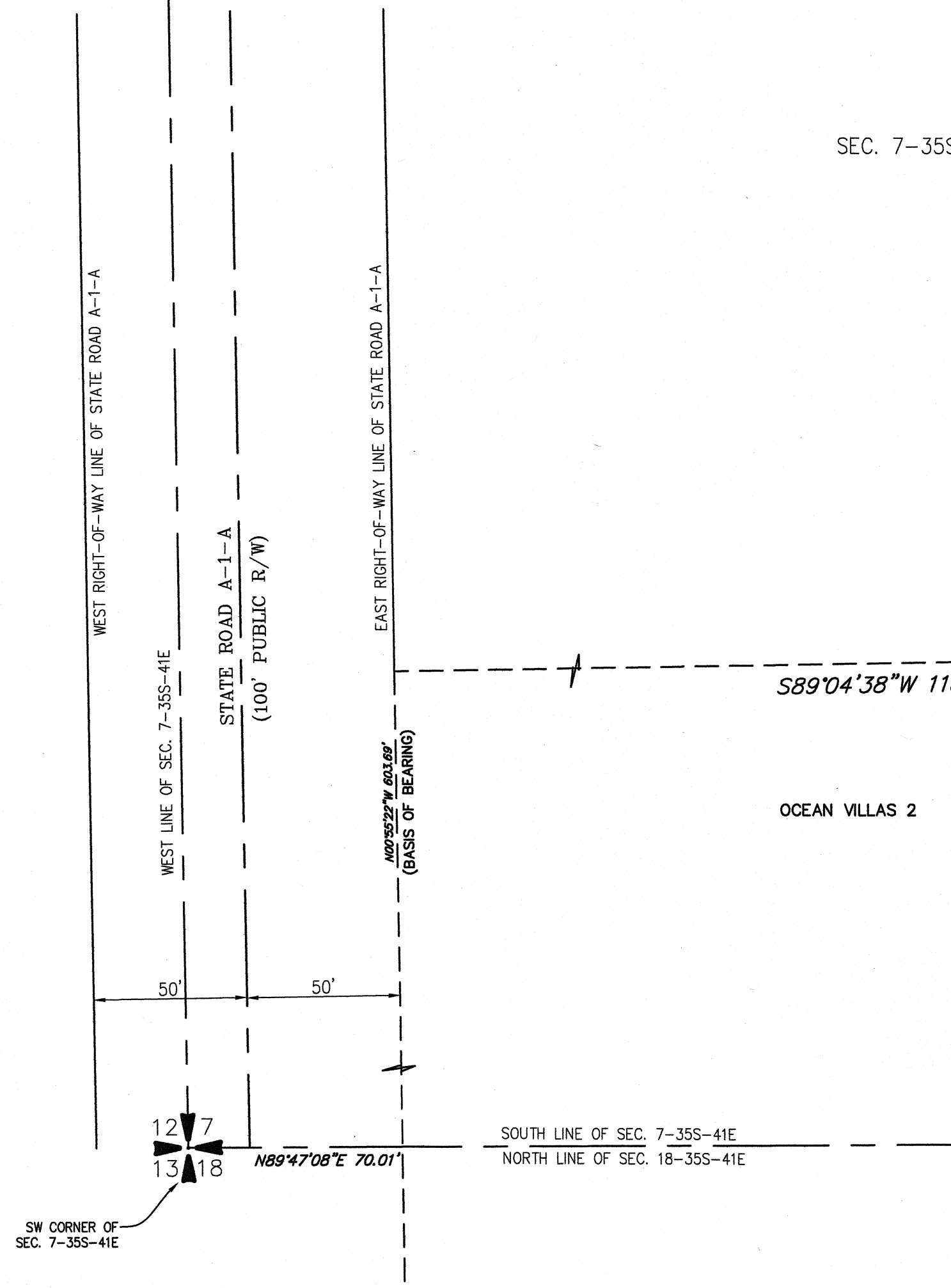
TOPOGRAPHIC SURVEY

REPORT OF SURVEY:

- TYPE OF SURVEY: TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:
MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M. #5336
- NO LEGAL DESCRIPTION WAS FOUND IN THE ST. LUCIE COUNTY OFFICIAL RECORDS NOR PROVIDED BY THE CLIENT.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 03/19/2021
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THE LIMITS OF CONSTRUCTION BOUNDARY LINE AS SHOWN ON THIS SURVEY IS BASED UPON A "LIMITS OF CONSTRUCTION" SURVEY PERFORMED BY ROLAND E. ROLLINS, PLS #4945 JOB # RR180604ASB3
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-6" AND "AE-6", PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "8-770", EL. = 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

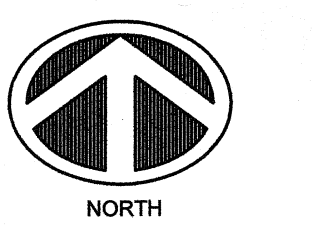
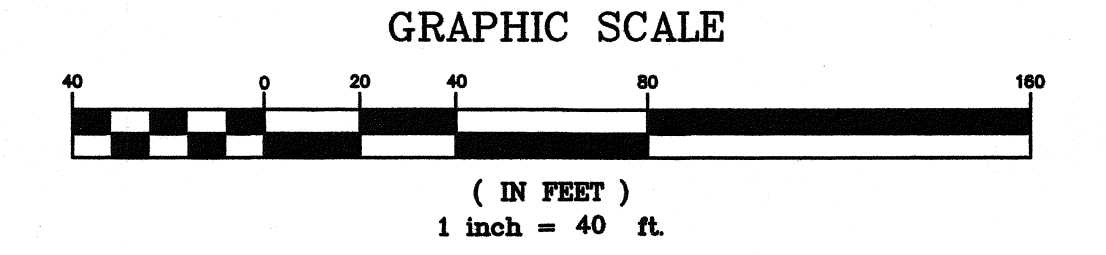
LEGEND & ABBREVIATIONS
SYMBOLS NOT SCALEABLE FOR SIZE

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- C.M. - CENTERLINE
- B.M. - BENCHMARK
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
- IP - IRON PIPE
- IRC - IRON ROD & CAP
- CM - CONCRETE MONUMENT
- FD - FOUND
- (P) - PLAT
- (OA) - OVERALL
- R/W - RIGHT OF WAY
- ☉ - CABBAGE PALM
- ☼ - BEACH DAISY
- ☎ - SEA-OATS
- - OAK
- ☉ - SEAGRAPE
- ☎ - EXOTIC
- ☒ - CABLE TV BOX
- - CENTERLINE
- ☐ - (CM) CONCRETE MONUMENT
- ☐ - CURB INLET
- ☐ - DRAINAGE MANHOLE
- ☐ - ELECTRIC BOX
- ☐ - GATE VALVE
- ☐ - GUY WIRE
- ☐ - HYDRANT
- ☐ - IRON PIPE
- ☐ - IRON ROD & CAP
- ☐ - LIGHT POST
- ☐ - MITERED END SECTION
- ☐ - POINT OF INTERSECTION
- ☐ - SANITARY MANHOLE
- ☐ - STREET SIGN
- ☐ - SURFACE INLET
- ☐ - TELEPHONE SERVICE
- ☐ - TYPICAL ELEVATION
- ☐ - WATER METER
- ☐ - WELL
- ☐ - WOOD UTILITY POLE



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

PROJECT# 21-025
DATE: 5/4/21
F.B. 354 PG. 37
DRAWN BY: NIL
CHECKED BY:
SCALE: 1" = 30'
SHEET 1 OF 1



PLAT OF SURVEY FOR
PROCTOR CONSTRUCTION
2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	DESCRIPTION	BY

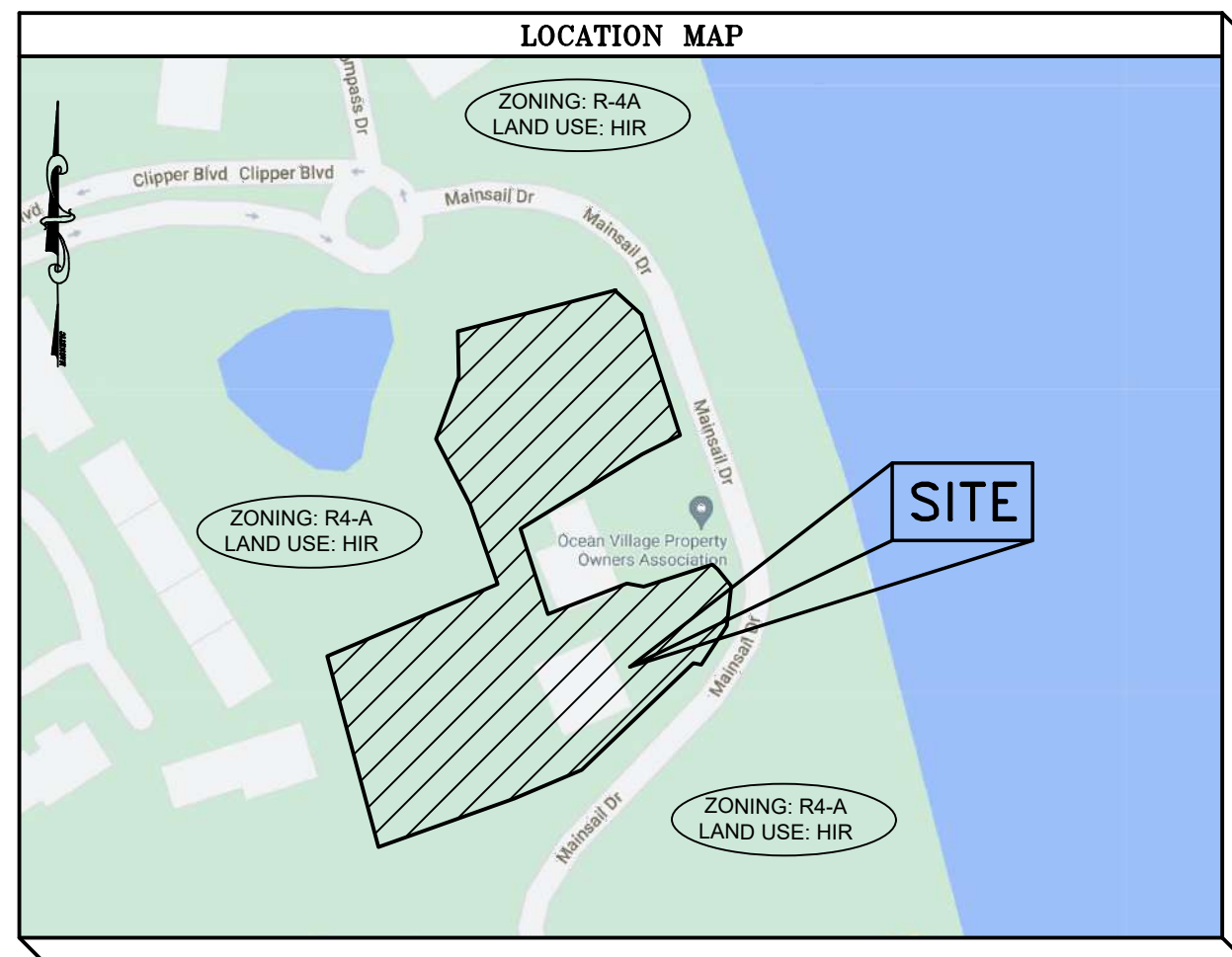
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

NO. 02055
ST 1717
5/5/2021
BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

CONDITIONAL USE SITE PLAN FOR OCEAN VILLAGE CLUBHOUSE

SECTION 07, TOWNSHIP 35 S, RANGE 41 E CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION
NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY



DRAWING INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4A-4B	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	CROSS SECTIONS
8-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY LANDSCAPE PLAN LIGHTING PLAN ARCHITECTURAL PLAN

SITE DATA		
OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949	
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 770-9622	
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213	
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS	
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS	
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD	
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL	
PARCEL I.D. NUMBER	2507-321-0001-000-5	
CURRENT LAND USE	HR (HUTCHINSON ISLAND RESIDENTIAL)	
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)	
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)	
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURTS, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS	
DEVELOPMENT PARAMETERS:	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'
AREA CALCULATIONS:	LIMITS OF CONSTRUCTION	
SITE AREAS:	EXISTING	PROPOSED (BASED ON FT. PIERCE CODE OF ORDINANCES)
DEVELOPABLE AREA:	1,743,771 SF 40.02 AC	1,743,771 SF 40.02 AC
LIMITS OF CONSTRUCTION:	75,542 SF 1.73 AC	75,542 SF 1.73 AC 100.0%
IMPERVIOUS AREA:	28,455 SF 0.65 AC	44,583 SF 1.02 AC 59.0%
EXIST. BUILDING AREA:	2,370 SF 0.05 AC	0 SF 0.00 AC 0.0%
EXIST. PAVING, CONC.:	24,085 SF 0.55 AC	9,567 SF 0.22 AC 12.7%
PROP. BUILDING AREA:	0 SF 0.00 AC	6,426 SF 0.15 AC 8.6%
PROP. PAVING, CONC.:	0 SF 0.00 AC	28,590 SF 0.66 AC 37.8%
PERVIOUS AREA:	49,087 SF 1.13 AC	30,959 SF 0.71 AC 41.0%
GREEN SPACE:	49,087 SF 1.13 AC	30,959 SF 0.71 AC 41.0%
NATIVE VEGETATION/OBSERVATION:	NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS	
PARKING CALCULATIONS:	EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES 2,370 SF X 1 SPACES / 200 SF = 12 SPACES 14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE	
	PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES 6,426 SF X 1 SPACES / 200 SF = 32 SPACES	
	PROVIDED: 14 EXISTING PARKING SPACES 18 PROPOSED PARKING SPACES 32 TOTAL PARKING SPACES	
CONSTRUCTION SCHEDULE:		
PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
2	11/24	11/22 1/25

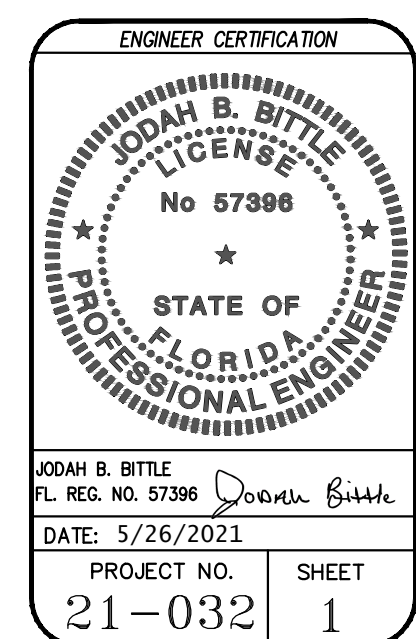
CONSTRUCTION NOTES	
1. SUBMITTALS	
A. PRODUCT DATA AND SHOP DRAWINGS	
1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBERS FOR APPROVAL.	
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.	
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:	
A. UTILITIES:	
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.	
B. DRAINAGE:	
ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS, FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.	
C. PAVING AND GRADING:	
FDOT CERTIFICATIONS AND LAB ANALYSIS RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS, INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.	
D. SIGNING AND PAVEMENT MARKING:	
SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.	
E. IRRIGATION:	
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES: THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL, PUMP CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.	
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.	
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED, CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION MATERIALS, AND CORRECTION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E. ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).	
B. TESTING	
1. WATER PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.	
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES, PRESSURE TEST (MANS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVS AND FDEP REQUIREMENTS.	
3. DRAINAGE: EXFIL LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.	
4. EARTHWORK & PAVING: DENSITIES, LBRS AND FBVS AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.	
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.	
C. AS-BUILTS	
1. GRADING: LOCATION AND ELEVATION OF ALL CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HILOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS, PROPERTY LINES (CROSS SECTIONS 50' ON CENTER), TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.	
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.	
3. SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.	
- MANS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.	
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VALVES, WET WELL, VALVES, LOCATION OF CONDUIT RUNS AND WATER SERVICE; HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMPS; SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.	
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS, ALL PIPES, DIAMETER, TYPE/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.	
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.	
D. OPERATION AND MAINTENANCE MANUALS	
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).	
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.	
E. WARRANTY	
THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING: UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE). ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE).	
F. OWNER TRAINING	
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.	

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

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

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



GFA INTERNATIONAL

FLORIDA'S LEADING ENGINEERING SOURCE



Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive
Fort Pierce, Florida
April 16, 2021
GFA Project No. 3330.210065.0000
For: Proctor & Associates General Contractors, LLC



Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixon Highway
Stuart, Florida 34994
Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.210065.0000
Dear Mr. Englert:
GFA International, Inc. (GFA) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in accordance with our Geotechnical Engineering Proposal No. 21-647.00 REV#1 dated March 11, 2021, planned in conjunction with and authorized by Proctor & Associates General Contractors, LLC.

EXECUTIVE SUMMARY
The purpose of our geotechnical exploration was to determine the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including proposed recommendations for foundation design, pavement design and construction, site preparation, and earthwork construction.
Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.
Specific design loads for the new clubhouse building have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.
The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

607 NW Commodore Cove • Fort St. Lucia, Florida 34884 • (772) 834-3675 • (772) 834-5850 (fax) • www.gfamg.com
OFFICES THROUGHOUT FLORIDA

Geotechnical Exploration Report
April 16, 2021
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Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930
John Kent
Digitally signed by John Kent
Date: 2021.04.16
16:15:29 -0400
Erik Soderstrom, E.I.
Geotechnical Department Manager
Florida Registration No. 63218
Distribution: Mr. Barrett Englert – Proctor & Associates General Contractors, LLC

Geotechnical Exploration Report
April 16, 2021
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1.0 INTRODUCTION
The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:
1. Prepare boring logs depicting the soil conditions encountered during our field exploration.
2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.
3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed clubhouse structure.
4. Provide recommendations for foundation support of the structure, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.
5. Provide recommendations for site preparation and earthwork construction.
6. Present recommended pavement sections using assumed design criteria and parameters, including guidelines for pavement subgrade preparation.
7. Provide the results of the field exploration testing and laboratory permeability testing.
1.2 Project Description
Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.
Specific design loads for the new structure have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.
The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.
2.0 OBSERVATIONS
2.1 Site Description
The project site is located just northwest of Mainail Drive in Fort Pierce, Florida. At the time of our field exploration, the property was developed and was occupied by two tennis courts and a

Geotechnical Exploration Report
April 16, 2021
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Geotechnical Exploration Report
April 16, 2021
Page 5 of 13

support building. A golf course, various condominium buildings, and the Atlantic Ocean were located adjacent to the property.
2.2 Field Exploration
Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exploration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the infiltration test site for laboratory falling head permeability testing.
The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 14-inch L.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third inch increments, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.
The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals as the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface strata.
Site specific survey staking of the borings was not provided for our field exploration. The borings were located using the provided Conceptual Site Plan, GPS coordinates, and estimating distance and relationship to the existing tennis courts, pavement areas, and other landmarks at the property.
2.3 Laboratory Testing
Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). Falling head permeability tests were performed on the Shelby tube samples to obtain the subsurface soils, and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Sample Location	Sample Depth (feet)	Sample Description	Coef. of Permeability, k _v (ft/day)
EX-1	2 - 2.5	Brown fine sand	10.8 1.8

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. GFA will be pleased to perform these services for an additional fee, if required.

DATE	REVISION	MARK	DESIGNED	CHECKED	DRAWN	JOB

SCALE: DATE: 04/20/21
THE DRAWINGS ARE THE PROPERTY OF GFA INTERNATIONAL, INC. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR COPIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONTRACT OF THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

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2.4 Geomorphic Conditions
The geology of the site as mapped on the USGS Soil Survey website consists of Arenis, organic siltallatum (6) and Canaveral fine sand, 0 to 5 percent clayey (10). "Shale Areas" are areas where the soils have been generally altered by grading, stripping, and covered with fill, the soils can be variable. Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.
Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. The logs represent information from the specific boring locations only and soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

3.2 Site Preparation
GFA recommends the following compaction requirements for this project:
► Prof. Roll 95 percent of modified Proctor
► Building Pad Fill 95 percent of modified Proctor
► Footings 95 percent of modified Proctor
The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings. Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.
Our recommendations for preparation of the site for use of shallow foundation systems are presented below. This approach to improving and maintaining site soils has been found to be successful for similar conditions.

3.1 General
Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

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April 16, 2021
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3.3 Vibration Monitoring
Using vibratory construction equipment at this site may disturb adjacent or nearby structures. We recommend that these structures be monitored by GFA both before and during compaction operations. A proposal for providing site vibration monitoring services during earthwork construction will be provided upon request.
3.4 Design of Footings
A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.
Based on the results of the soil borings performed at the site, GFA recommends structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 24 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.
Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structure loading upon a properly designed and constructed shallow foundation system. Footings and columns should be structurally separated from the ground floor slab, as they will be loaded differently and at different times, unless a monolithic slab foundation is designed.

3.5 Settlement Estimates
Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.
Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

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4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS
4.1 Pavement Design Sections
The pavement sections were designed based on assumed traffic loading criteria and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.
Based on our experience and assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

4.2 Compacted Subgrade or Embankment Fill
The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.
4.3 Stabilized Subgrade
The stabilized subgrade is the portion of the pavement section between the compacted subgrade (embankment fill) and the base course. The stabilized subgrade should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-190). The material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using native on-site soils having a lower LBR value. In this case, an LBR test of the native soils is performed and incorporated into a modified pavement design. Compliance tests should be performed on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.
4.4 Base Course
The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the first surface course, or eliminating the curb section entirely, may allow runoff and/or migration water to migrate between the base and surface courses. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

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Table 4.1.1 - Design Pavement Sections

Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
Rigid	(C)	STRUCTURAL NUMBER (SN) FDOT (Concrete) Concrete Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	2.7	3.8
	(B)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

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4.2 Compacted Subgrade or Embankment Fill
The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.
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4.4 Base Course
The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the first surface course, or eliminating the curb section entirely, may allow runoff and/or migration water to migrate between the base and surface courses. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.5 Flexible (Asphalt) Pavement
Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.
The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.
4.6 Rigid (Concrete) Pavement
Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-190).
The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can occur without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.
The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate industry requirements.
4.7 Effects of Water
Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the first surface course, or eliminating the curb section entirely, may allow runoff and/or migration water to migrate between the base and surface courses. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

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4.8 Construction Traffic
Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactory under construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.
4.9 Pavement Site Preparation
Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.
1. The construction limits should be cleared, stripped, and grubbed of all construction debris and existing pavement, topsoil, vegetation, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. Prior to initiating fill operations, the existing ground surface should be profiled and compacted as discussed in Section 3.2 of this report. After completing the profile rolling and compaction operations, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
3. Fill material should be inorganic (classified as SP(GW)) containing not more than 5 percent (by weight) fibrous organic materials. Fill material having silt/clay-size fines contents greater than 5 percent should not be used including cyclone sand material. The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or a minimum of two test locations, whichever is greater.
5. Representative samples of both on-site and potential import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.
6. The contractor should consider the final grading contours established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

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April 16, 2021
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5.0 REPORT LIMITATIONS
This consulting report has been prepared for the exclusive use of Proctor & Associates General Contractors, LLC and members of the design team for the planned construction at the Ocean Village Club located at 2400 S Ocean Drive in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted geotechnical engineering practices, no other warranty, either express or implied, is made.
The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to re-evaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed construction, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by GFA.
GFA would be pleased to provide the opportunity to review the final civil plans, structural plans, and project specifications to determine if GFA's recommendations have been properly interpreted, communicated, and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of overall site grading and foundation installation as recommended in this report or for any report addendum, GFA cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

6.0 BASIS FOR RECOMMENDATIONS
The analysis and recommendations submitted in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect any variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the designated boring elevations.
Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1556) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

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Appendix A - Vicinity Map
GFA would be pleased to provide the opportunity to review the final civil plans, structural plans, and project specifications to determine if GFA's recommendations have been properly interpreted, communicated, and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of overall site grading and foundation installation as recommended in this report or for any report addendum, GFA cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida
PROJECT NO. 3330.210065.0000 DRAFTED BY: JR REVIEWED BY: JR DATE: 4/9/2021



Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida
PROJECT NO. 3330.210065.0000 DRAFTED BY: JR REVIEWED BY: JR DATE: 4/9/2021



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April 16, 2021
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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING LAND PLANNING ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
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TEL 772-770-9496 FAX 772-770-9496 EMAIL jbittle@bsengineering.com
WEBSITE https://www.bsengineering.com

OCEAN VILLAGE CLUBBORINGS

ENGINEER CERTIFICATION
JOAH B. BITTLE
FL REG. NO. 57998
DATE: 5/26/2021
PROJECT NO. 21-032 SHEET 04A

Appendix C - Notes Related to Borings

- NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES
1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the site indicated.

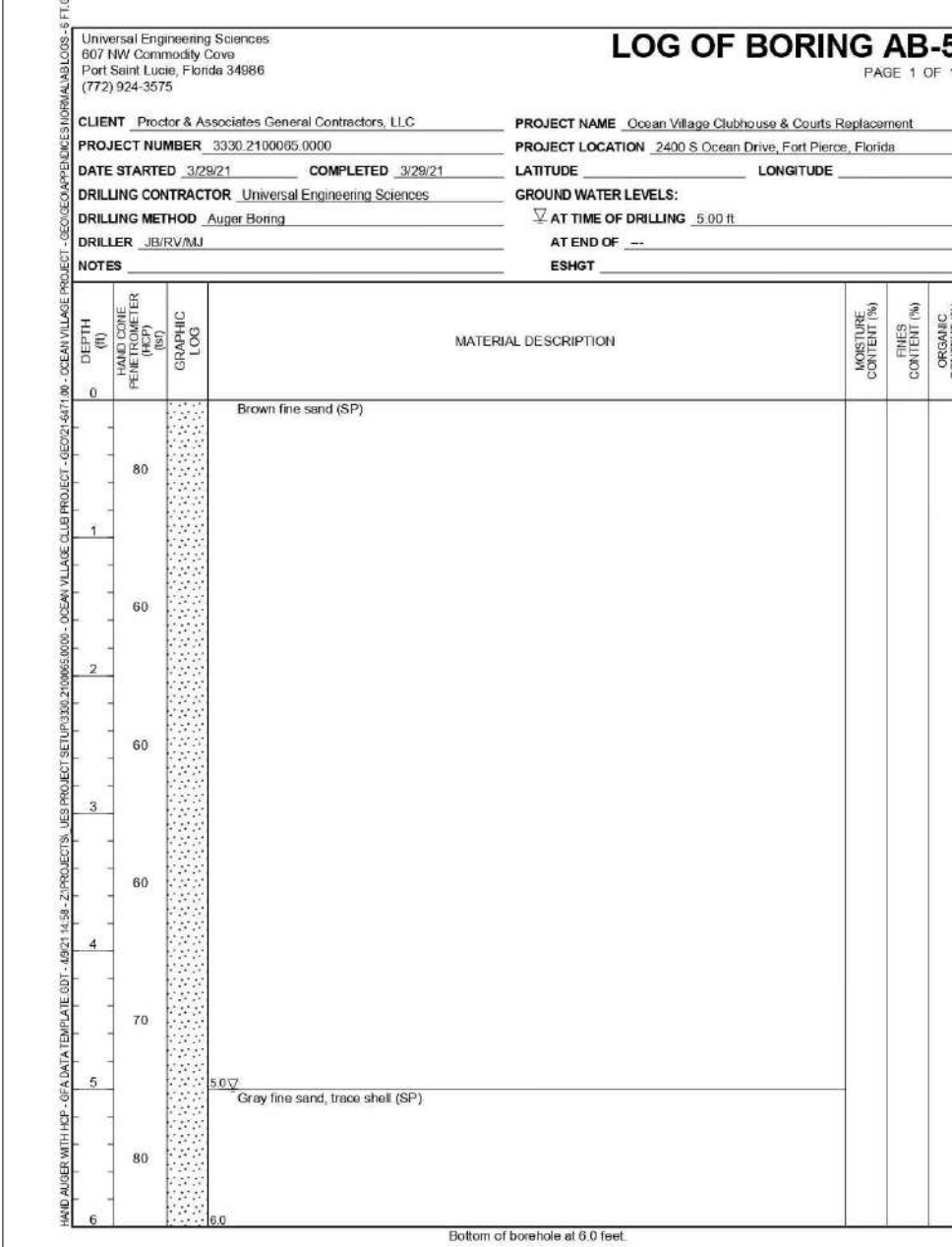
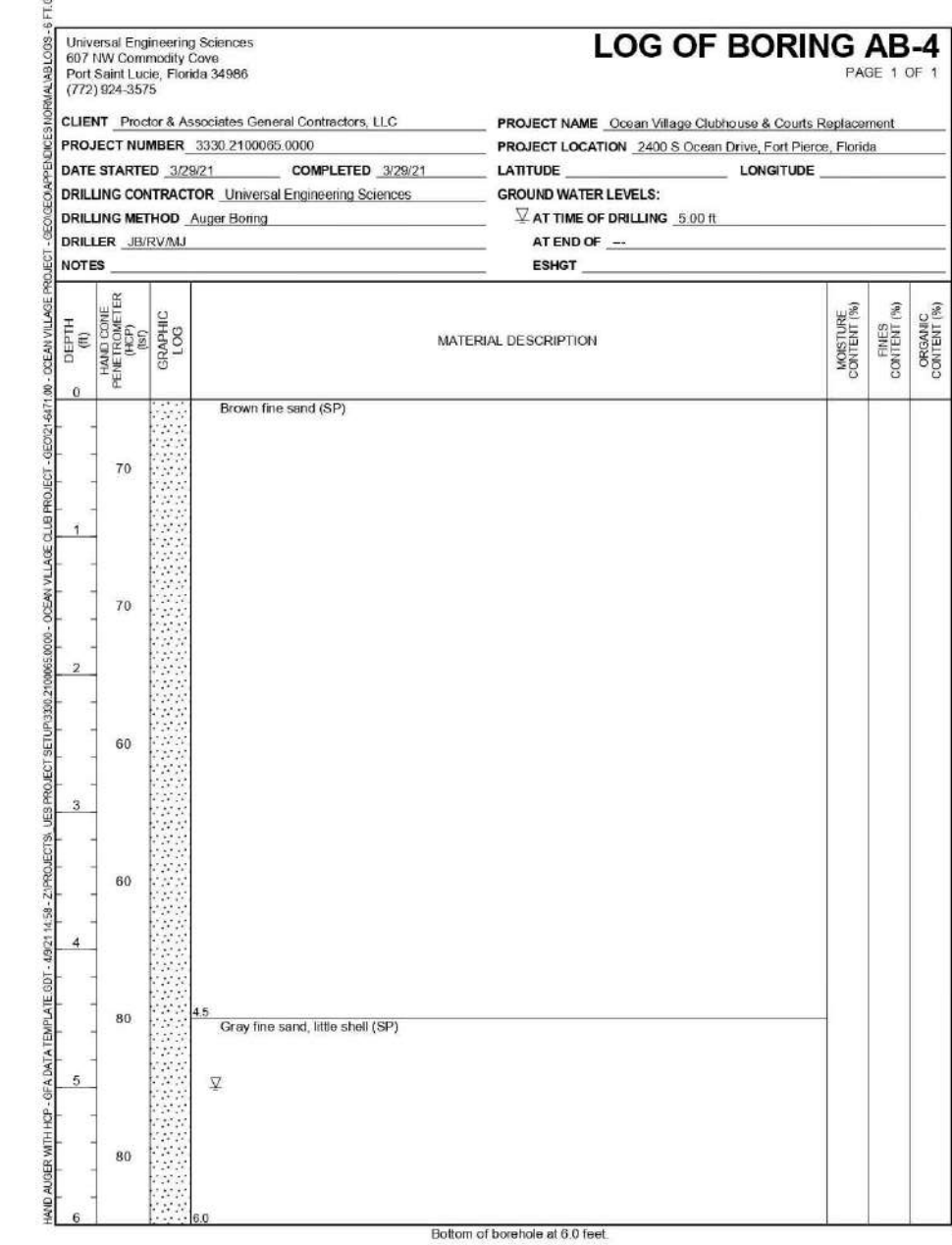
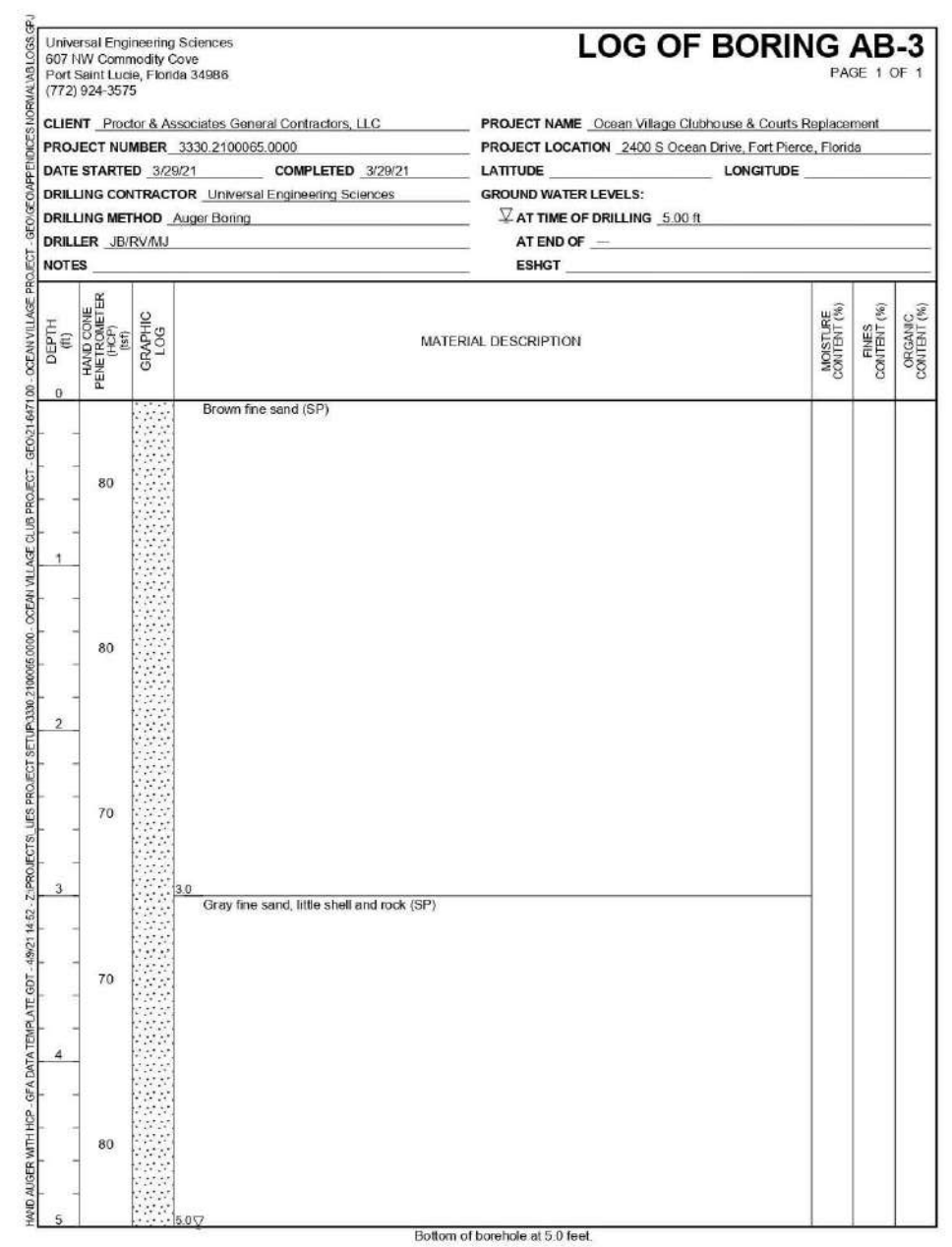
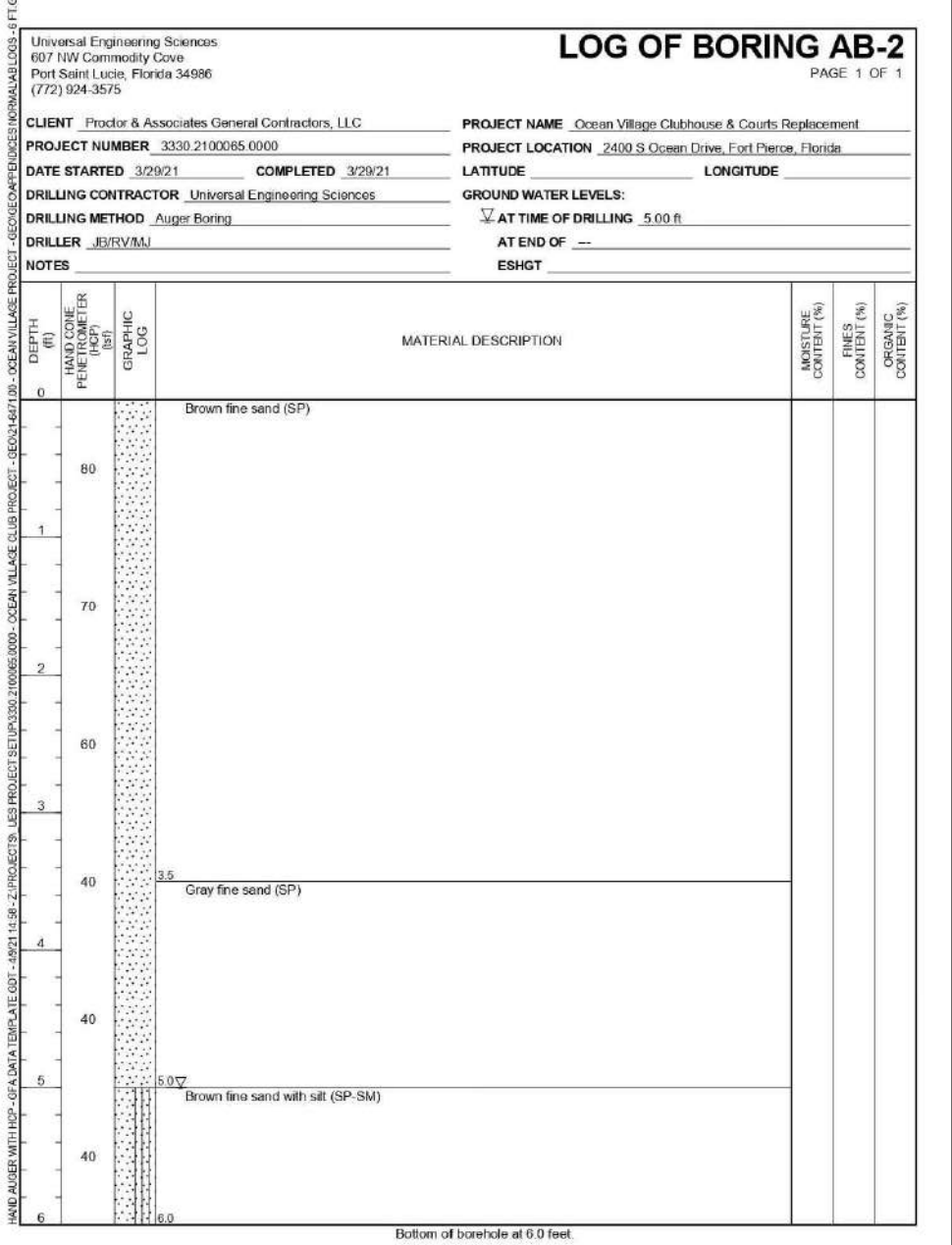
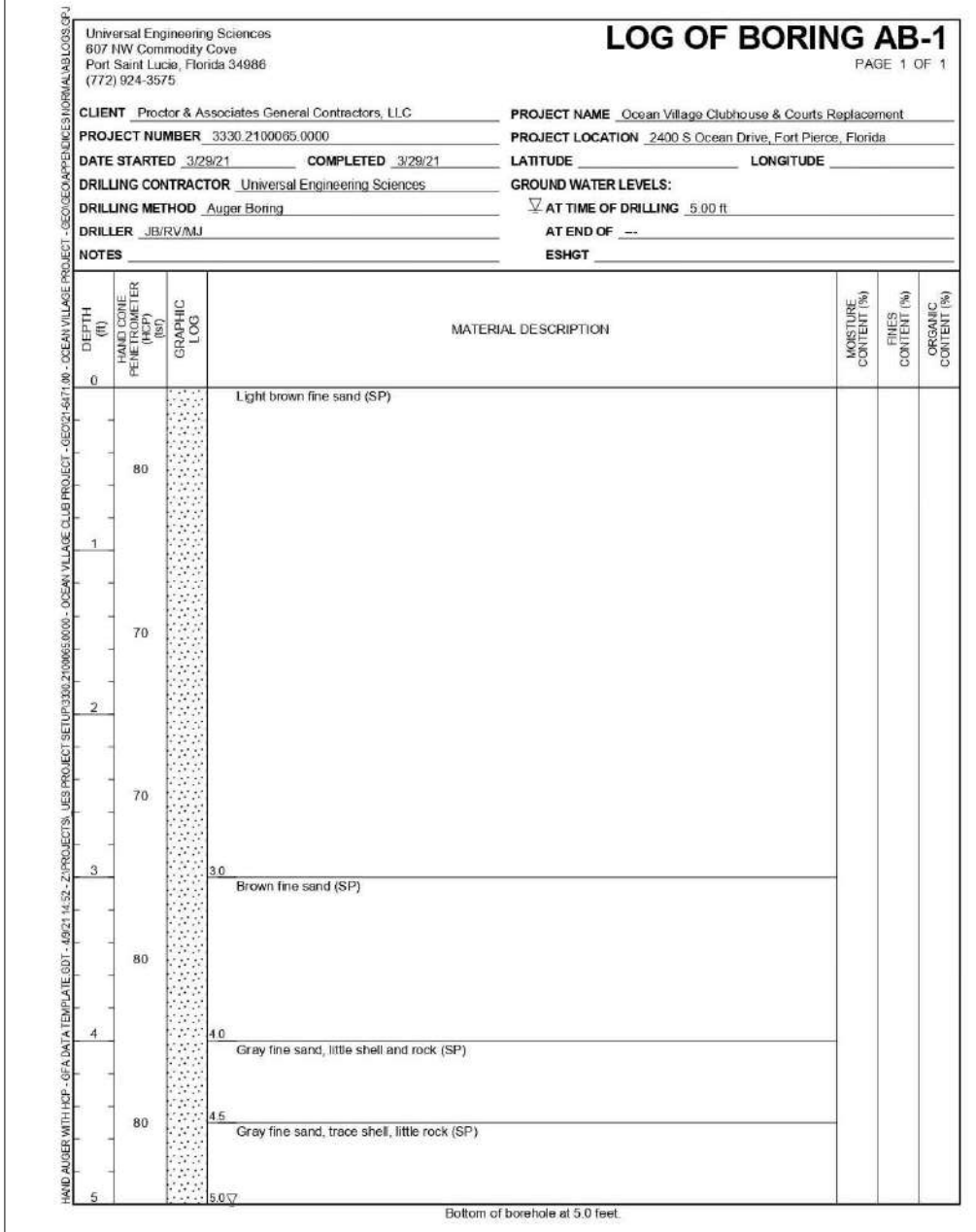
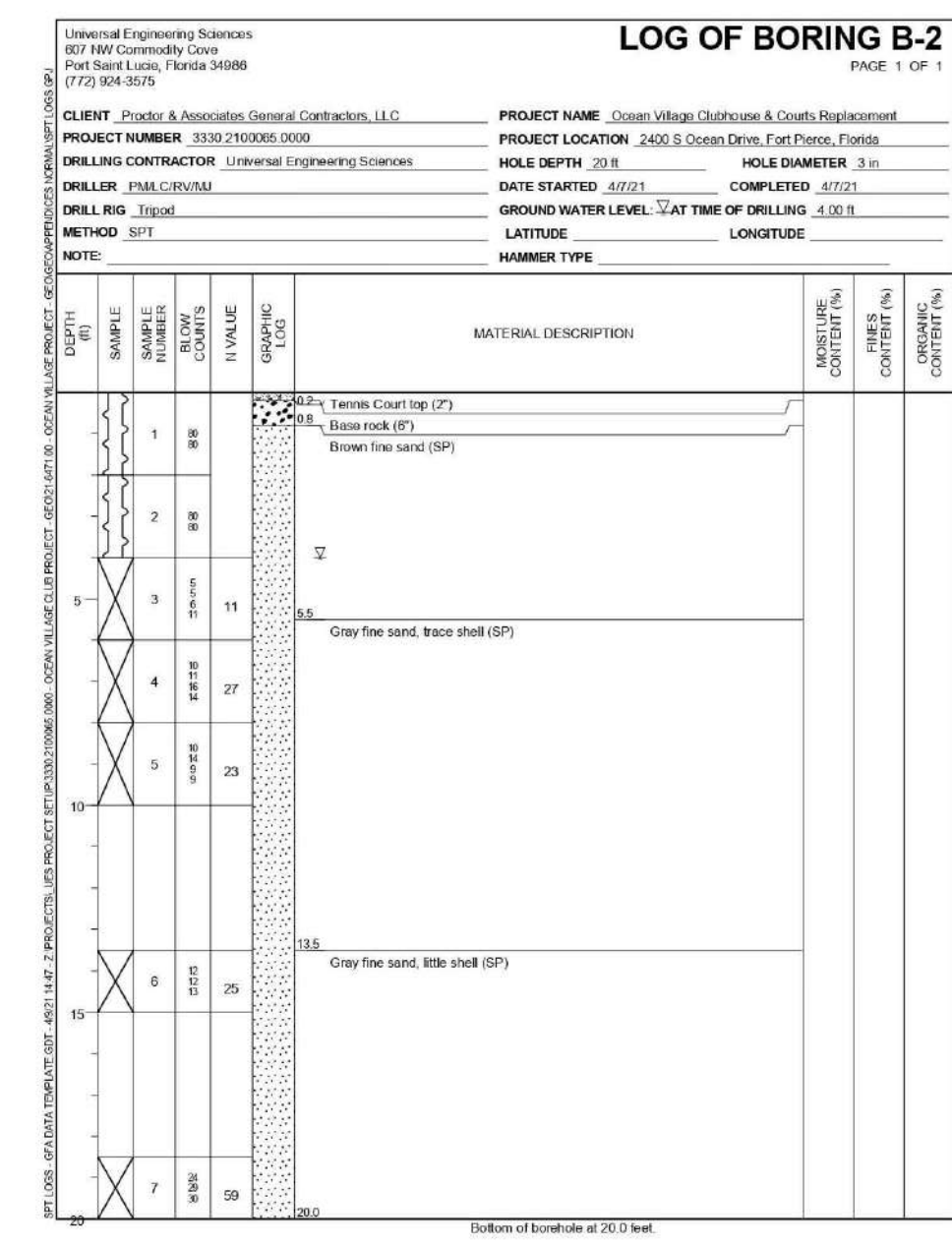
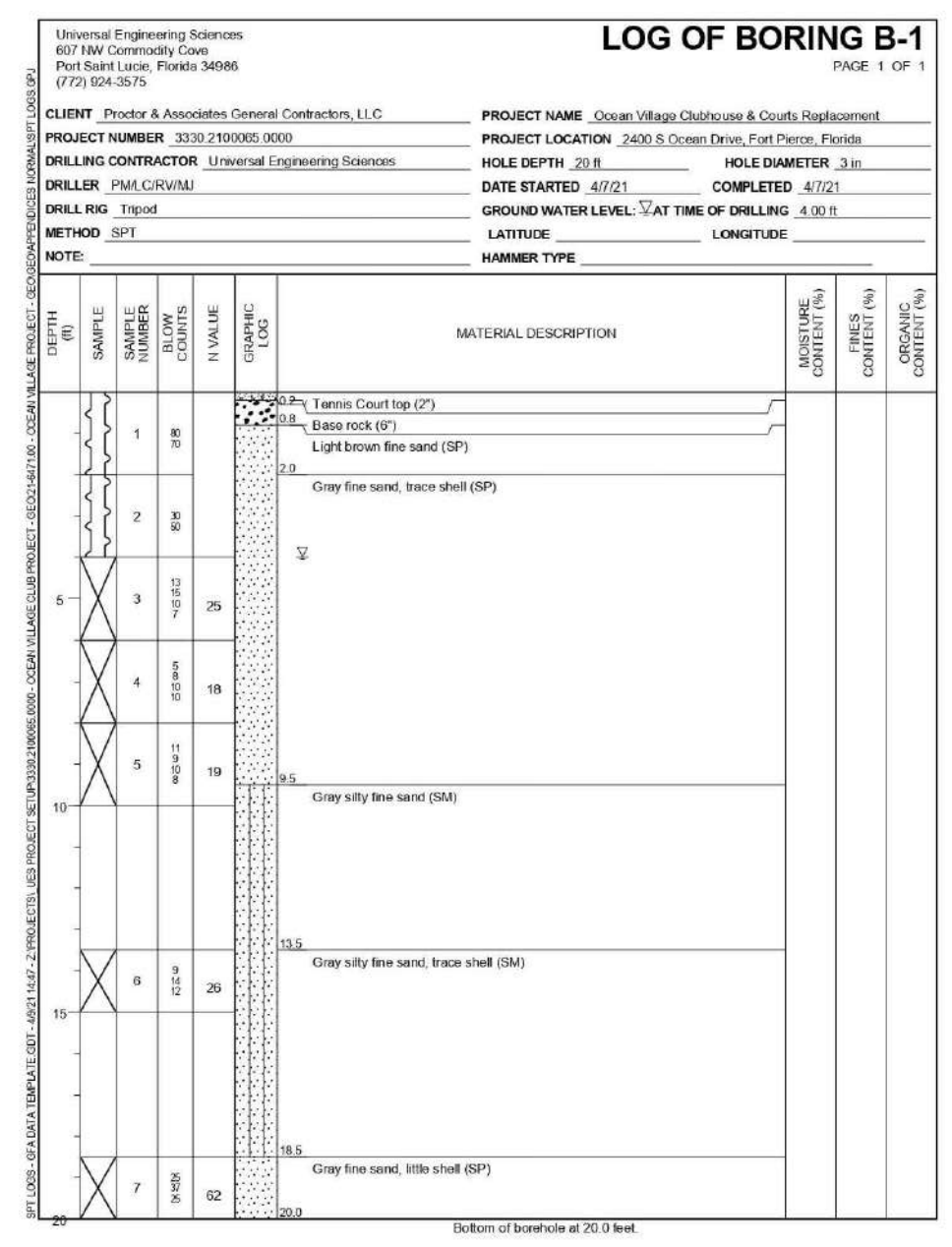
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Table with 2 columns: Description, Particle Size Limits. Rows include Blended, Coarse Gravel, Medium Sand, etc.

Table with 3 columns: Proportion, Modifier, Approximate Rood Diameter, Modifier. Rows include <5%, 6% to 12%, 12% to 20%, etc.



Appendix D - Log of Boring Records



Appendix E - Hydraulic Conductivity Results

EXFILTRATION TEST REPORT: South Florida Water Management District - Usual Open Hole Test. Includes client info, test location, soil profile, and calculation of hydraulic conductivity.

Appendix F - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS
COARSE GRAINED SOILS
General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.



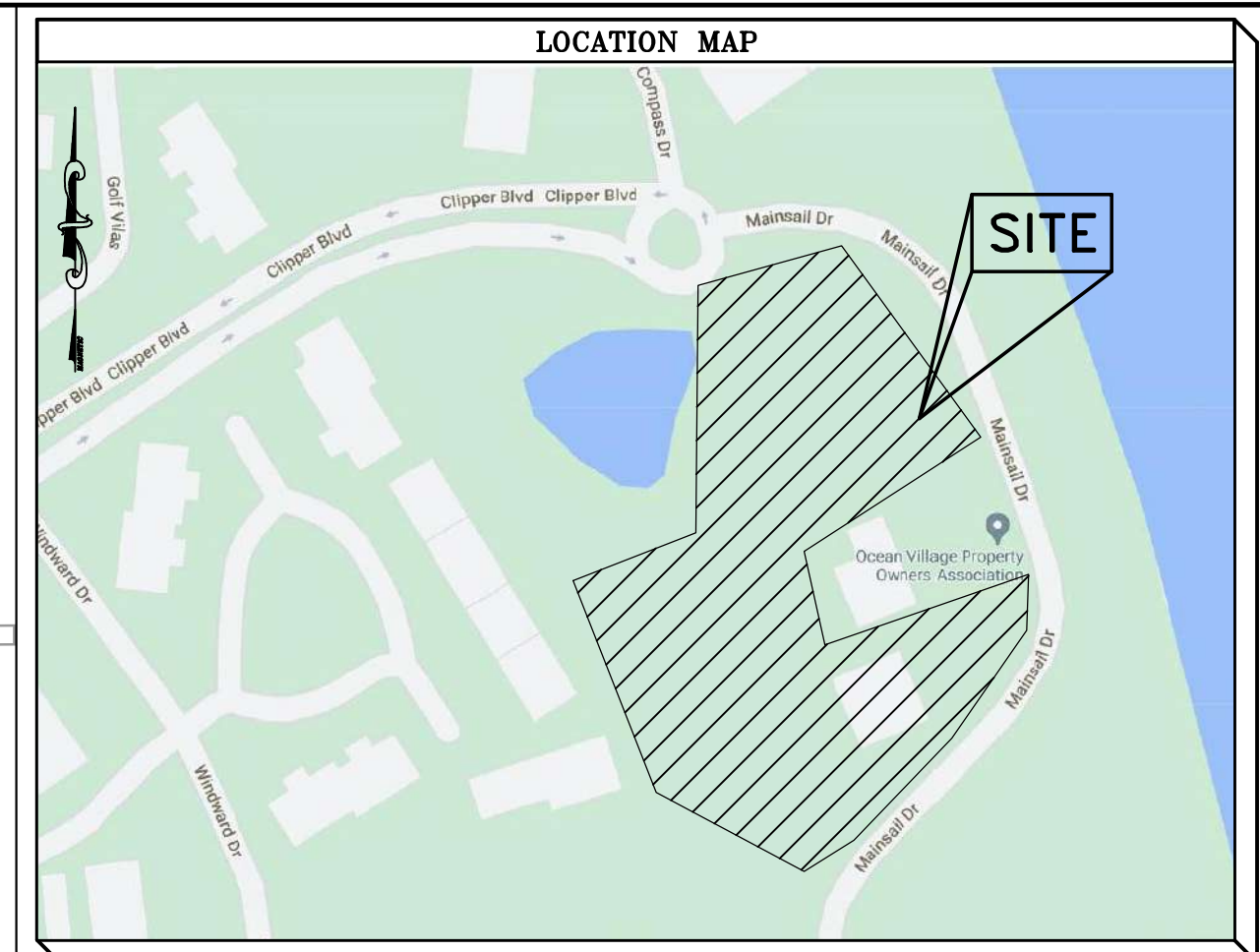
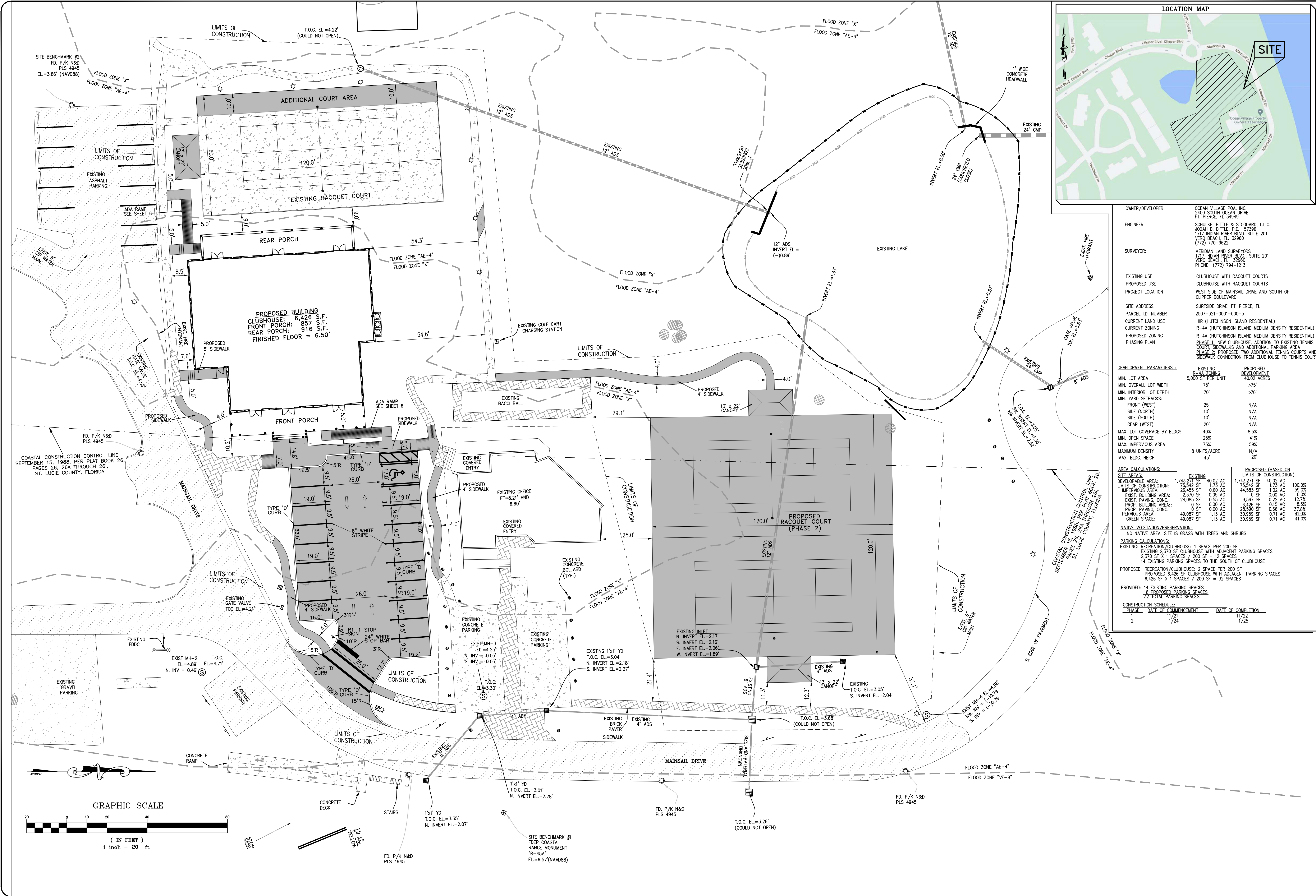
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SCHULKE, BITTLE & STODDARD, L.L.C. CIVIL & STRUCTURAL ENGINEERING LAND PLANNING ENVIRONMENTAL PERMITTING. Includes contact information and website.

OCEAN VILLAGE CLUBHOUSE SOIL BORINGS. Vertical text block for the project name.

ENGINEER CERTIFICATION: JOAH B. BITTLE, P.E., REG. NO. 57398. Includes a circular seal for the State of Florida Professional Engineer.

JOAH B. BITTLE, P.E. REG. NO. 57398. DATE: 5/26/2021. PROJECT NO. 21-032 SHEET 04B.



OWNER/DEVELOPER
OCEAN VILLAGE POA, INC.
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FL 34949

ENGINEER
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SURVEYOR
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FL 32960
PHONE (772) 794-1213

EXISTING USE
CLUBHOUSE WITH RACQUET COURTS

PROPOSED USE
CLUBHOUSE WITH RACQUET COURTS

PROJECT LOCATION
WEST SIDE OF MANSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD

SITE ADDRESS
SURFSIDE DRIVE, FT. PIERCE, FL

PARCEL I.D. NUMBER
2507-321-0001-000-5

CURRENT LAND USE
HR (HUTCHINSON ISLAND RESIDENTIAL)

CURRENT ZONING
R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING
R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

PHASING PLAN
PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA
PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS:

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	>75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

	EXISTING	PROPOSED (BASED ON LIMITS OF CONSTRUCTION)	PERCENT
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	100.0%
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	59.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	1.2%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	12.7%
PROP. BUILDING AREA:	0 SF	0.00 AC	0.0%
PROP. PAVING, CONC.:	0 SF	0.00 AC	0.0%
PERVIOUS AREA:	49,087 SF	1.13 AC	30.95%
GREEN SPACE:	49,087 SF	1.13 AC	30.95%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

REVISIONS:

DATE	REVISION	MARK

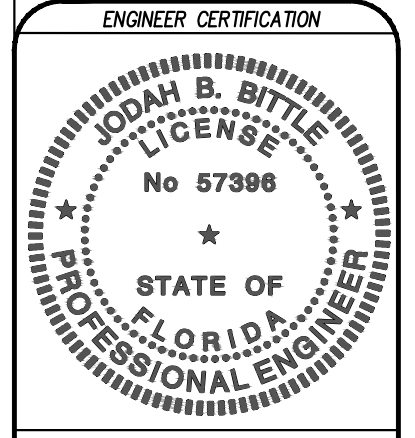
DESIGNED: JBB
DRAWN: JBB
CHECKED: JBB

SCALE: 1"=20'
DATE: 04/10/21
PROJECT NO.: 21-032
SHEET NO.: 05

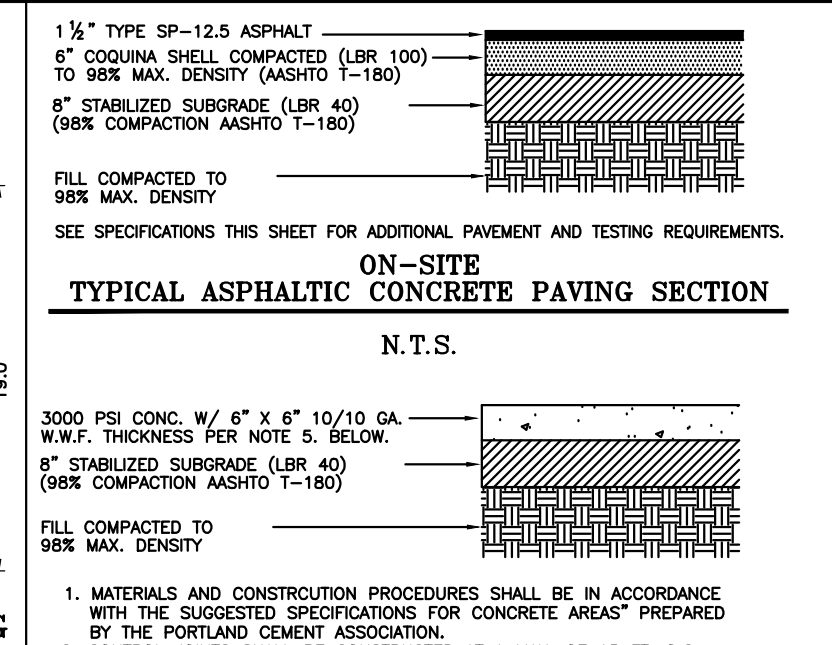
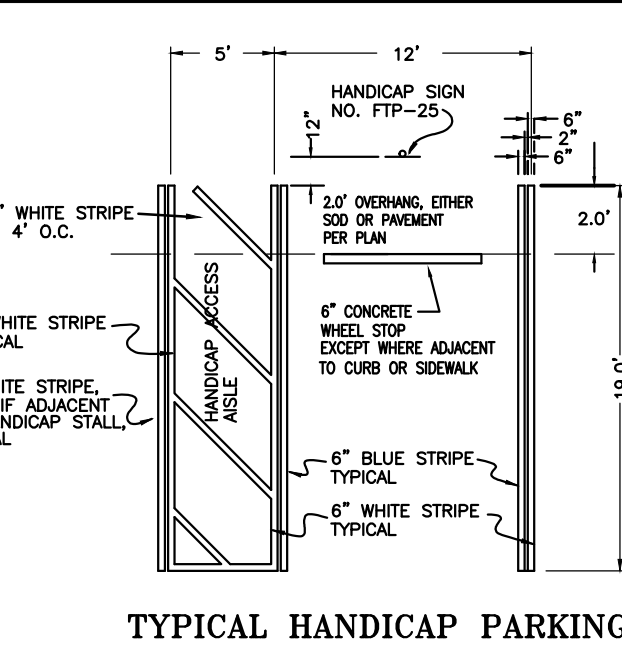
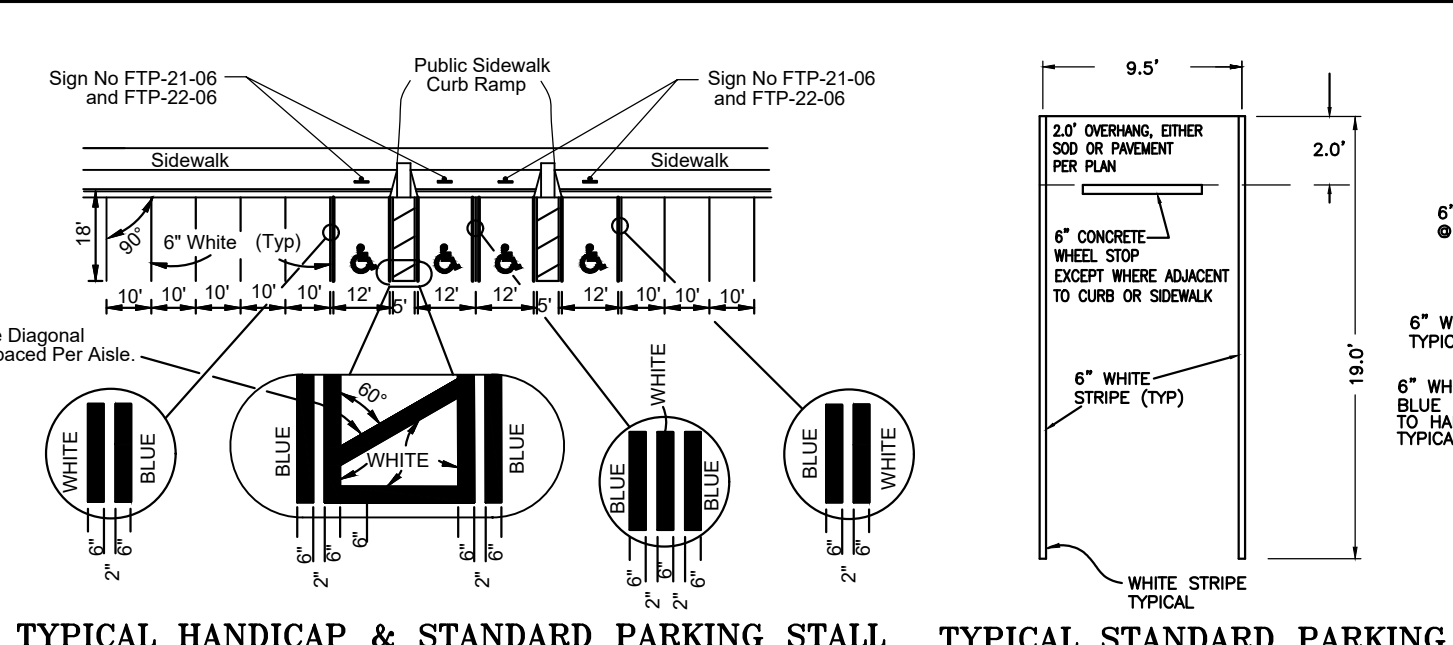
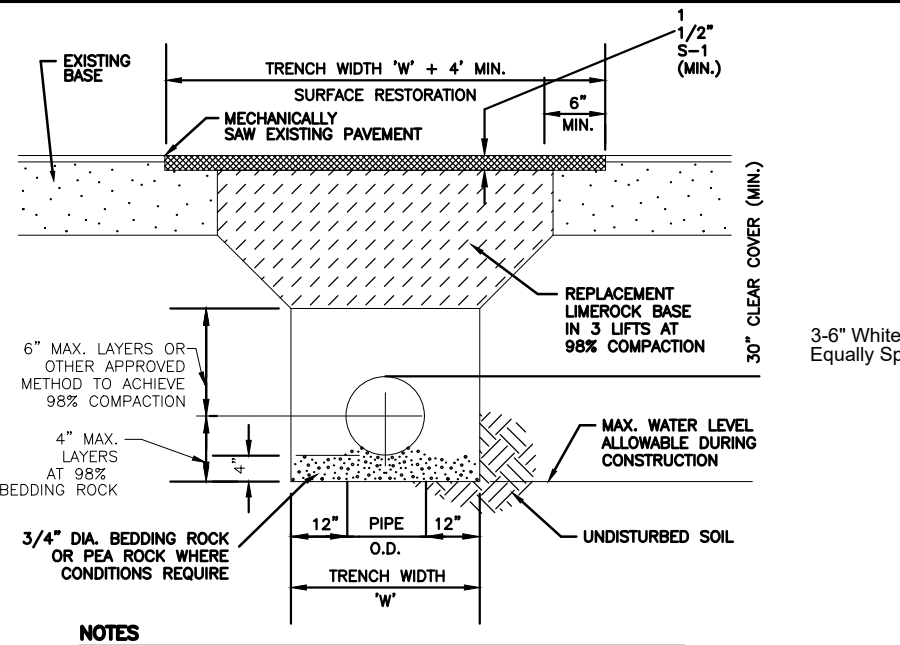
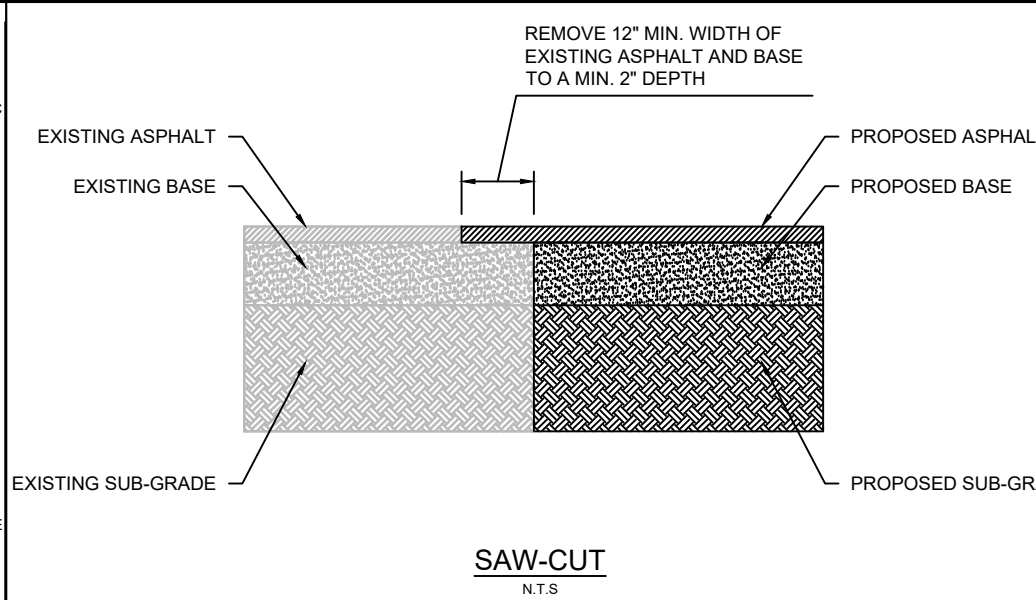
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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 EMAIL: jbittle@sbsengineers.com
WEBSITE: https://www.sbsengineers.com

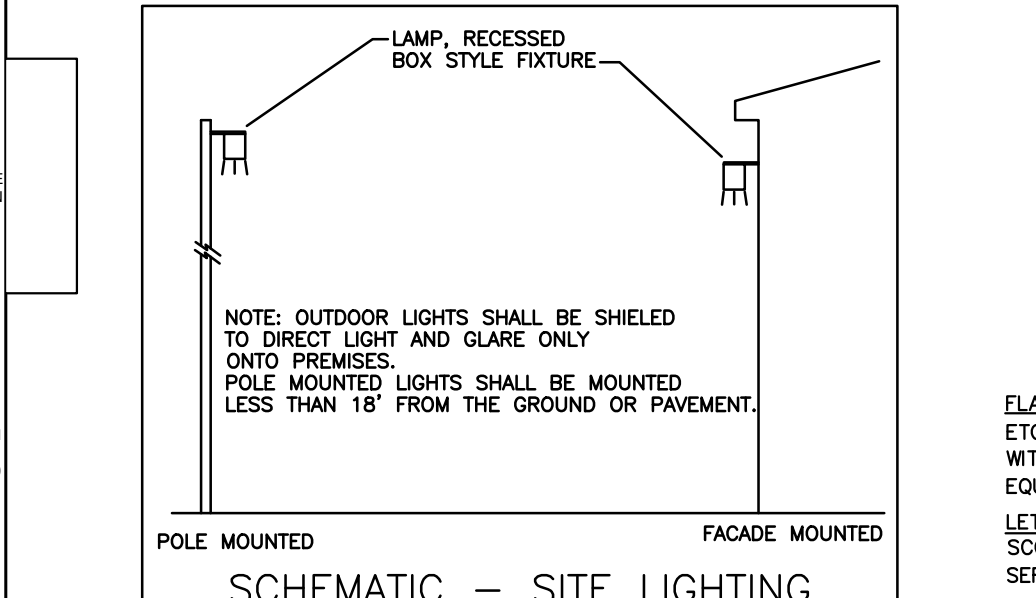
OCEAN VILLAGE CLUBHOUSE
SITE PLAN



SPECIFICATIONS - CLEARING/GRADING/PAVING/RANGE/UTILITY CONSTRUCTION
GENERAL
THE FLORIDA DEPARTMENT OF TRANSPORTATION ("STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION") LATEST REVISIONS, BE USED UNLESS APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORKING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORKING IS INTENDED TO BE REPLACED WITH THAT WORKING WHICH WOULD BE THE PROPER TERMINOLOGY FOR THE PROJECT.



EMPALEMENT CONSTRUCTION
ROADWAY EMPALEMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMPALEMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PAVES, DITCHES AND CHANNELS IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. EMPALEMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING MUCK, STAMPS, RUBBISH, VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SATISFACTORY ENDURING ROAD. EXISTING CURB SURFACES SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.



TRENCH DETAILS (PAVED AREAS)
GENERAL SPECIFICATIONS:
FLAT BLADE: ALCOA #86054.6063-16 ALLOY, ETCHED, DECREASED WITH #1200 ALUMINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS -- 6" MIN. H, 24", 30" OR 36" L.

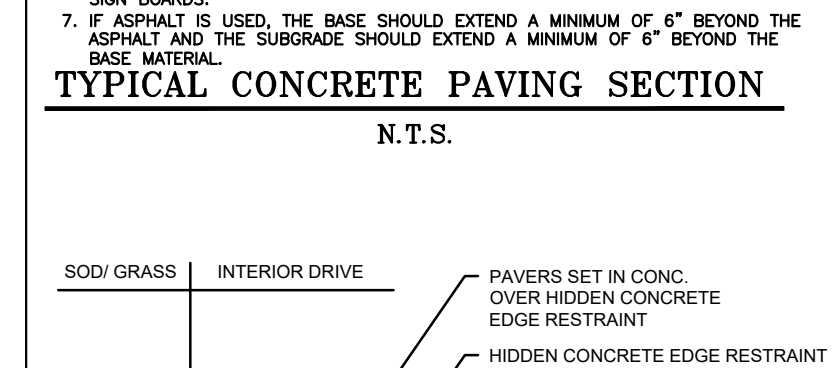
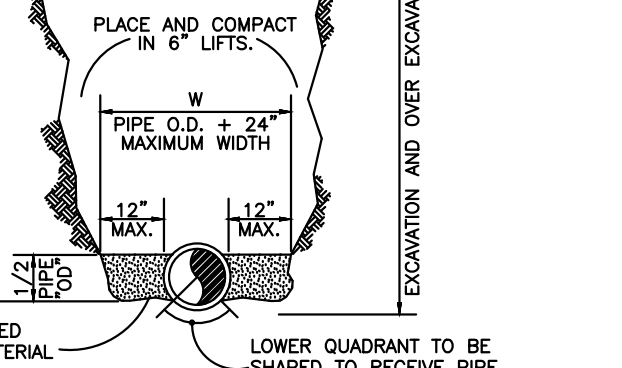
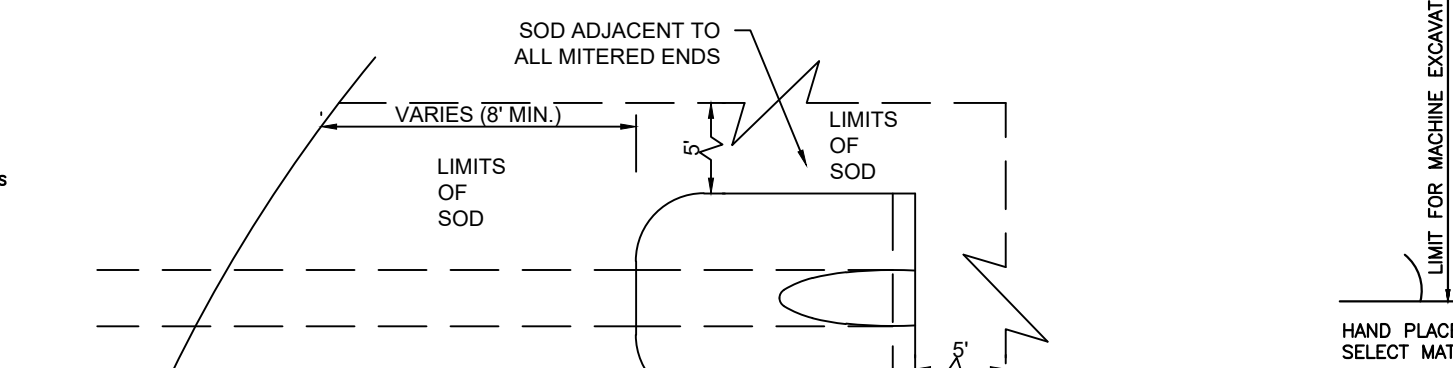
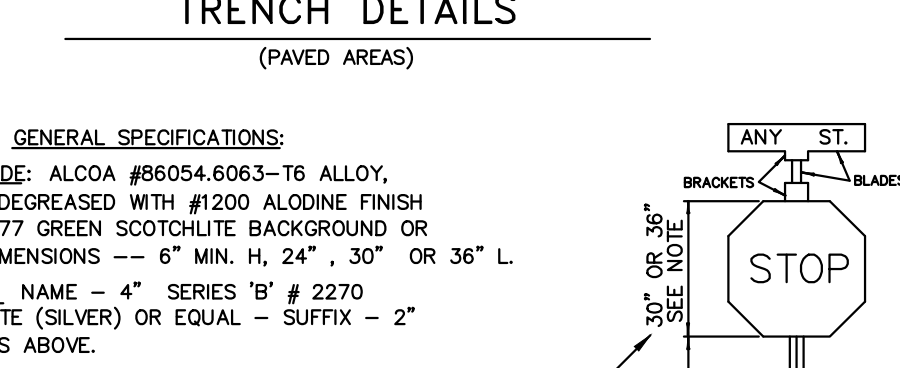
TYPICAL HANDICAP & STANDARD PARKING STALL
N.T.S.
NOTE: A) ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPPED IN WHITE RETRO-REFLECTIVE TRAFFIC PASTE AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2019-2020, SECTION 711.

TYPICAL HANDICAP PARKING STALL
N.T.S.
MAXIMUM TRENCH WIDTH 2 X PIPE DEPTH + W

TYPICAL CONCRETE PAVING SECTION
N.T.S.
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS PREPARED BY THE PORTLAND CEMENT ASSOCIATION.

EMPALEMENT AND BACKFILL MATERIAL
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL, ASTM C337A, GRAVITY INDEX 10, TO NO. 10, # 8 SIEVE. FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN COALS, STONES, MASONRY, RUBBLE OR LIME GREATER THAN 1/2 INCH IN DIAMETER.

CONSTRUCTION NOTES
NOTE: OUTDOOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY. POLE MOUNTED LIGHTS SHALL BE MOUNTED LESS THAN 18" FROM THE GROUND OR PAVEMENT.



ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP-12.5 AND TYPE SP-12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 200, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

STOP SIGN DETAIL
GENERAL SPECIFICATIONS:
FLAT BLADE: ALCOA #86054.6063-16 ALLOY, ETCHED, DECREASED WITH #1200 ALUMINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS -- 6" MIN. H, 24", 30" OR 36" L.

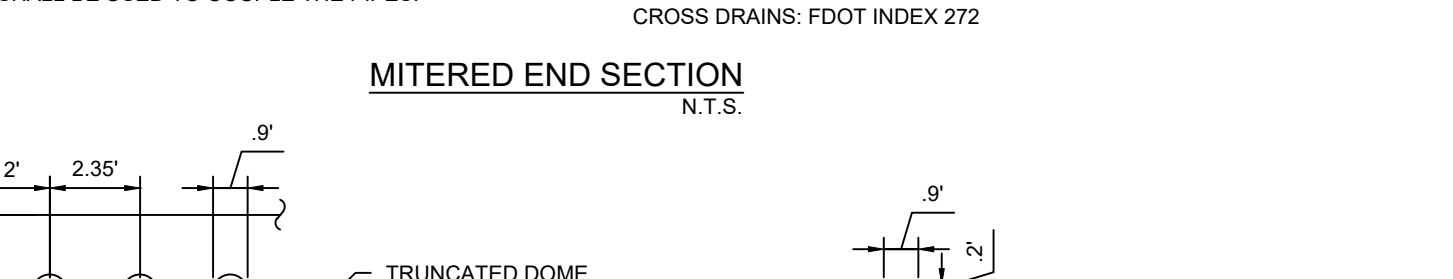
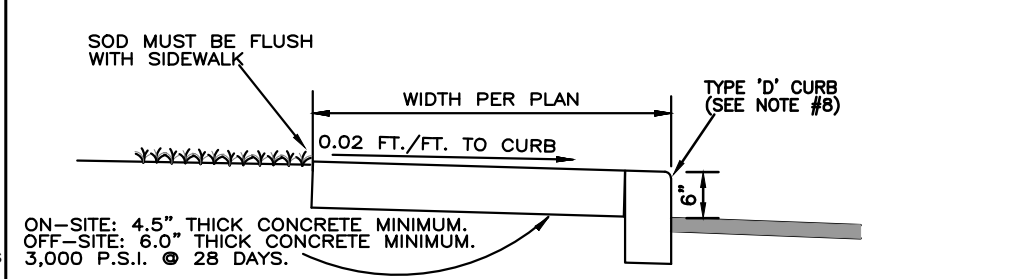
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TYPICAL TRENCH DETAILS
NOTE: SOD SHALL BE FLUSH WITH SIDEWALK. BIT, COATED GMP SHALL BE USED AT ALL M.E.S. SECTIONS FOR ADS CULVERTS CONC. JACK OR OTHER APPROVED TRANSITION (FORMED METAL BAND) SHALL BE USED TO COUPLE THE PIPES.

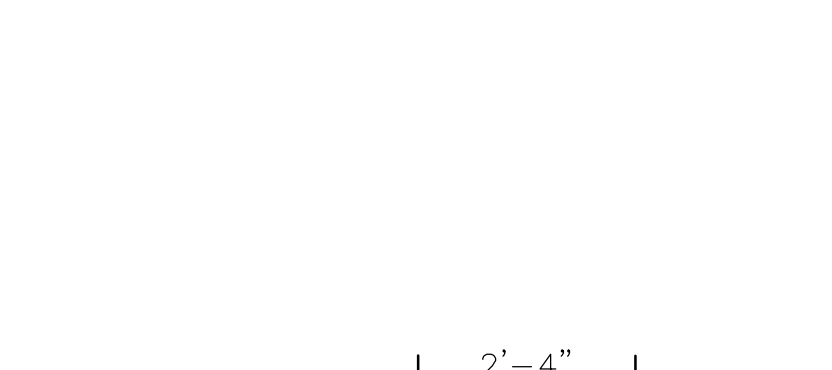
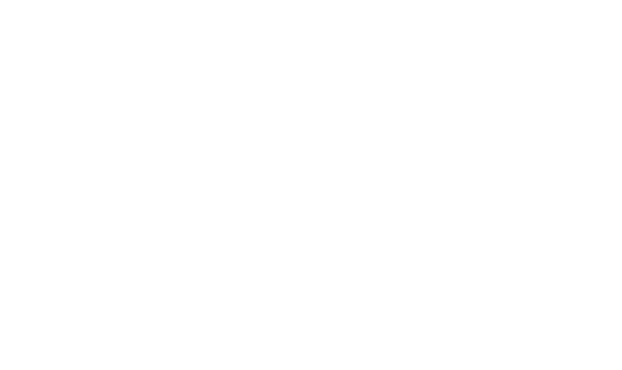
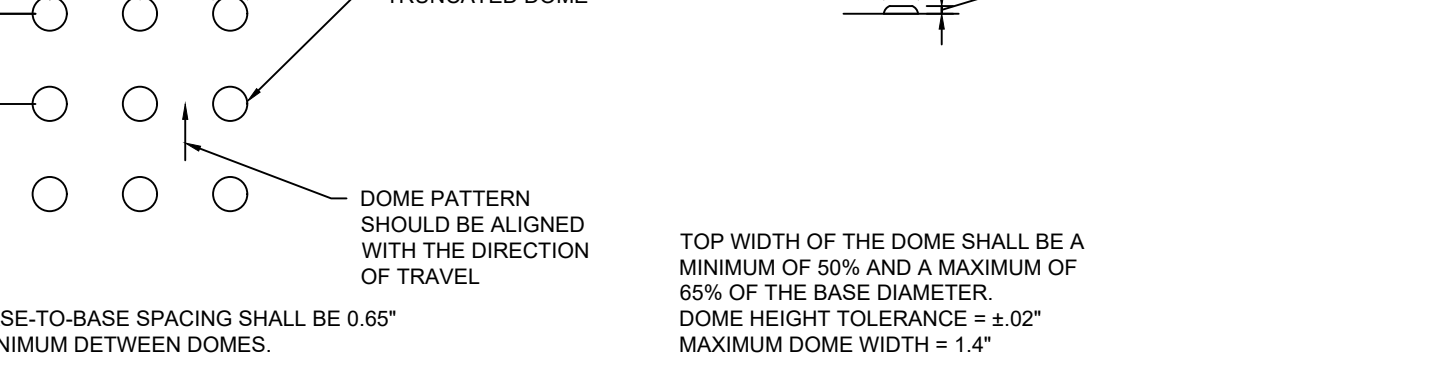
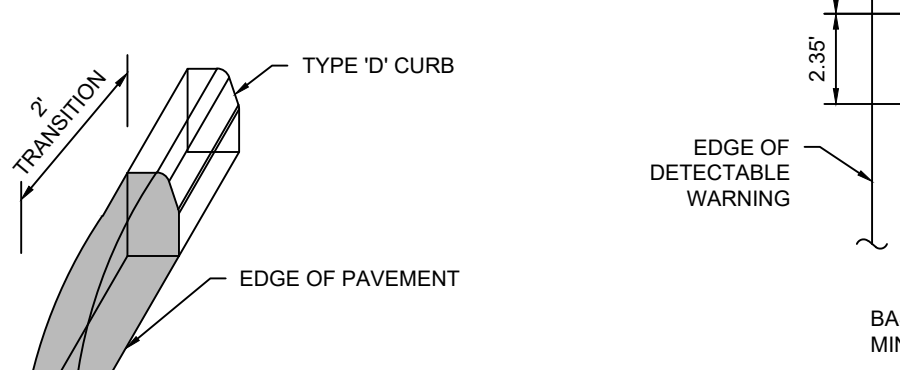
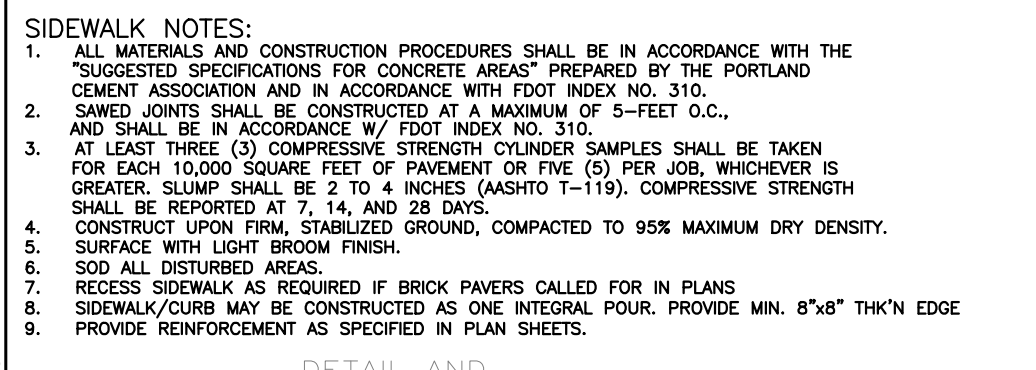
BRICK PAVEMENT DETAIL
N.T.S.
SOD/GRASS, INTERIOR DRIVE, PAVERS SET IN CONC., OVER HIDDEN CONCRETE EDGE RESTRAINT, 3" TRAFFIC BEARING CONCRETE PAVER, 1" BEDDING SAND (MIN.), 6" COQUINA SHELL COMPACTED TO 98% MAX. DRY DENSITY, 12" STABILIZED SUB-GRADE (98% COMPACTION) MIXED TO A HOMOGENEOUS MATERIAL, REBAR AS REQUIRED.

TYPICAL PAVING SECTIONS
N.T.S.
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.

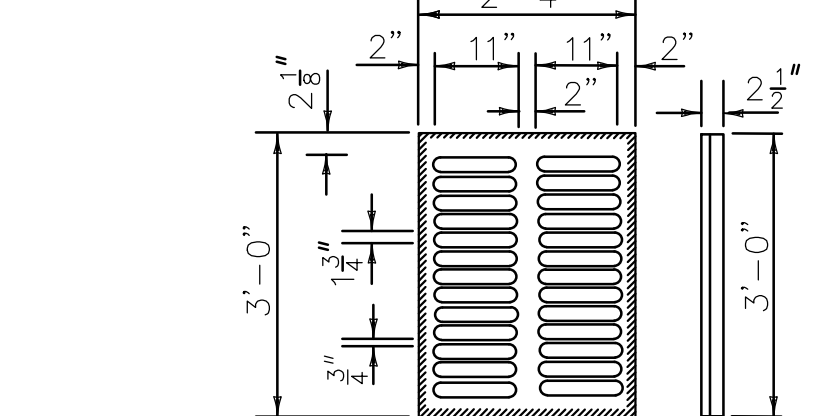
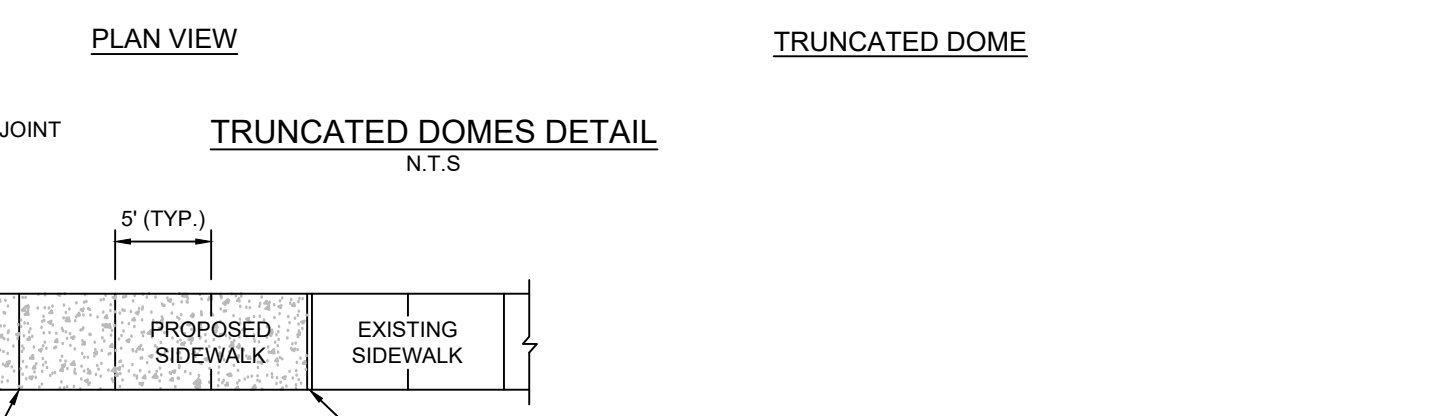
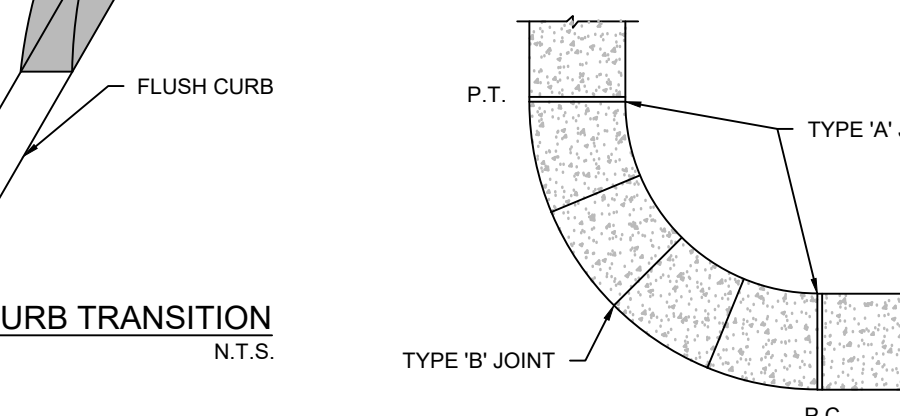
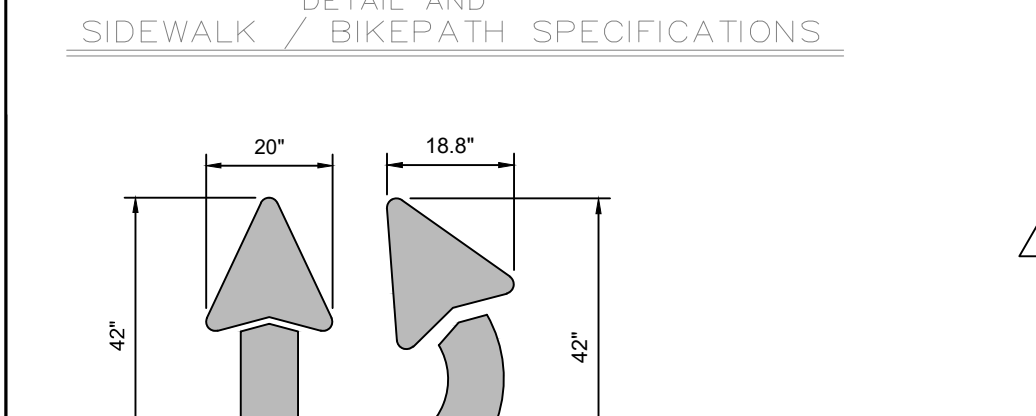
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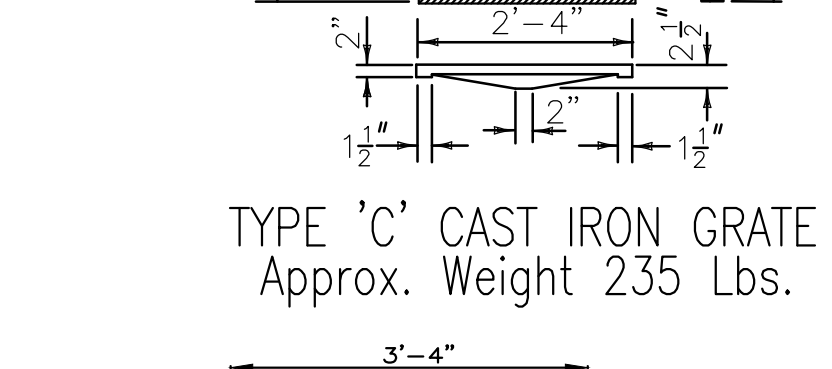
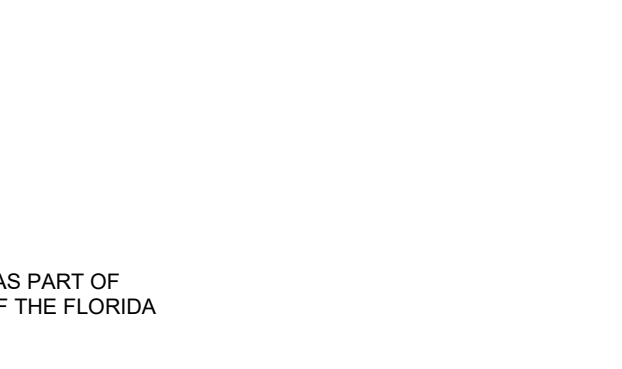
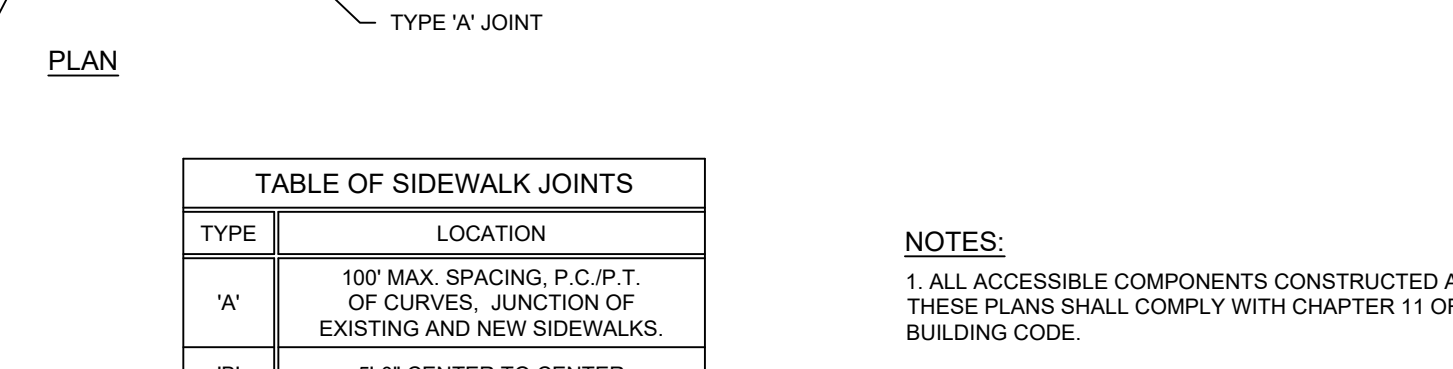
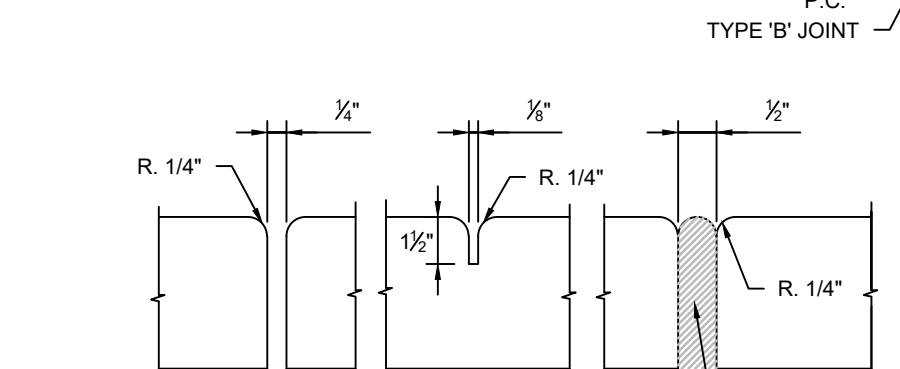
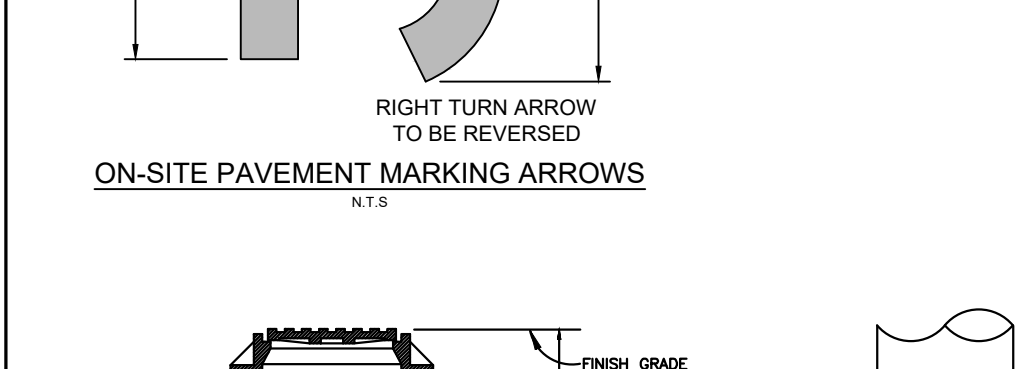
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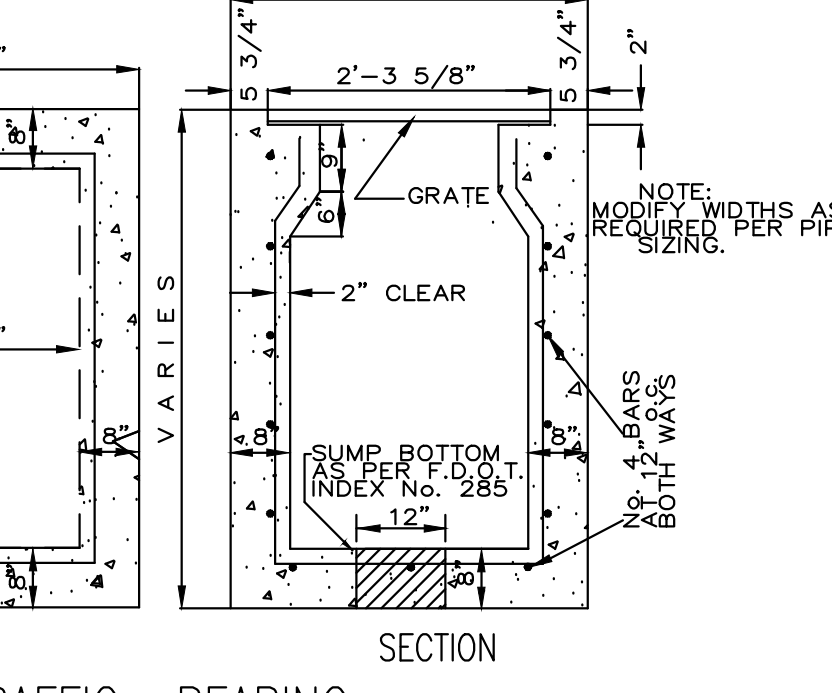
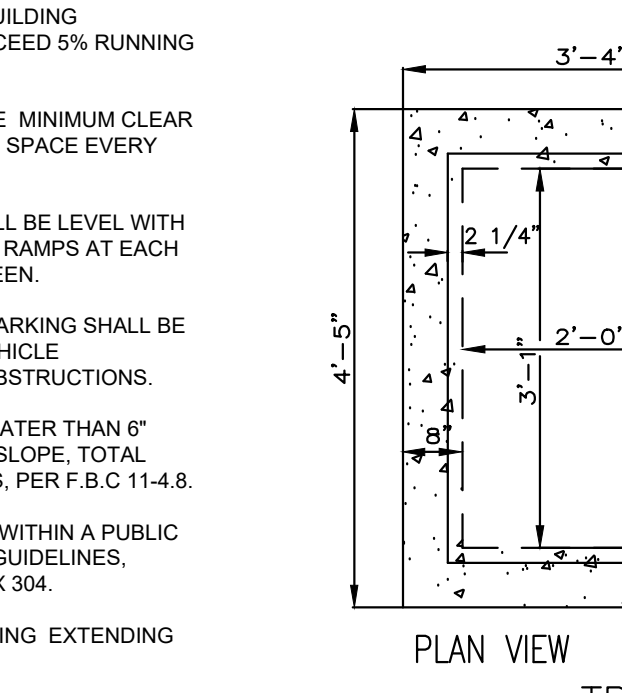
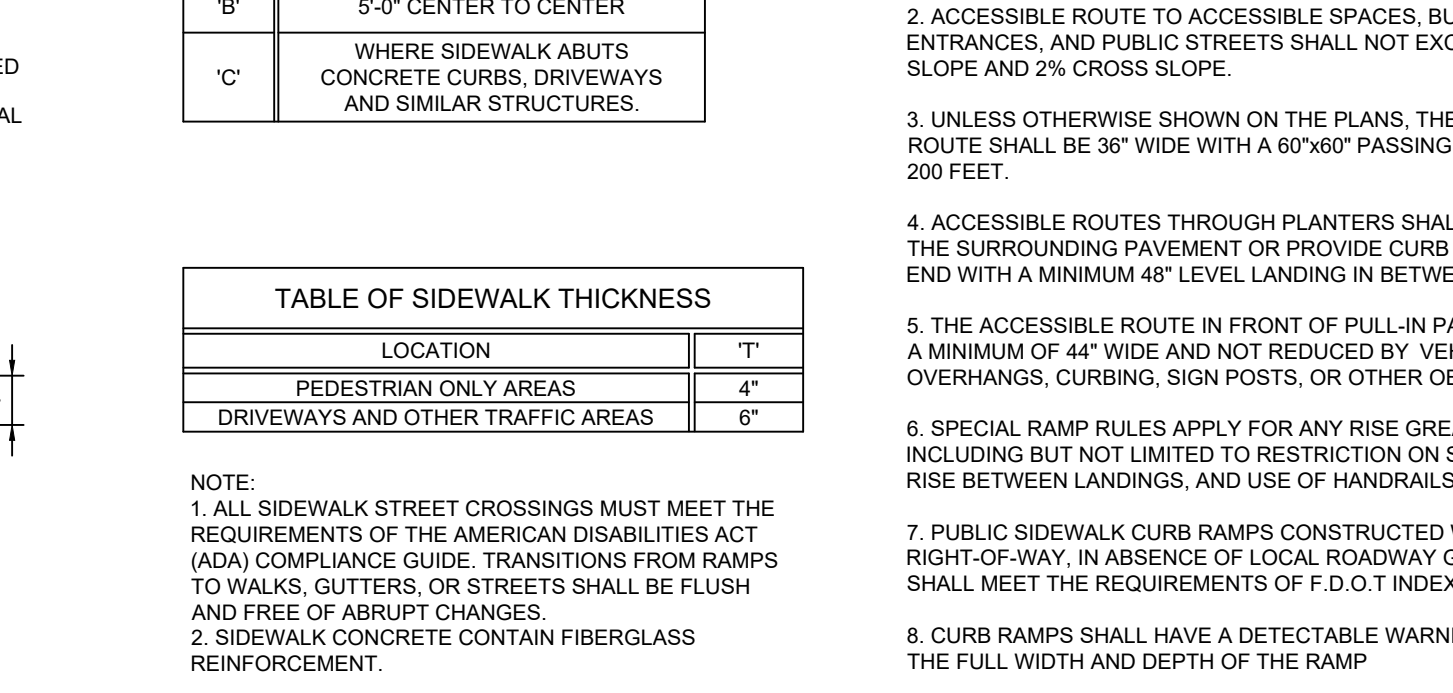
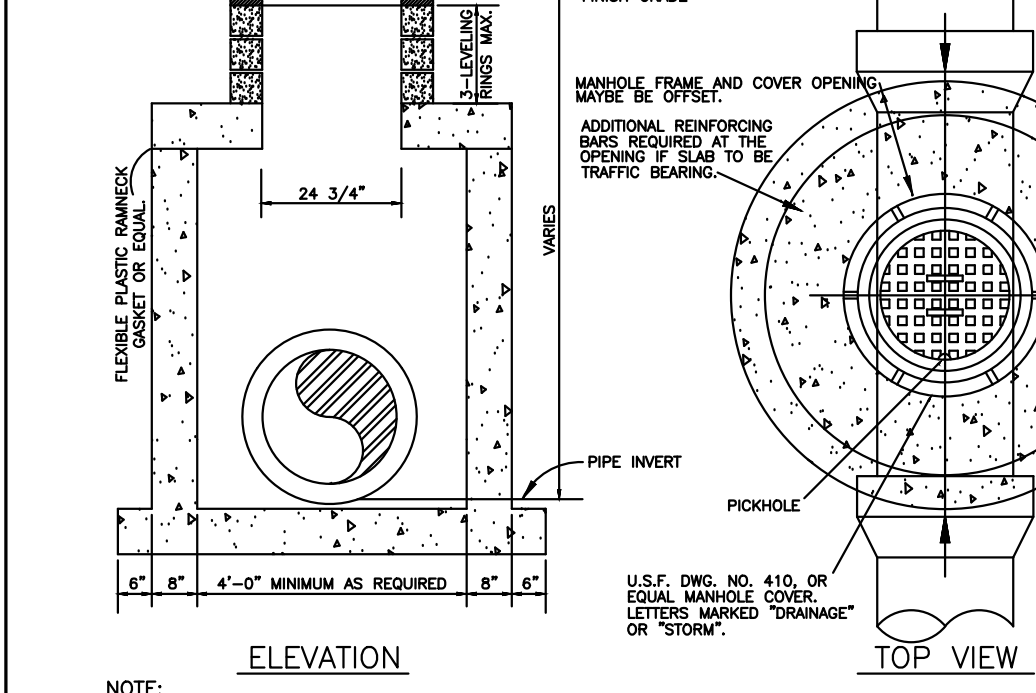
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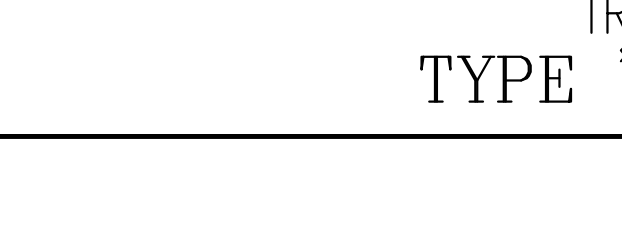
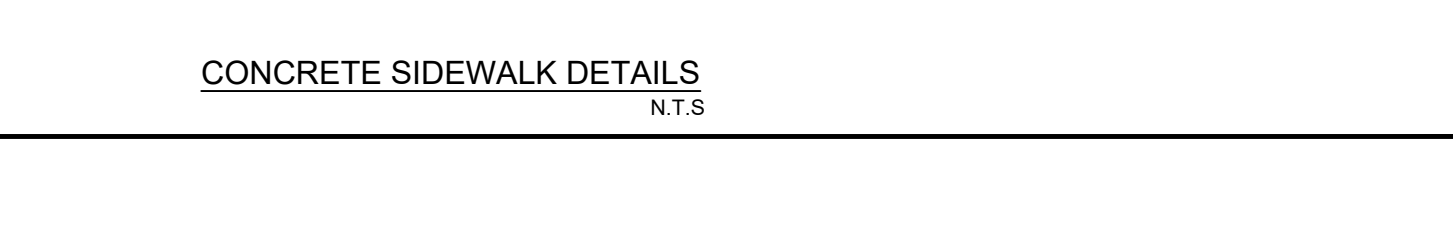
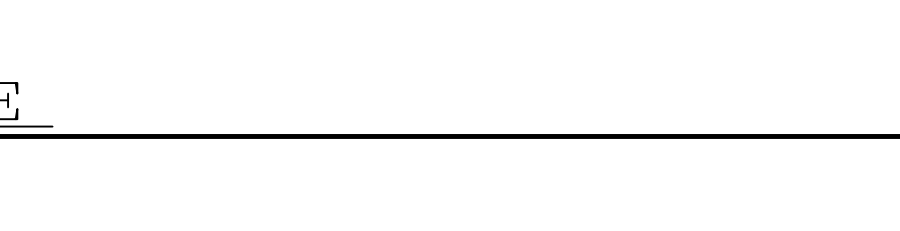
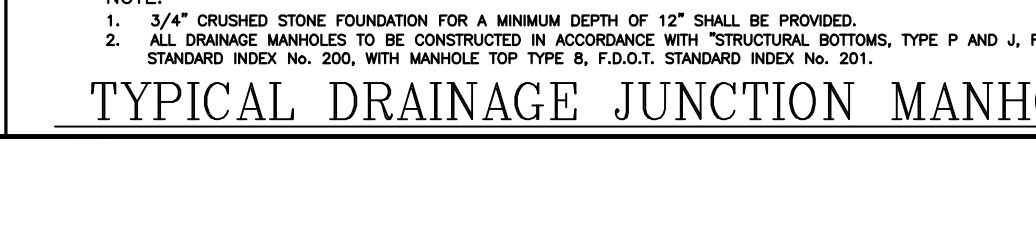
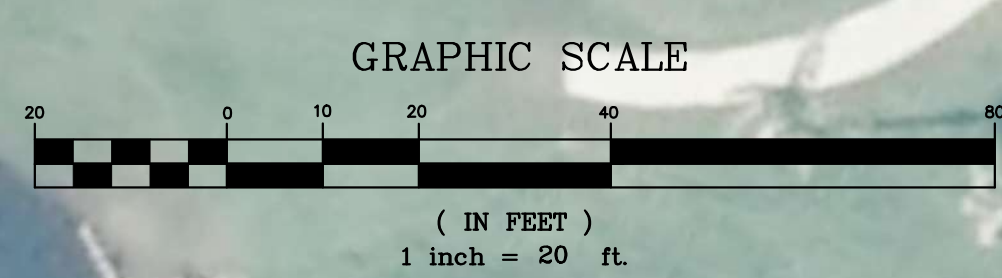
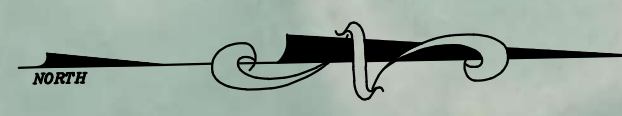


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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING, LAND PLANNING, ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00089668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL: 772-770-9622 FAX: 772-770-9496 EMAIL: jbittle@absengineers.com WEBSITE: https://www.absengineers.com

MISCELLANEOUS DETAILS
OCEAN VILLAGE CLUBHOUSE
ENGINEER CERTIFICATION
JOHANN B. BITTLE
FL. REG. NO. 57396
DATE: 5/26/2021
PROJECT NO. 21-032 SHEET 08

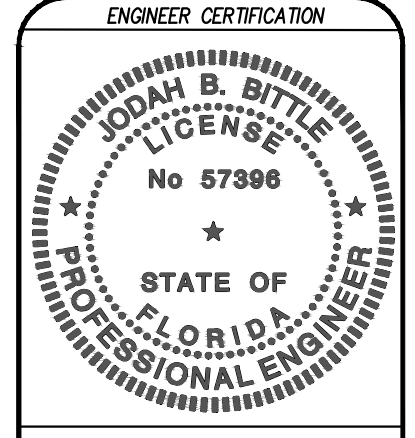


MARK	REVISION	DATE

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING LAND PLANNING ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
 WEBSITE https://www.sbsengineers.com

AERIAL

OCEAN VILLAGE CLUBHOUSE



JODAH B. BITTLE FL. REG. NO. 57398	DATE: 5/26/2021
PROJECT NO. 21-032	SHEET 12



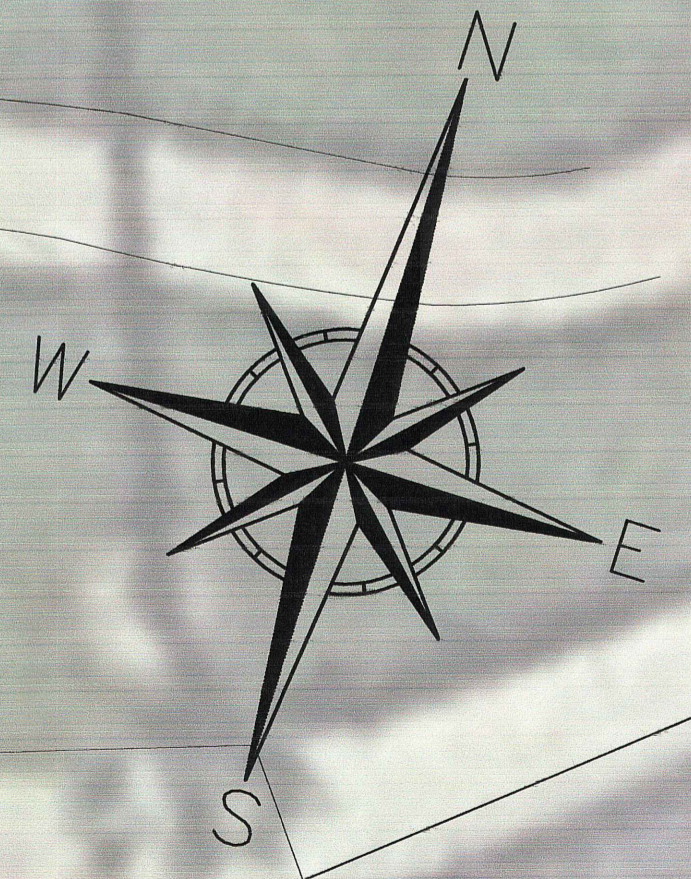
FLOOD ZONE "X"
FLOOD ZONE "VE-8"

FLOOR PLAN
SCALE: 3/16" = 1'-0"
A-1.11

APPROXIMATE A/C SQUARE FOOTAGE: 6,425 S.F.

NOTE:
THIS PLAN PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE FROM NORMAL REVIEW FROM MUNICIPAL ADJACENCIES AND DEVELOPMENT PROCESSES.

WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	NEW, 8" CMU WALL WITH FILLED CELLS AND REINFORCING. 1/2" METAL FURRING STRIPS @ 16" O.C. MAX. SPACING WITH R-4.5 MIN. RIGID INSULATION BOARD AND 5/8" GYP. BD. TO MATCH EXISTING, ADJACENT WALL SURFACE
	NEW 3 5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD SHEATING, BOTH SIDES OF WALL AND SOUND ATTENUATING INSULATION BETWEEN STUDS. MATCH EXISTING, ADJACENT WALL SURFACES.



Official Issue: Site Plan Submittal - 20210521

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Architect: **BRENT A. WOOD ARCHITECTURE LLC**
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5005

Client: **OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS**

Project Name: **OCEAN VILLAGE CLUB
COMMUNITY CENTER**

Drawing Name: **FLOOR PLAN**

Sheet Number: **A-1.11**

Project Number: 21013
Plot Date: 05-25-2021
© 2021 Brent A. Wood

Issue Description	Date
1	
2	
3	
4	
5	
6	
7	
8	

LANDSCAPE CODE TABLE

PERIMETER LANDSCAPE	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT	N/A	N/A
SITE INTERIOR MODIFICATION		
LANDSCAPE ADJACENT TO ROAD R.O.W.	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT	N/A	N/A
SITE INTERIOR MODIFICATION - NO R.O.W.		
PARKING AREA INTERIOR	REQUIRED	PROVIDED
1 SHADE TREE PER ISLAND	3	3
INTERIOR V.U.A. LANDSCAPING	REQUIRED	PROVIDED
V.U.A. = 6,860 SF / 18	382 SF	1,068 SF
382 SF / 180 SF	2.1 TREES	3 TREES
TREE MITIGATION	REQUIRED	PROVIDED
(0) TOTAL TREES REMOVED	0	0
(9) TOTAL PALMS REMOVED	9	9
(9) REPLACEMENT (MITIGATION) PALMS PROVIDED ON SITE ABOVE REQUIRED TREES - NO ADDITIONAL MITIGATION REQUIRED		
XERISCAPE REQUIREMENTS		PTS
LOW, MEDIUM, & HIGH WATER USAGE INDICATED ON PLAN		5
51% OR MORE GRASS AREAS DROUGHT TOLERANT SPECIES		10
51% OR MORE OF REQ. SHRUBS DROUGHT TOLERANT SPECIES		10
51% OR MORE OF REQ. TREES DROUGHT TOLERANT SPECIES		10
MIN. 3" DEPTH COMPACTED MULCH		10
UTILIZATION OF NON-CYPRESS MULCH		5
TOTAL POINTS		50

LANDSCAPE NOTES

1. ALL Landscape material to be FL #1 or better
2. Floratam sod all areas disturbed by construction
3. Non-cypress mulch required to 3" depth in all plant beds
4. ALL prohibited species shall be removed from project area prior to issuance of Certificate of Occupancy
5. Plan meets FDOT sight distance & clear zone requirements
6. All ground equipment to be screened with shrubs
7. NO landscaping to be planted within 10' of a fire hydrant

PLANT LIST - TREES & PALMS

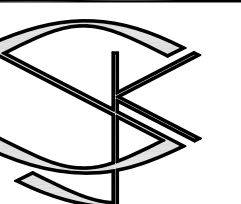
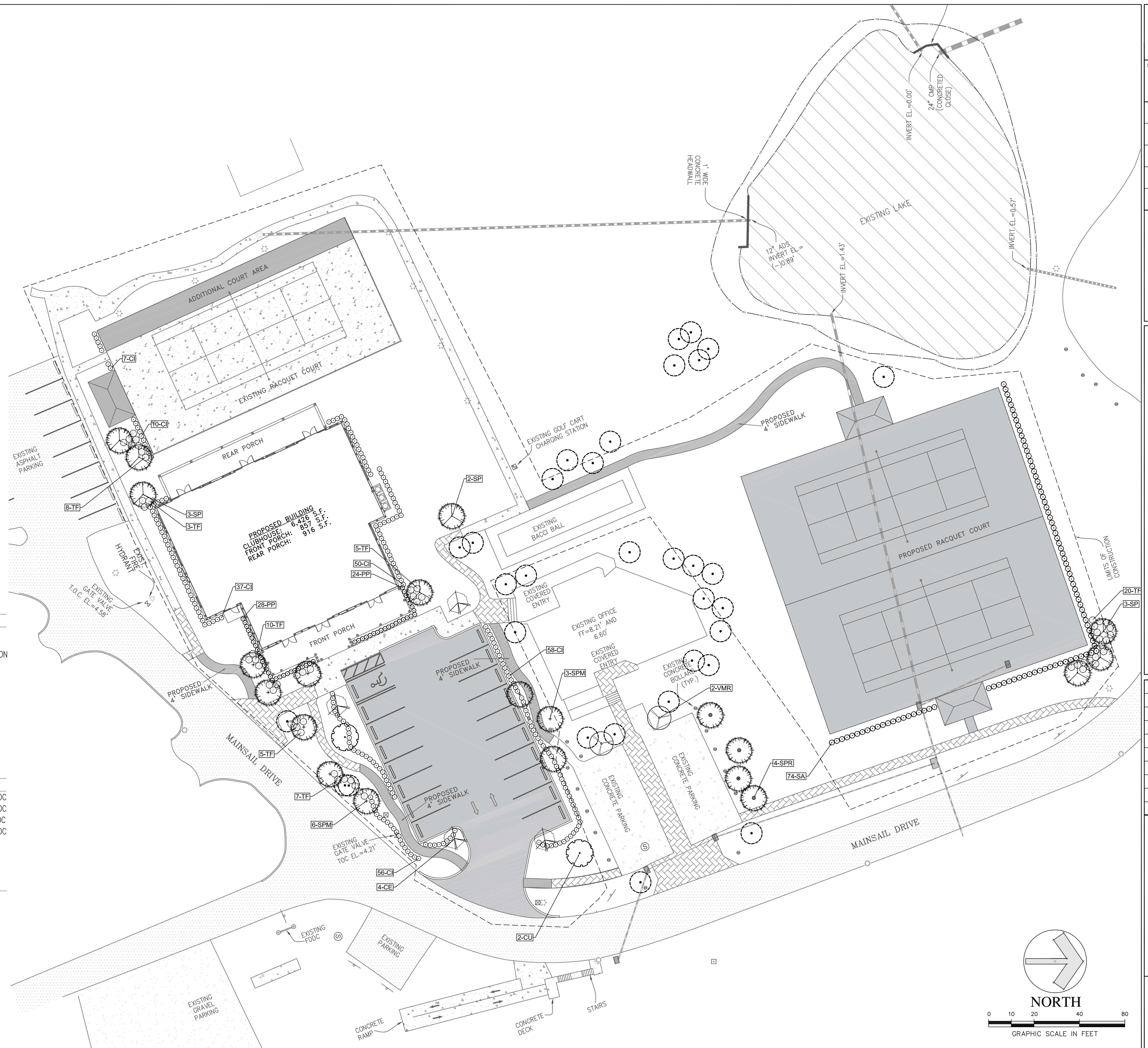
QTY.	KEY	DRT	BOTANICAL NAME	COMMON NAME	SPEC.
4	SPR *	H	SABAL PALMETTO	CABBAGE PALM	RELOCATED
2	VMR	M	VETCHIA MERRILLI	CHRISTMAS PALM	RELOCATED
9	SPM *	H	SABAL PALMETTO	CABBAGE PALM	16-22' HT MITIGATION
8	SP *	H	SABAL PALMETTO	CABBAGE PALM	16-22' HT
2	CU *	H	COCCOLOBA UNIFERA	SEAGRAPE TREE	12-14' HT 3" CAL.
4	CE *	M	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' HT 2.5" CAL.

PLANT LIST - ACCENTS / SHRUBS / GROUNDCOVERS

QTY.	KEY	DRT	BOTANICAL NAME	COMMON NAME	SPEC.
218	CI *	H	CHRYSALBANUS ICACACO	RED COCOPLUM	24" HT - 2' OC
58	TF *	H	TRIPSACUM FLORIDANA	FL GAMMA GRASS	24" HT - 3' OC
52	PP	M	PODOCARPUS 'PRINGLES'	DWARF PODOCARPUS	18" HT - 2' OC
74	SA	H	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	24" HT - 2' OC

* INDICATES NATIVE SPECIES

ALL SOD AREAS TO BE ST. AUGUSTINE 'FLORATAM' - SOLID SOD



SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE:
5/21/2021

SHEET:
Landscape Plan

DESIGNED BY:
SJK

Checked BY:
TW

SCALE:
As Shown

SEAL:



Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

SHEET

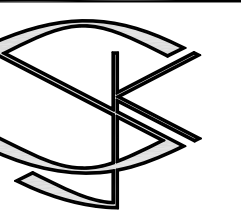
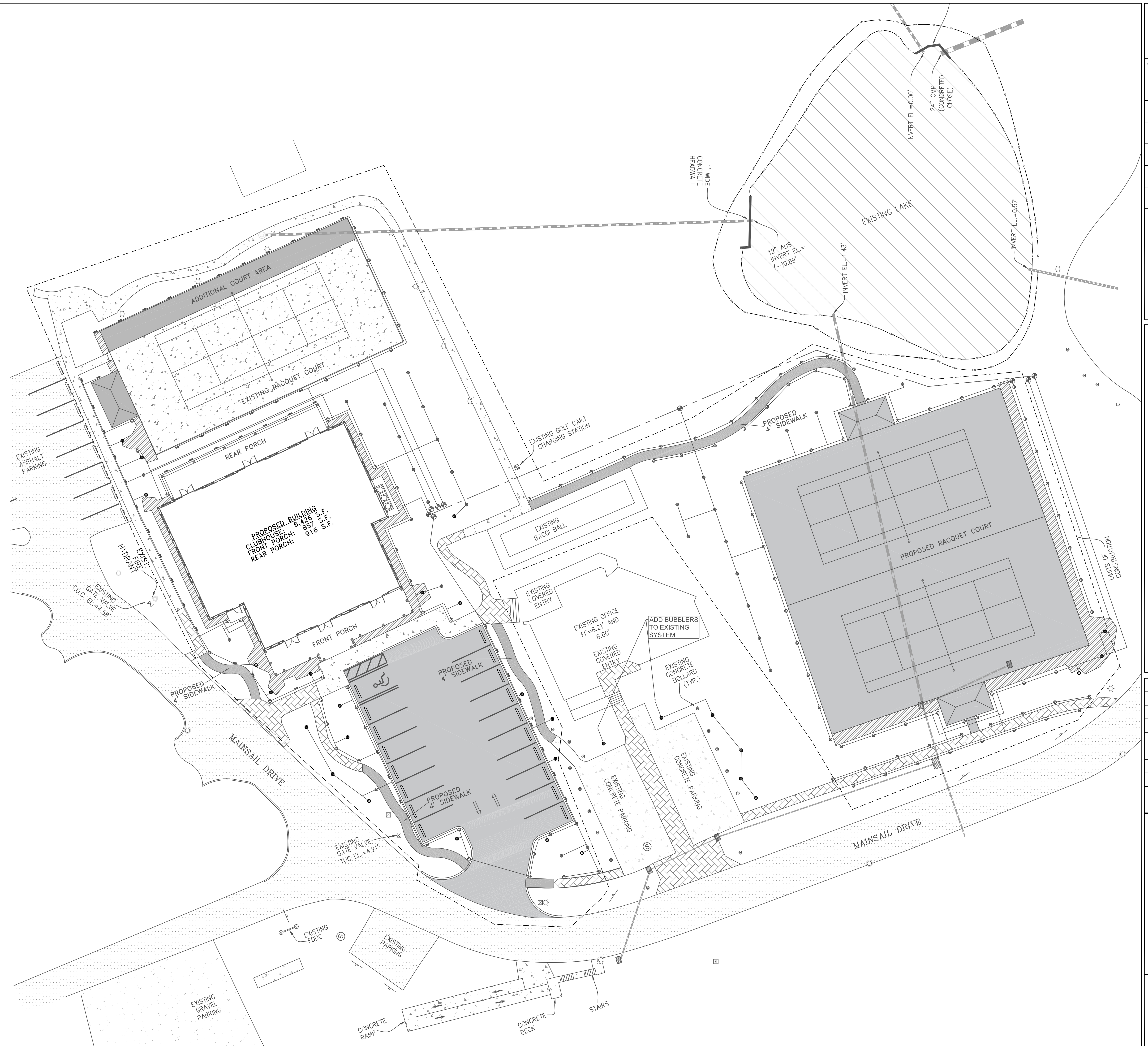


IRRIGATION LEGEND

SYM	DESCRIPTION
POC	WATER SOURCE: EXISTING SYSTEM
	RAINBIRD ESP CONTROLLER - OR EQUIV. HUNTER
	VALVE NUMBER MAX. APPROXIMATE GALLONS PER MINUTE SIZE OF VALVE
	2" RAINBIRD VALVE WITH AN AMETEK VALVE BOX
	RAINBIRD SIDESTRIP HEAD
	RAINBIRD ENDSTRIP HEAD
	FLOOD BUBBLER HEADS
	HALF HEADS
	QTR HEADS
	WHOLE HEADS
	3 QTR HEADS
	HUNTER 5000 SERIES ROTARY HEAD W/ 3 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ HALF SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ 1 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ FULL SPRAY
	ADJUSTABLE PATTERN NOZZLES MAY BE USED AS REQUIRED
	SHRUB/ BUBBLER ZONES SEPARATE FROM TURF ZONES
	DRIPLINE AREAS

IRRIGATION NOTES

- Fully automatic system to provide 100% coverage
- Install bubblers on all trees = low water usage
- Install drip line on all shrub beds (excluding single hedge rows covered by other zones) = low water usage
- Use low trajectory nozzles on sod areas = moderate water usage
- Sod areas to be on separate zone(s) from tree bubbler and shrub bed dripline zones
- Rain sensor shut-off to be installed / operational
- Water source - existing system to be modified
- Main line & valve location shown for graphic clarity - actual location to be field verified
- Contractor to modify existing system as necessary to maintain operation of system in areas outside project limits during construction
- Valve locations and zone sizes to be adjusted based on actual existing water supply main line size, gpm volume, and system psi available.



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Vero Beach, FL 32963
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sjkross@aol.com

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5/21/2021

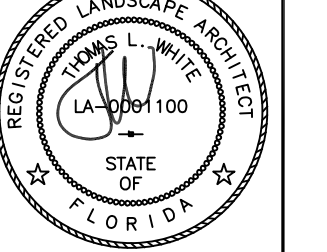
SHEET:
Irrigation Plan

DESIGNED BY:
SJK

Checked BY:
TW

SCALE:
As Shown

SEAL:



Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

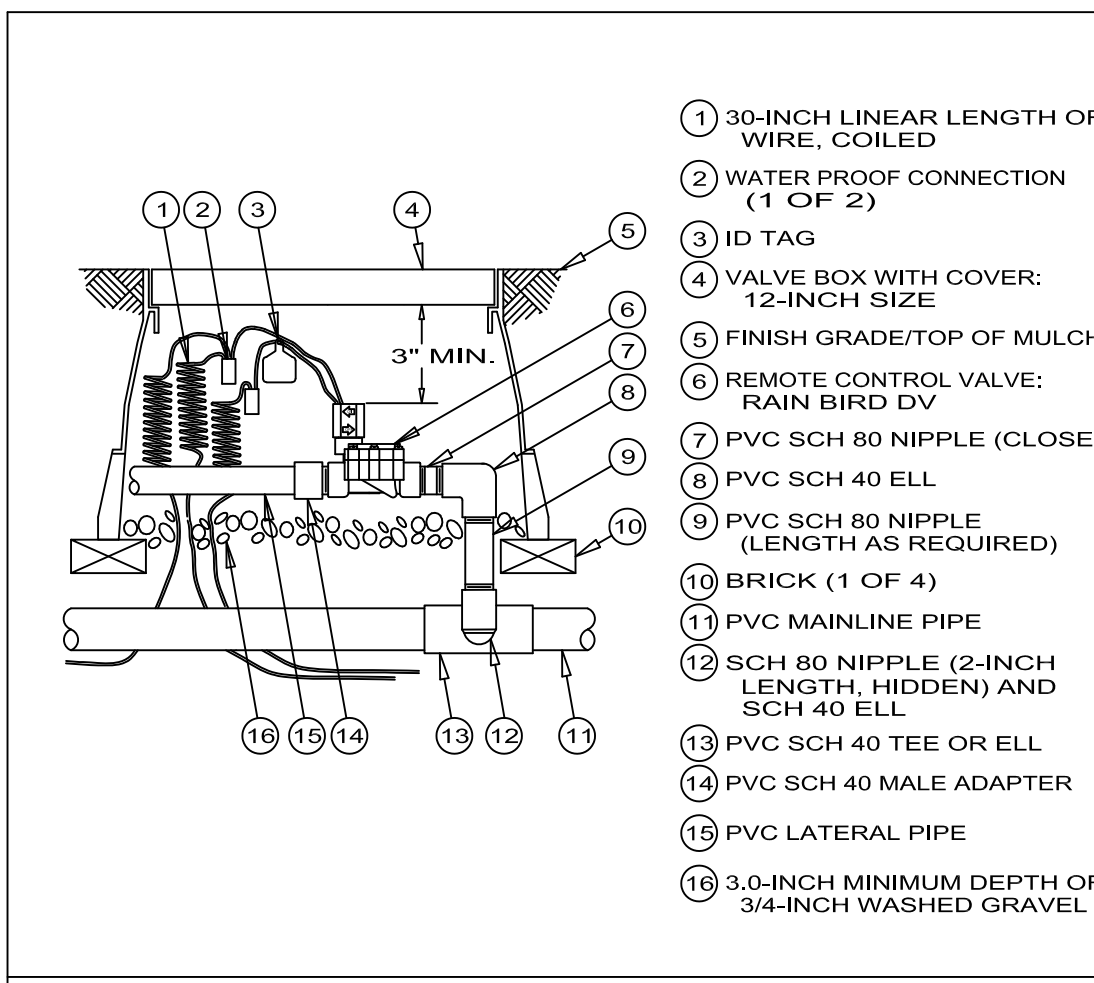
NO.	DESCRIPTION

IRRIGATION PLAN

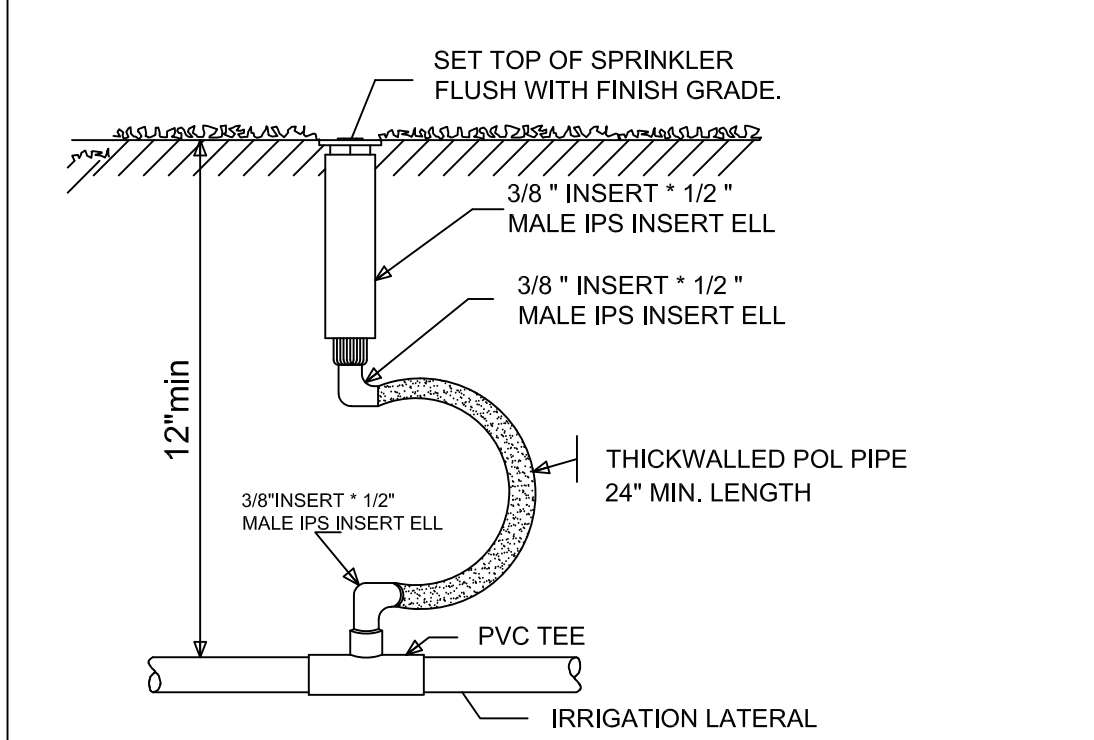
SHEET

L-2

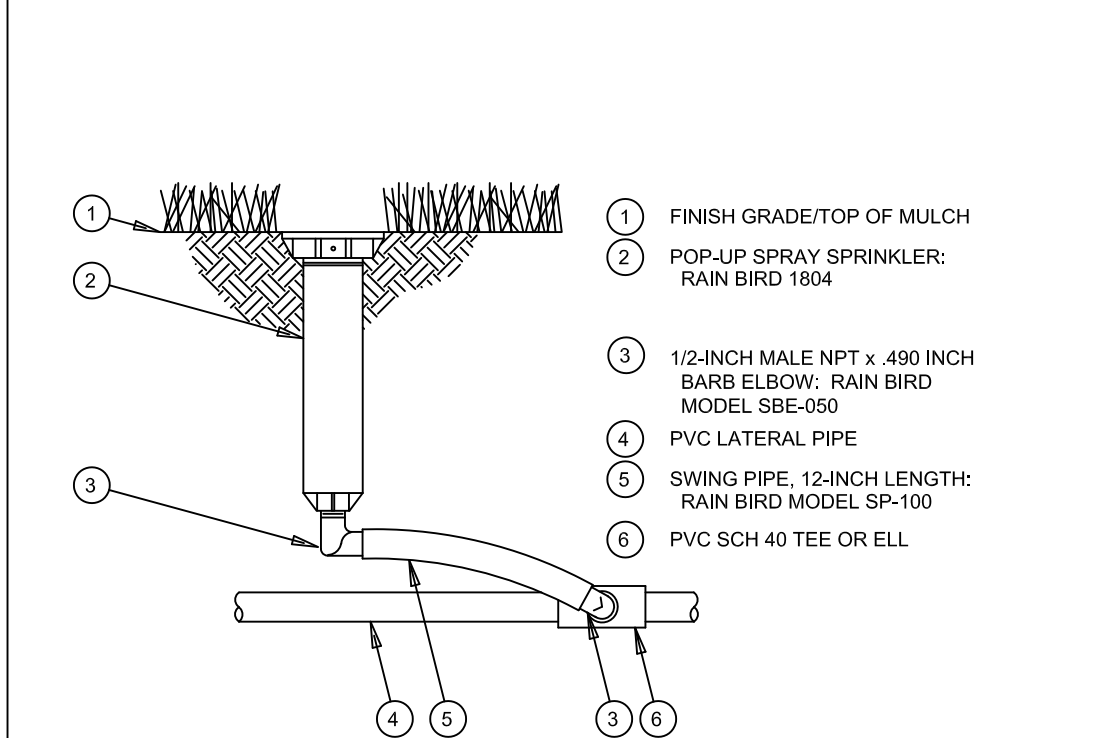
IRRIGATION DETAILS



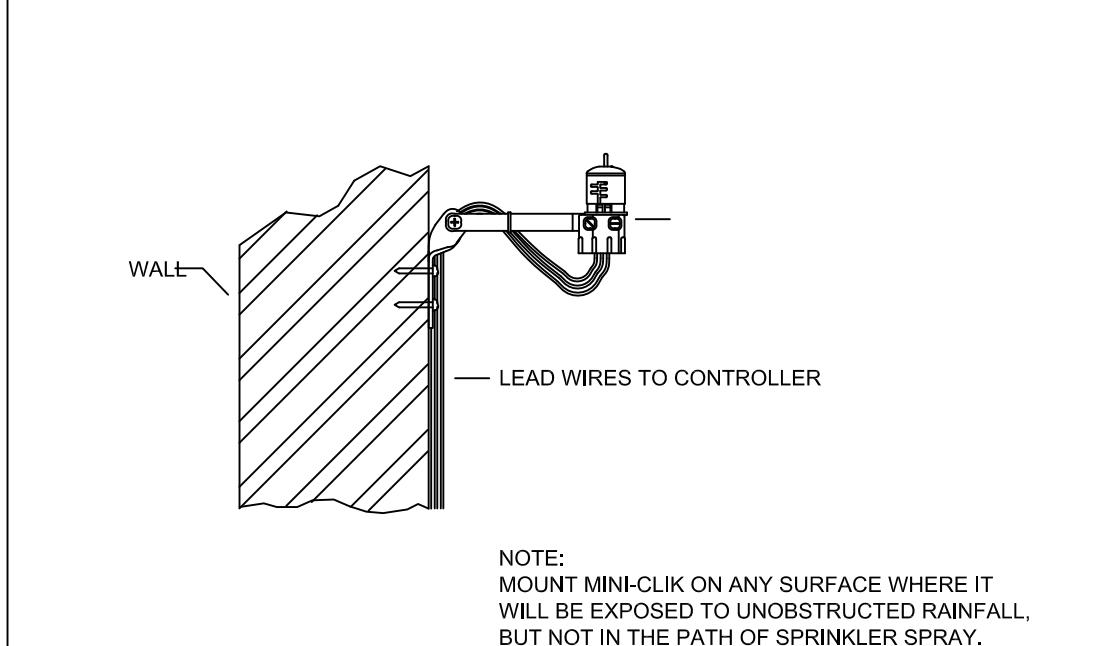
REMOTE CONTROL VALVE



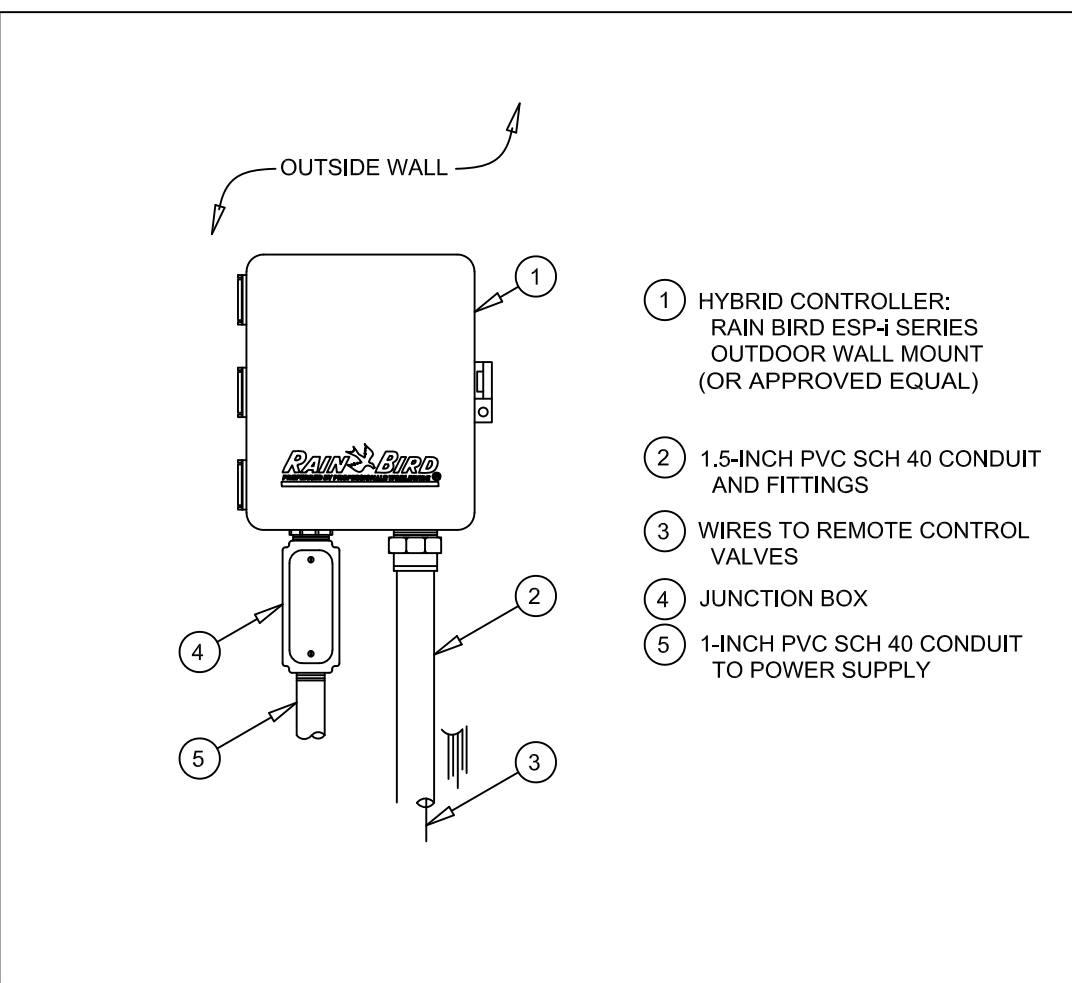
ROTOR HEAD



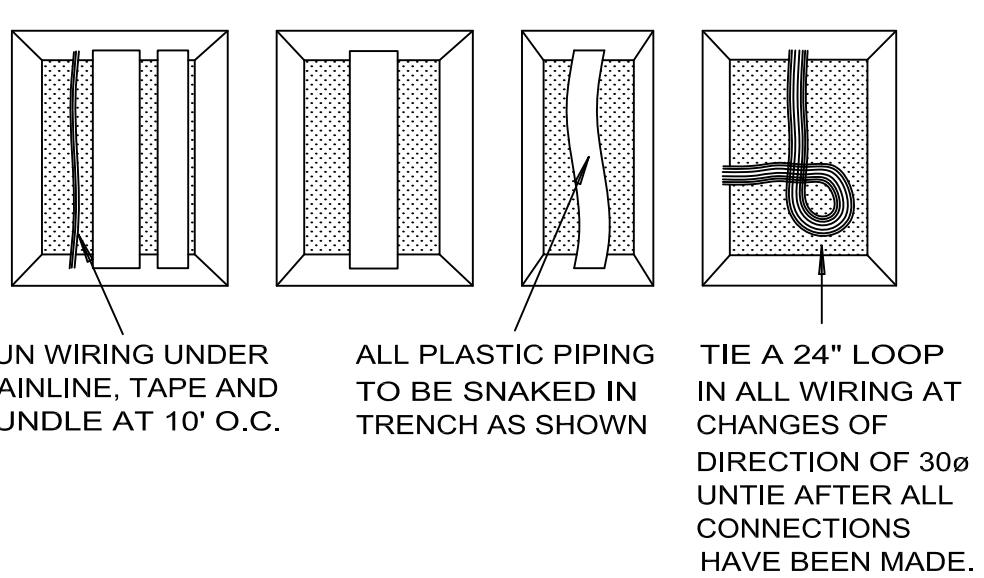
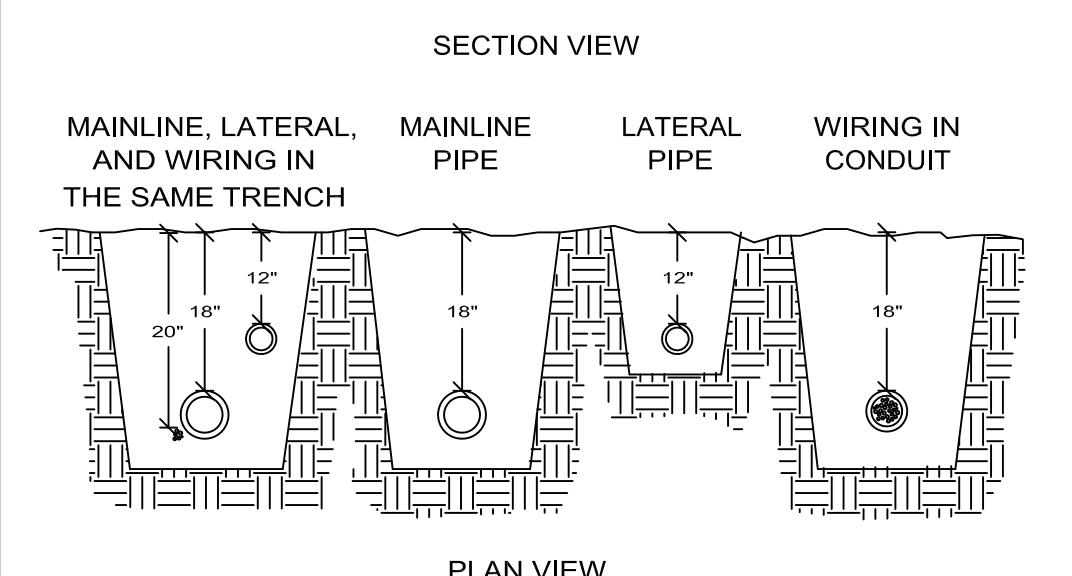
4 1/2" POP-UP SPRAY HEAD



MINI CLICK RAIN SENSOR

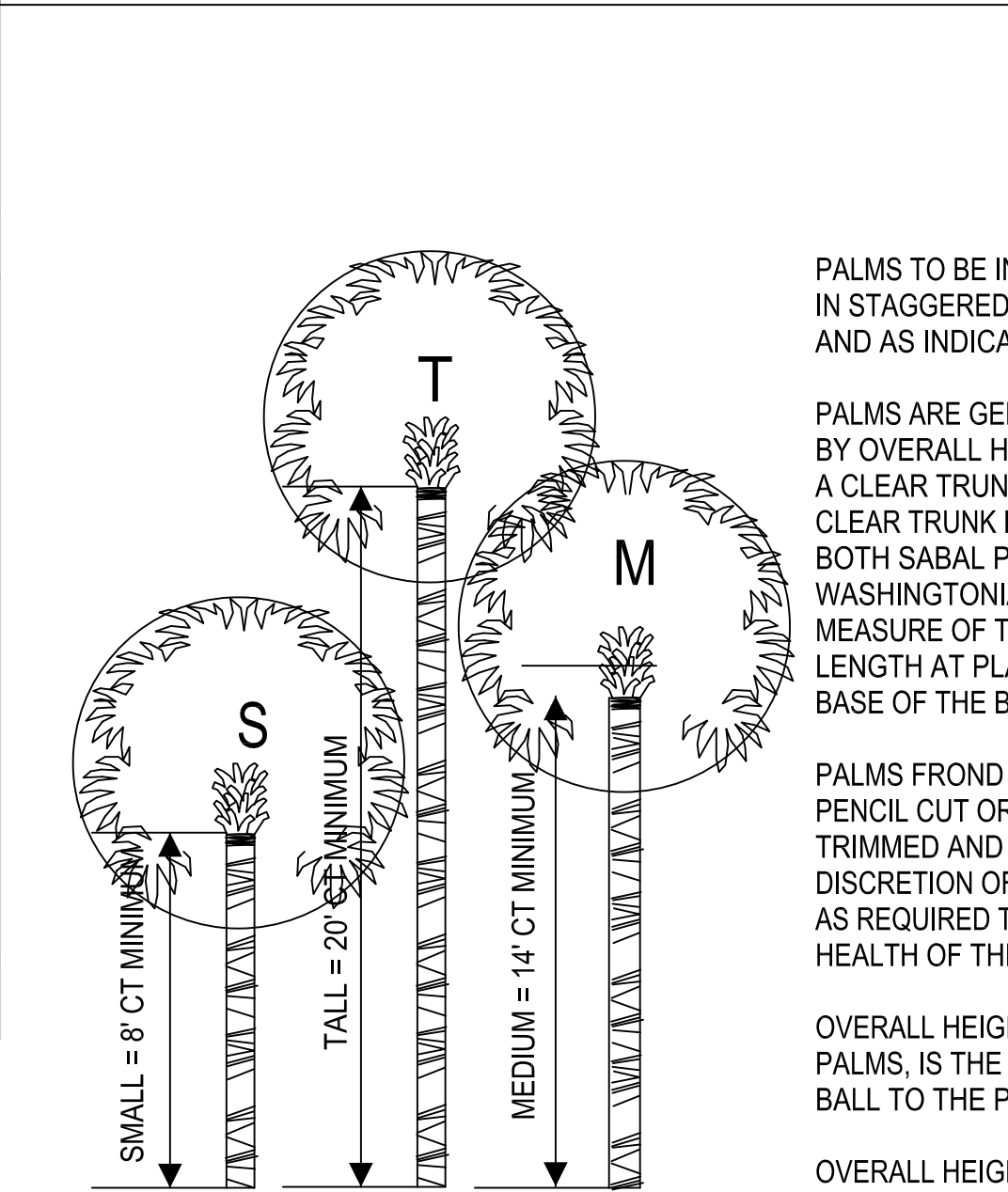


IRRIGATION CONTROLLER



NOTE: SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING



TYPICAL STAGGERED HEIGHT PALMS
N.T.S.

IRRIGATION SPECIFICATIONS

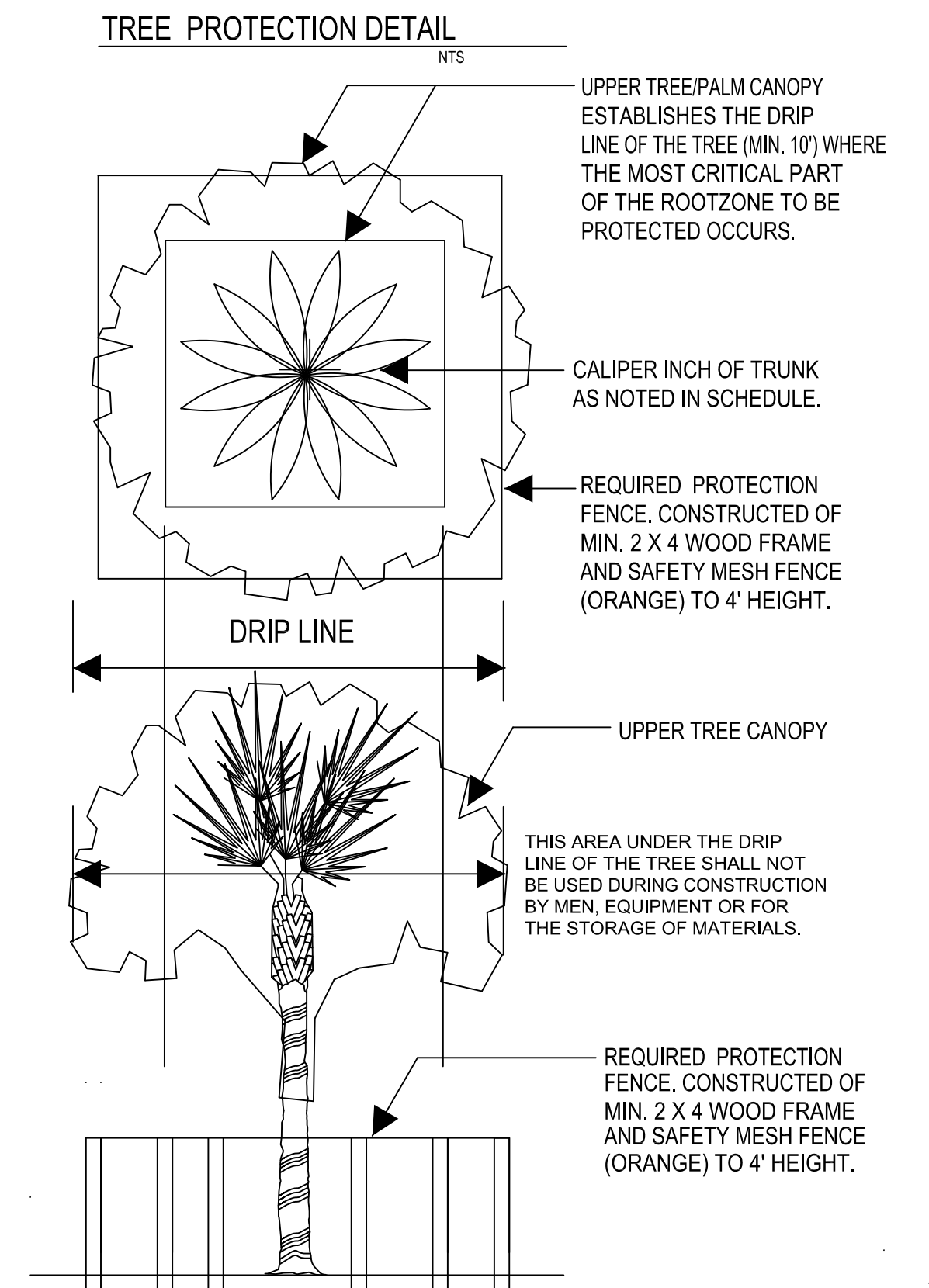
Piping:
Main Lines: Schedule 40 PVC, Solvent Weld. Allow all main lines to cure for 24 hours before pressuring.
Lateral Lines: PVC; 1/2 in. is not used. Min. pipe is 3/4 in. Lateral lines to be class 160 PVC
(Pipe locations drawn for clarity. Contractor to determine proper locations and make necessary field adjustments.)
Sleeves:
Irrigation System to be installed in compliance with the Florida building code, Appendix F requirements and regulations.
Fittings: SCH 40 PVC
Fabrication: To manufacturers specifications.
Use blue or clear PVC cement, square cut, clean and prime all joints. All pipe, fittings, and solvents to conform to latest ASTM specs.
Depth of Lines: Main Line and wiring = 18 in. depth, min.
Lateral Line = 12 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line (if required) = 24 in. depth, nominal.

Control Wires: AWG 14 for all hot wires and AWG 12 for common. Solid copper type UF UL listed for direct burial. Run wires under main and tape every 20 feet. Run spares, two min. Splice wires only in a valve box. All splices shall be moisture proof using snap tite or DBY UL connectors. Common shall be white, hot shall be red or color coded. Spare shall be other color not specified.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust for proper coverage avoiding excess water on walls, walks, etc.

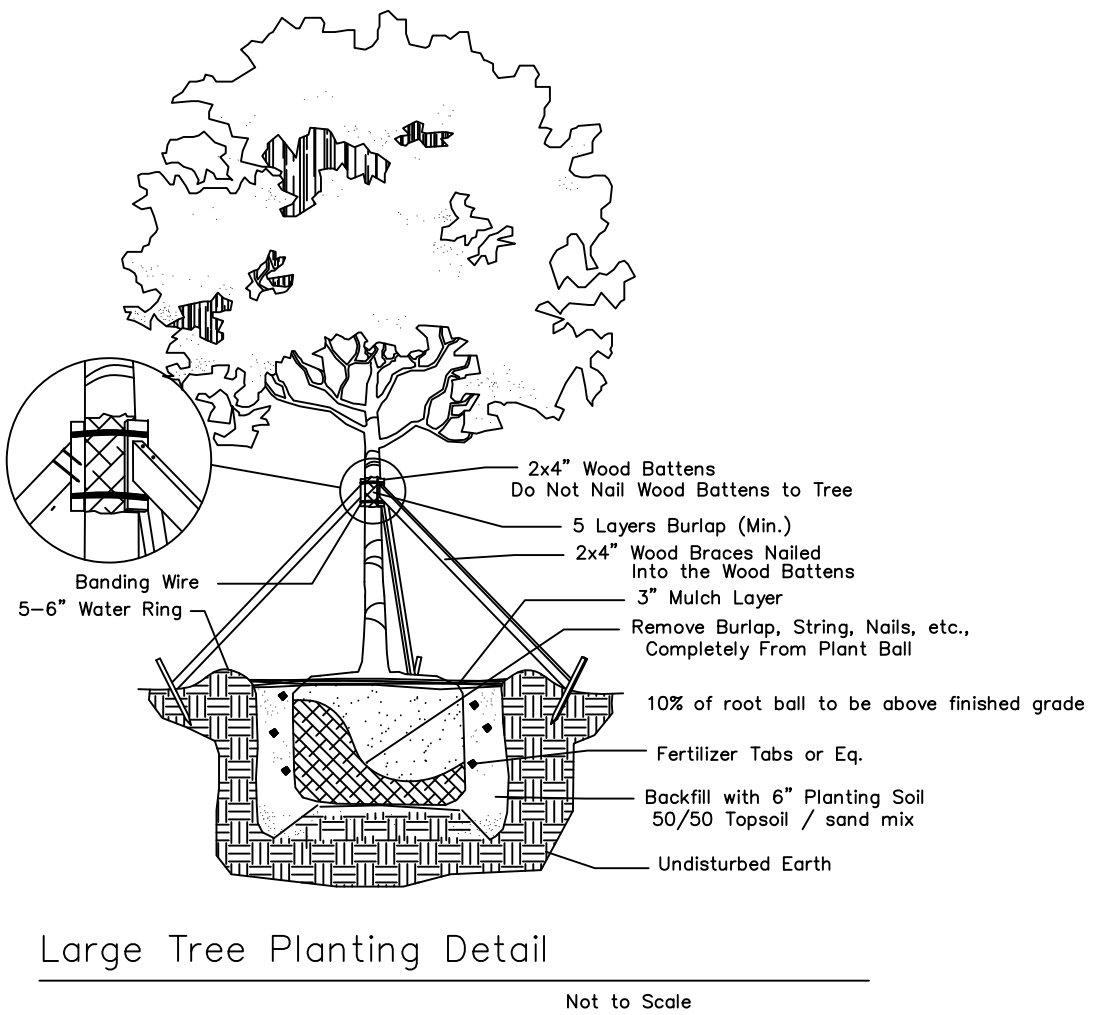
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's responsibility assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over the plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% coverage and avoid overspray. Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.

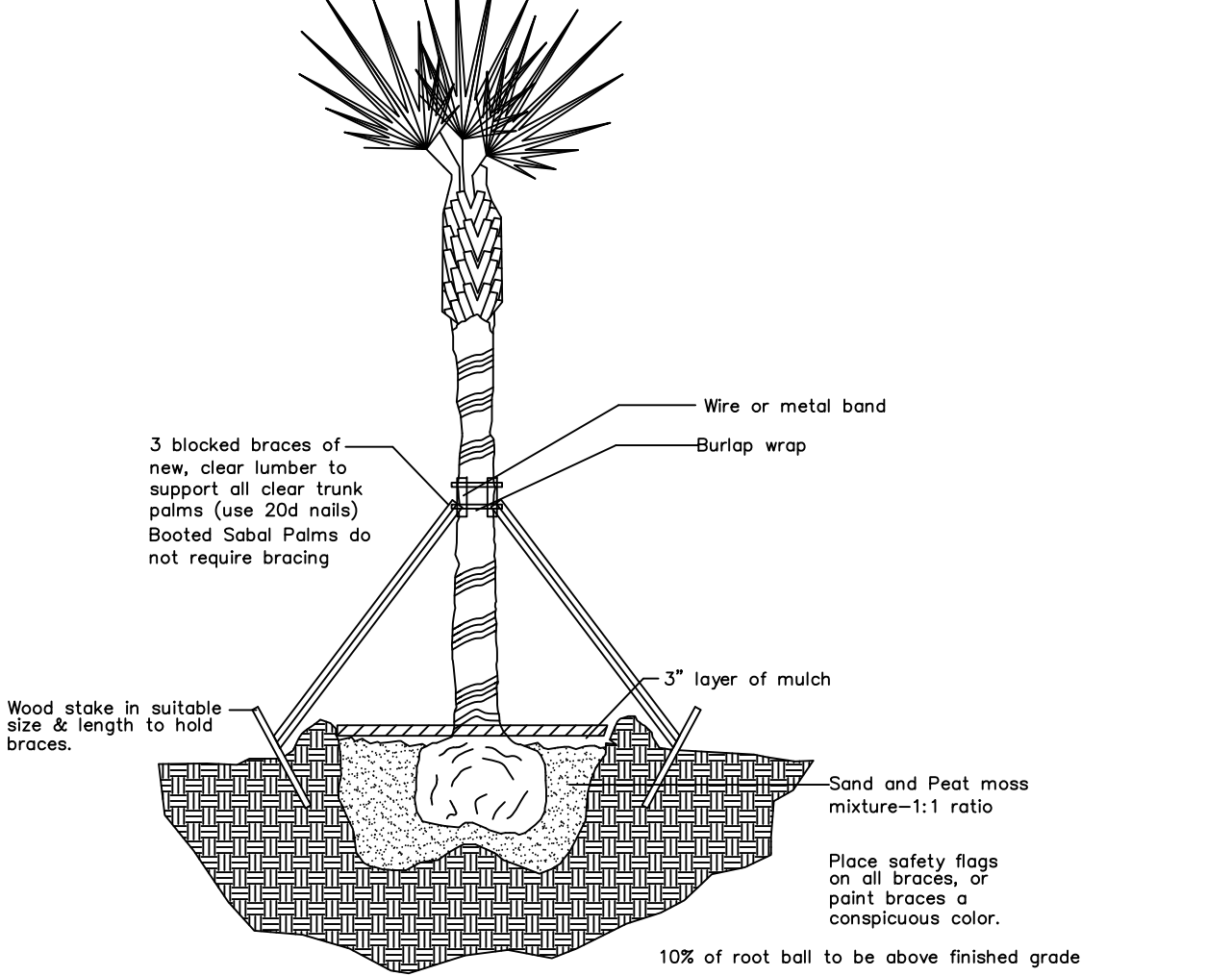


GENERAL LANDSCAPE NOTES:

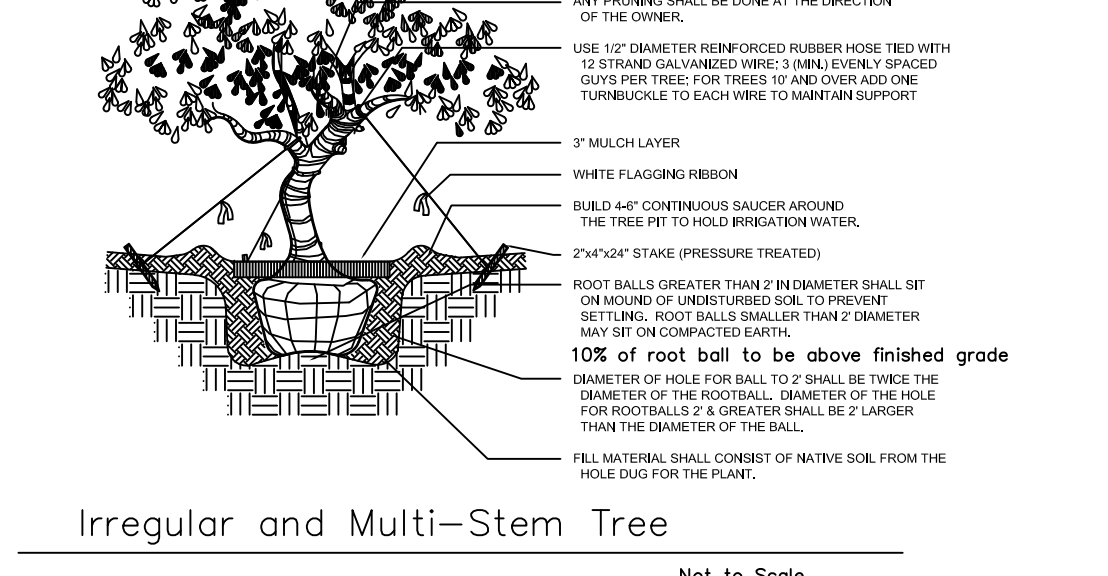
- All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
- All plant material will receive mulch approved by the Landscape Architect and which complies with all applicable land development, zoning and building codes. Depth of mulch will be 3" at time of inspection maintaining min. 36" ring around tree, 6" clear radially from tree trunks.
- All trees and palms will be staked according to the details shown. Staking requirements will be strictly enforced. All trees will be plumb in all directions at time of inspection.
- All plantings will be covered by an underground irrigation system that provides 100% coverage with 50% overlap and includes a rain sensor automatic shut-off, such as the "MiniClick II" or approved equal, installed per the manufacturer's specifications. Irrigation components are interchangeable with purple I.D. components for future connection to reclaimed water. The irrigation system will comply with all applicable land development and building codes. Water source will be rust free OR the Contractor will provide an in-line rust inhibitor filter. No overspray on paving.
- Backfill mix will be as noted on the planting details and will be free of all debris and stones over 1" diameter. Native sand or sandy soil may be used for backfilling palms only.
- The Contractor will sod with St. Augustine "Floritam" all open areas inside and adjacent to the property that does not receive plant material, or is not otherwise specified. Provide sod to all damaged areas, to edge of pavement inside and adjacent to the property and to the edge of water at all water bodies. All sod seams will be butt joints with adjacent rows staggered and all edge pieces will abut tightly, leaving no gaps. All sodded areas will receive min. of 2" top soil, fine graded.
- No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
- Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
- The Contractor will warrant in writing all plant material for 365 days after final inspection and acceptance by the owner. Contractor may petition the owner to accept the work in substantial and reasonable sections on large projects. Written warrantee will be provided at the time of final inspection.
- The Landscape Contractor is responsible for any damage to underground work which is properly marked or for which he has not obtained proper marking through the one call system, local utility departments, or from the General Contractor.
- Any existing trees noted to remain shall be protected from damage. See Tree Plans.



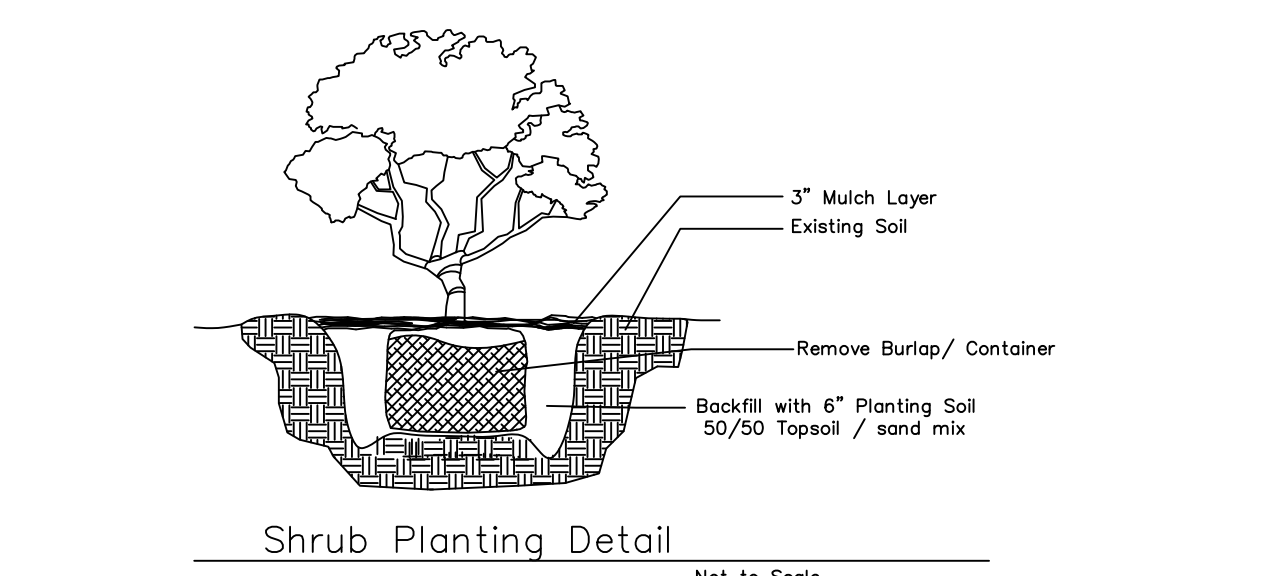
Large Tree Planting Detail
Not to Scale



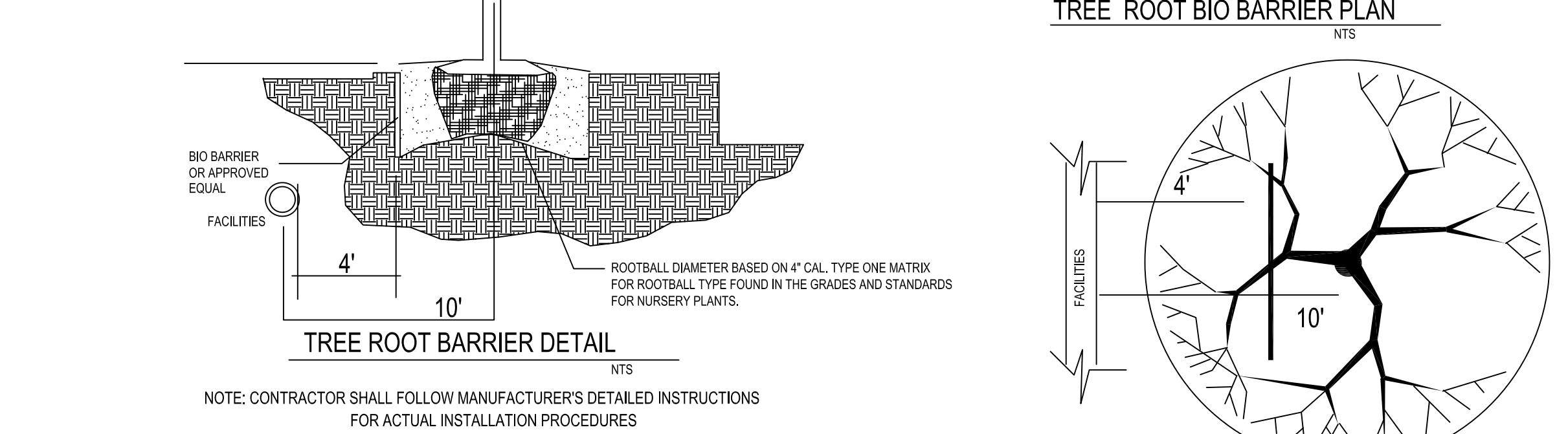
Palm Planting Detail
Not to Scale



Irregular and Multi-Stem Tree
Not to Scale



Shrub Planting Detail
Not to Scale



NOTE: CONTRACTOR SHALL FOLLOW MANUFACTURER'S DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES

ROOT BARRIERS SHALL BE A BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MIN. DEPTH OF 36" AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ROOT BARRIERS SHALL BE INSTALLED A MINIMUM OF 4 FEET FROM THE AUTHORITY'S FACILITIES.

SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE:
5/21/2021

SHEET:
NOTES - DETAILS

DESIGNED BY:
SJK

Checked BY:
TW

SCALE:
As Shown

SEAL:
REGISTERED LANDSCAPE ARCHITECT
LA #1100
STATE OF
FLORIDA
Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

NOTES - DETAILS

SHEET
L-3



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

2	PHOTOMETRIC STUDY	05/24/21
1	PHOTOMETRIC STUDY	05/20/21
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
Ocean Village
Site - Normal Mode
Fort Pierce, FL

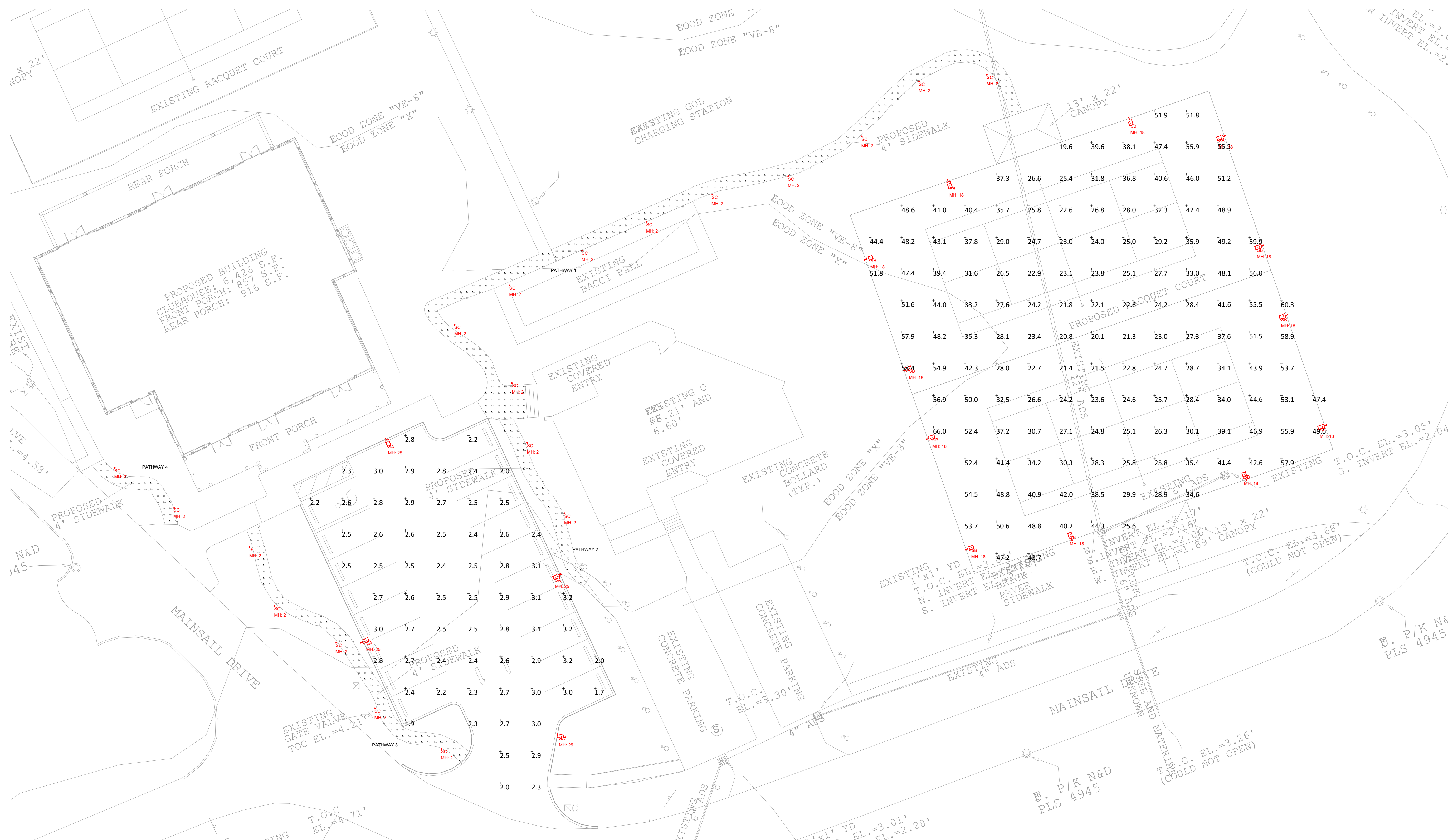
FILE P:\PROJECTS\2021\MAY
CLIENT PROCTOR C.C.

Project Ocean Village - Site

Date 05/24/21

Scale 1/16" = 1'

Sheet
L1
DRAWN BY
MR / MM



OCEAN VILLAGE LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED AMBER SITE LUMINAIRE	MCGRAW EDISON	GLEON-SADA-AMB-U-SL4-FINISH / MA1036-XX	UNV	AMBER	9638	LED	0-10V (If required)	189W	25 POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOC-740-U-T4FT-FINISH / MA1038-XX	UNV	LED	70430	LED	0-10V (If required)	558W	18 POLE	NOTE 1, 3
SC	24\"/>										

FIXTURE SCHEDULE NOTES

NOTE 1: CONFIRM FINISH

NOTE 2: FIXTURES MOUNTED ON 25\"/>

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
SA	4	SA	SINGLE	9638	9638	0.900	198.9	198.9
SB	12	SB	SINGLE	70430	70430	0.900	558	558
SC	20	SC	SINGLE	995	995	0.900	24	24

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.60	3.2	1.7	1.53	1.88
PATHWAY 1	Illuminance	Fc	9.01	94.3	0.3	30.03	314.33
PATHWAY 2	Illuminance	Fc	4.36	87.7	0.2	21.80	438.50
PATHWAY 3	Illuminance	Fc	7.39	87.0	0.9	8.21	96.67
PATHWAY 4	Illuminance	Fc	9.70	92.4	0.2	48.50	462.00
RAQUET COURTS @ 3' AFG	Illuminance	Fc	37.35	66.0	19.6	1.91	3.37



VIEW LOOKING WEST 1
SCALE: N.T.S. A-2.02



ENTRY VIEW 2
SCALE: N.T.S. A-2.02



VIEW LOOKING NORTH WEST 3
SCALE: N.T.S. A-2.02



VIEW LOOKING NORTH EAST 4
SCALE: N.T.S. A-2.02



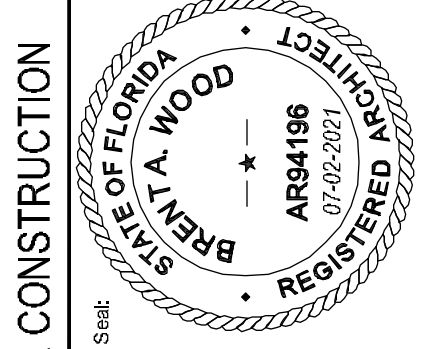
VIEW LOOKING EAST 5
SCALE: N.T.S. A-2.02



VIEW LOOKING SOUTH EAST 6
SCALE: N.T.S. A-2.02

Official Record - Site Plan Submittal - 05/25/2021

Issue Description	Date
1.	
2.	
3.	
4.	
5.	
6.	
8.	



Architect:
BRENT A. WOOD ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AIA, LEED
1000 W. PALM BEACH BLVD., SUITE 200
FT. PIERCE, FLORIDA 34949
Tel: 772.220.1317 Fax: 772.418.5261

Client:
**OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS**

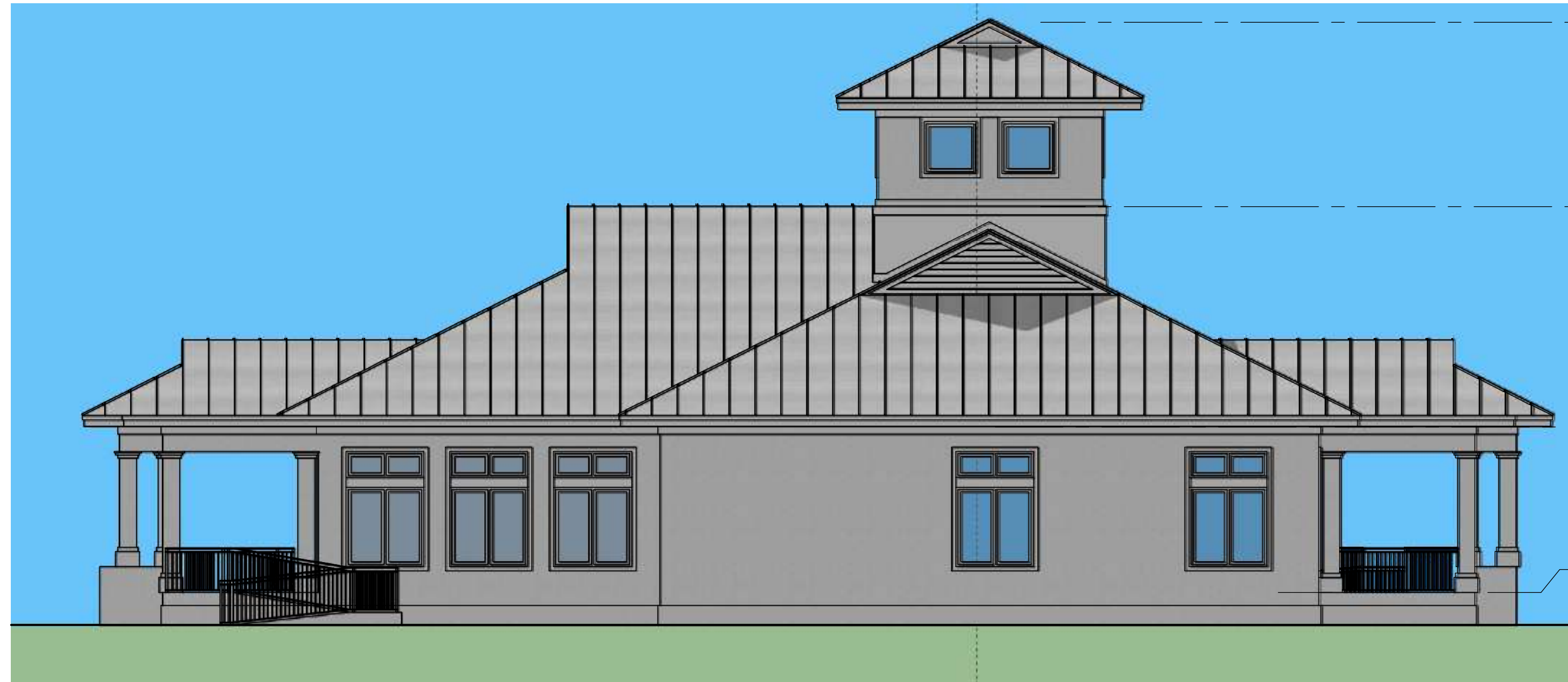
Project Name:
**OCEAN VILLAGE CLUB
COMMUNITY CENTER**

Drawing Name:
PERSPECTIVE VIGNETTES

Sheet Number:
A-2.02

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Project Number: 217013
Plan Date: 05-25-2021
© 2021 Brent A. Wood



NORTH BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"
 A
 A-2.01



EAST BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"
 B
 A-2.01



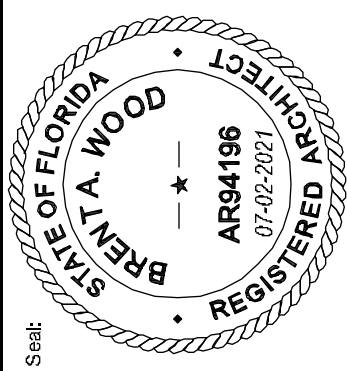
SOUTH BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"
 C
 A-2.01



WEST BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"
 D
 A-2.01

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION
 BRENT A. WOOD ARCHITECTURE LLC
 BRENT A. WOOD, NCARB, AIA, LEED AP
 80 SOUTHSTAR DRIVE
 FT. PIERCE, FLORIDA 34949
 TEL: 772.220.1817 FAX: 772.416.5291
 ARCHITECT
 OCEAN VILLAGE CLUB
 C/O: MICHAEL SICKENIUS
 Client
 OCEAN VILLAGE CLUB
 COMMUNITY CENTER
 Project Name:
 2400 SOUTH OCEAN DRIVE
 FT. PIERCE, FLORIDA 34949
 BUILDING ELEVATIONS
 Drawing Name:
 A-2.01
 Sheet Number:
 Project Number: 217013
 Pld Date: 05-25-2021
 © 2021 Brent A. Wood

Issue Description	Date
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	





Ecological Consulting of Florida

850 NW Federal Highway
Suite 109
Stuart, FL 34994

Office: 772-220-7817

May 24, 2021

Mr. Jodah Bittle, PE
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

**RE: Ocean Village Improvements – Preliminary Environmental Assessment
St. Lucie County, Florida**

Dear Mr. Bittle,

This letter is to provide documentation of the site inspection conducted on May 21, 2021. Provided are my findings with regards to the natural resources at the project site.

The subject property is a partially developed property within the Ocean Village residential community within the City of Fort Pierce, St. Lucie County, Florida.

Assessment of the parcel included review of Soil Survey of St. Lucie County Area, a recent aerial photograph, and the National Wetland Inventory. A field inspection was conducted and included survey of the periphery of the parcel, with numerous transects made through the interior of the property. Vegetative communities were mapped on the aerial photograph. A cursory listed species survey and a gopher tortoise survey was conducted as part of this assessment.

The soil survey identifies Arents, organic substratum (6), and Canaveral fine sand, 0 to 5% slopes (10). The soils are well drained and are not considered hydric. The soils have been disturbed by past improvements such as the buildings, parking lot, tennis courts and excavation of the pond.

Review of the site identified a developed site with that included various accessory buildings and structures to support the Ocean Village community. In addition to the buildings and parking lot the site includes a grassed area and a pond. Both features are regularly maintained. Aside from the grass, the only other vegetation consists of landscape plants such as seagrapes, cabbage palms, and various hedges. The grassed area was covered with lawn clippings and soils in the northeast corner.

The land use and cover type identified is Urban (FLUCFCS 1720) and is mapped on the attached aerial.

The National Wetlands Inventory was reviewed, and no wetlands were noted on the site. Field reconnaissance confirmed this. There are no areas meeting the state or federal wetland definition within the site. The pond is classified as a surface water and is not regulated.

A cursory review for wildlife species and their habitats was conducted as part of this assessment. Evidence and sighting of general non-listed species was noted and includes; a blue jay, cardinal and mocking bird. All of these species are common to the region and are not considered protected species.

A more detailed species-specific survey for gopher tortoises was conducted. This survey was performed by a Florida Fish and Wildlife Conservation Commission (FWC) permitted Authorized Agent in accordance with FWC survey protocols. Meandering pedestrian transects were walked through the subject lots with visual scanning of 100% coverage for burrows or other evidence of tortoise use (scat/tracks). The property is grassed and maintained, and visual evidence of burrows would be easy to recognize on this site. No tortoises or their burrows were observed on site.

Review of this site did not identify any qualified upland habitat, wetlands, or any listed species. Development of this site is not anticipated to have an adverse impact on these resources.

I trust this document provides the information necessary for the ecological issues. Please contact me if you have any questions. Thank you.

Sincerely,

Ecological Consulting of Florida

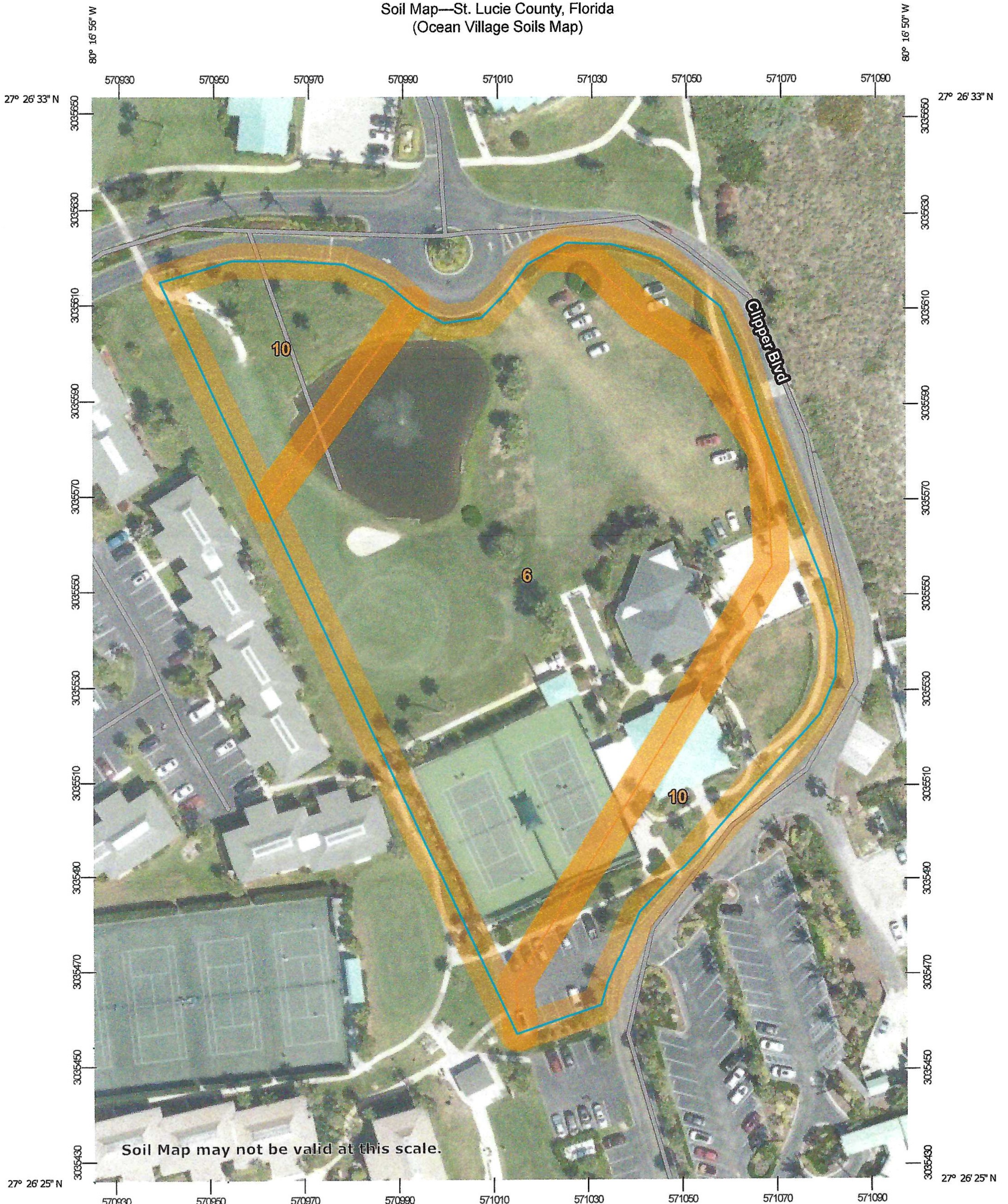
A handwritten signature in cursive script, appearing to read "D. Sopotnick".

D. Chris Sopotnick
President

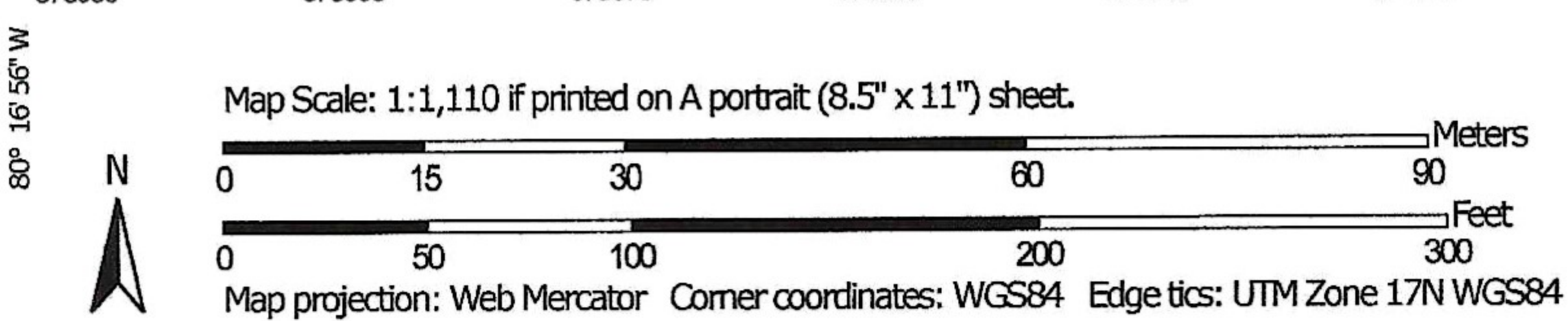
DCS

2161.00

Soil Map—St. Lucie County, Florida
(Ocean Village Soils Map)







































Soil Map may not be valid at this scale.



Soil Map—St. Lucie County, Florida
(Ocean Village Soils Map)

MAP LEGEND

- | | | |
|--|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features | |  Other |
|  Blowout | |  Special Line Features |
|  Borrow Pit | | Water Features |
|  Clay Spot | |  Streams and Canals |
|  Closed Depression | | Transportation |
|  Gravel Pit | |  Rails |
|  Gravelly Spot | |  Interstate Highways |
|  Landfill | |  US Routes |
|  Lava Flow | |  Major Roads |
|  Marsh or swamp | |  Local Roads |
|  Mine or Quarry | | Background |
|  Miscellaneous Water | |  Aerial Photography |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

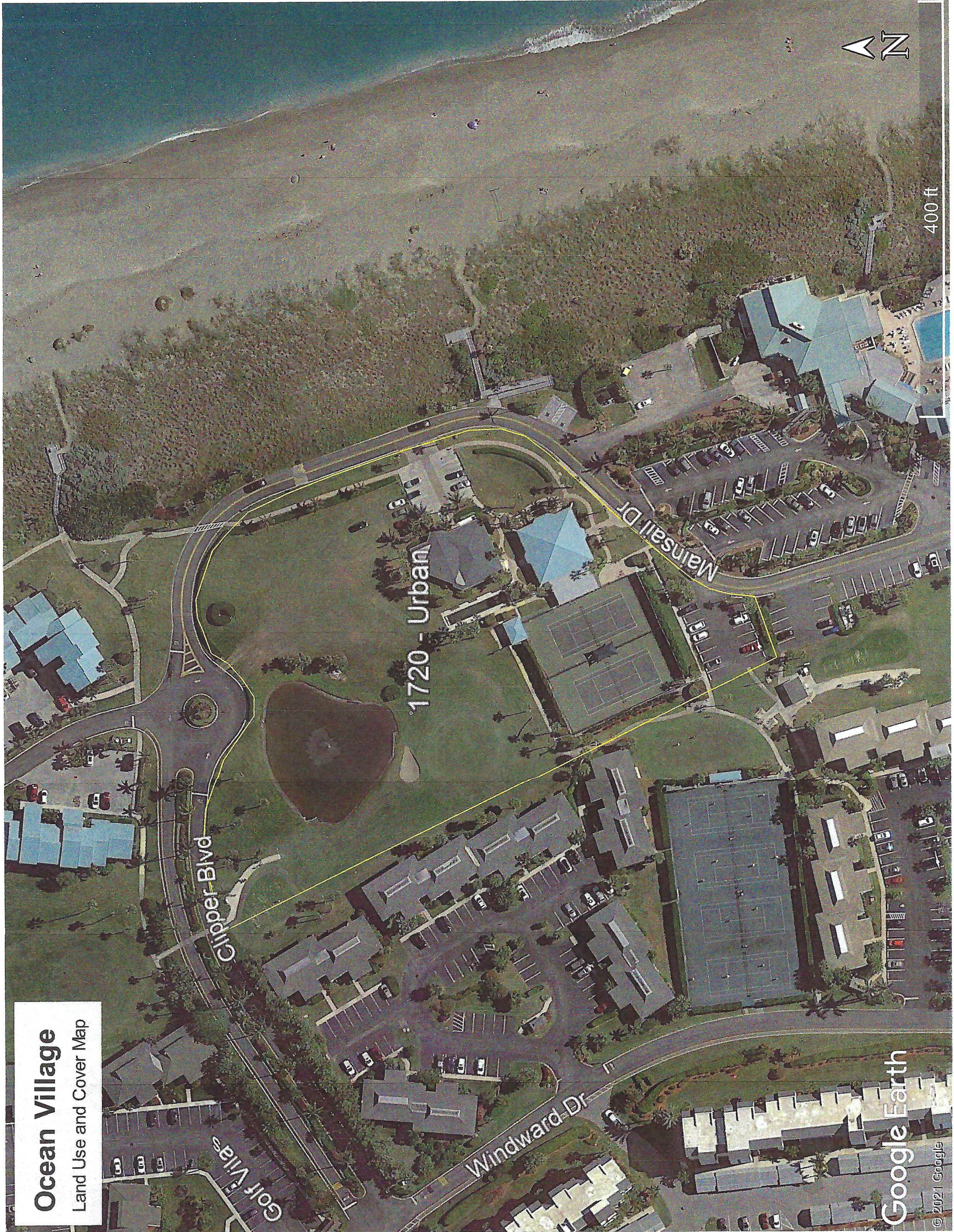
Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Arents, organic substratum	2.4	70.2%
10	Canaveral fine sand, 0 to 5 percent slopes	1.0	29.8%
Totals for Area of Interest		3.4	100.0%

Ocean Village
Land Use and Cover Map



1720 - Urban

Clipper Blvd

Mainsail Dr

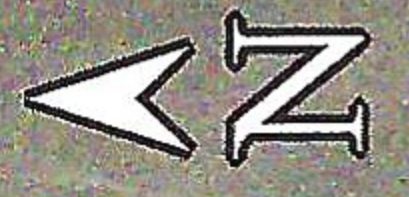
Windward Dr

Golf Villas

Google Earth

© 2021 Google

400 ft





U.S. Fish and Wildlife Service

National Wetlands Inventory

Ocean Village NWI Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

May 25, 2021

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



O'ROURKE
ENGINEERING & PLANNING

May 13, 2021

Mr. Barrett Englert
Proctor & Associates
General Contractors, LLC
2050 US-1 Suite 200
Vero Beach, FL 32960

Re: Ocean Village Clubhouse

Dear Mr. Englert:

O'Rourke Engineering & Planning has completed the analysis of the proposed plan to reconstruct the clubhouse along Mainsail Drive in Fort Pierce. The purpose of this letter report is to demonstrate that the project has a de minimis impact on the roadway network. De minimis is defined as project traffic being less than 1 percent of level of service D capacity and the total traffic of the adjacent roadway being less than 110% of capacity at project buildout.

The steps in the analysis and the ensuing results are presented herein.

Project Description

The project consists of the expansion of the existing recreational center and supporting facilities. The expansion includes the relocation of one racquet court, the addition of one racquet court and additional clubhouse square footage. There is an existing office building that is not a part of the renovation. The project is located on Mainsail Drive within the Ocean Village resort community. **Attachment A** shows the project site plan.

Project Traffic

To estimate traffic generated by the expansion of the clubhouse and supporting facilities, the ITE Trip Generation, 10th Edition trip rates were applied. Trip generation for the project including daily, AM and PM peak hour is shown in **Attachment B**. As shown there will be a slight increase in trips of 132 net, new, daily trips, 10 net new AM peak hour trips and 16 net new PM peak hour trips.

The Ocean Village Clubhouse serves the Ocean Village community. Therefore, the traffic is internal to Ocean Village. As a conservative estimate, if 10% of the traffic is external to Ocean Village, 1 new trip would impact the external network in the AM peak hour and 2 trips would impact the external network in the PM peak hour.

Adjacent Street Traffic

State Road A1A (South Ocean Drive) is a two-lane minor arterial roadway serving the project. It has a capacity of 600 vehicle per hour per direction.

The project traffic has an assignment of 90% to the north and 10% to the south. Assigning the external trips, the impact would be 1 trip in the AM and 1 trip in the PM peak hour. Therefore, in the AM and PM peak hours, the project has an impact of 0.17% of capacity.

The total traffic on State Road A1A (South Ocean Drive) was calculated as existing plus growth for 3 years at 1% per year plus project traffic. (536 existing trips + 16 trips growth + 1 project trip = 559 total traffic)

The total traffic is less than LOS D capacity of 600.

Attachment C includes the growth rate calculation and St. Lucie County Traffic Counts and Level of Service Report Fall/Winter 2019/2020.

Conclusion

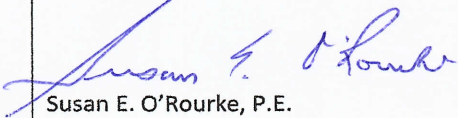
The project traffic is less than 1% of LOS D capacity and the total traffic on State Road A1A (South Ocean Drive) is less than 110% of capacity, therefore the project meets the criteria of De Minimis or insignificance.

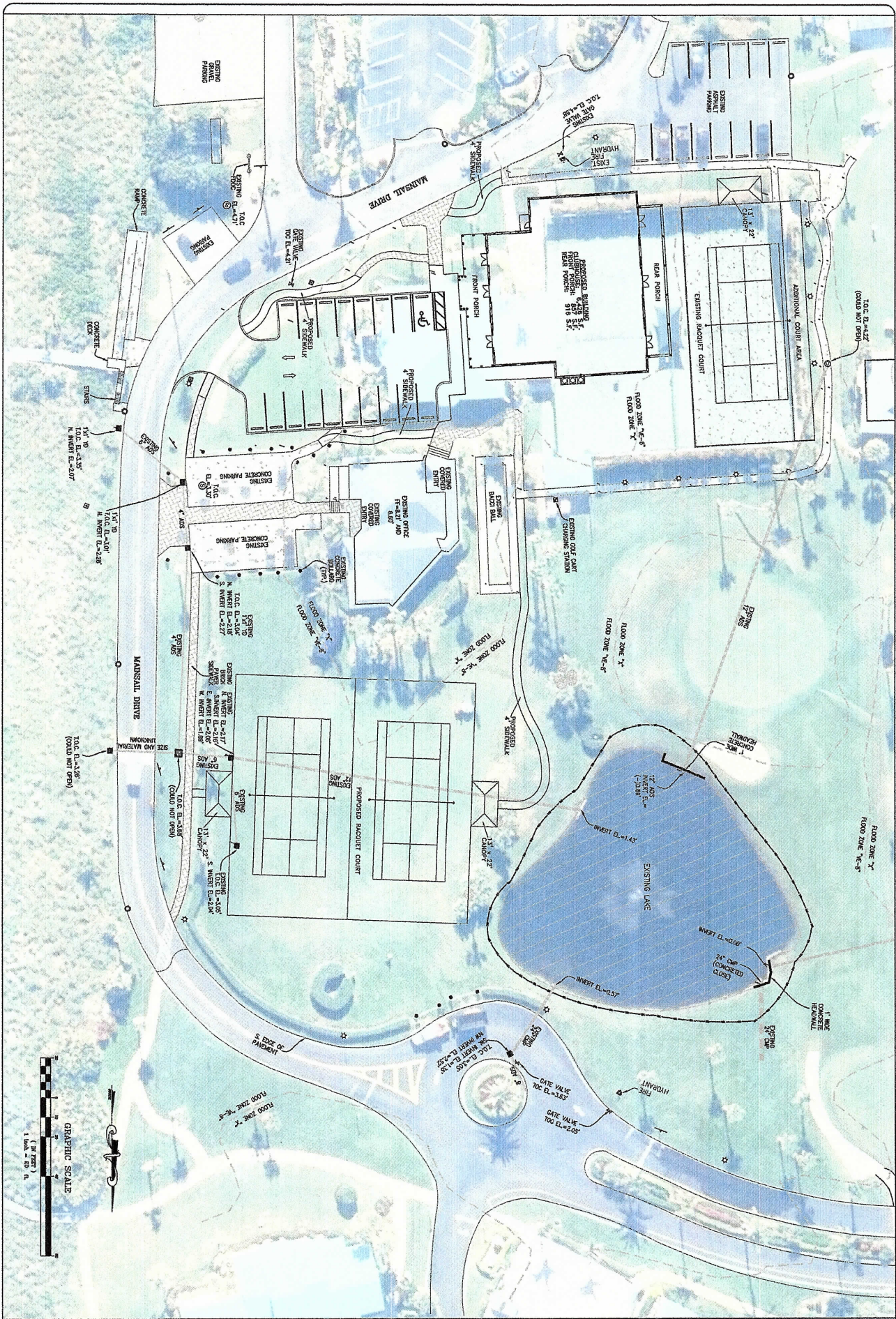
Additional analysis is not required, and the project satisfies concurrency.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 5/19/2021 License #: 42684
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DRAWING NO. 21-032
 PROJECT NO. 21-032
 SHEET NO. 2

OCEAN VILLAGE CLUBHOUSE
SITE PLAN WITH AERIAL

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING, LAND PLANNING, ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO. 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772-770-9622 FAX 772-770-0498 EMAIL jbittle@sbsengineers.com
 WEBSITE https://www.sbsengineers.com

DATE	REVISION	MARK	BY
04/30/21			JBS

DRAWING 21-032 CONST
 REVISION 05B
 CHECKED JBS
 SCALE 1"=20'
 DATE 04/30/21
 THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER, WHICHERA THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, COPY OR USE FOR OTHER PROJECTS IS PROHIBITED ONLY WHEN MANUFACTURED WITH THE NECESSARY PLIANTY TO THE COPYRIGHT LAWS.

ATTACHMENT B

TRIP GENERATION

Table 1 - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	$\text{Ln}(T) = 0.98\text{Ln}(X) + 3.42$	50%	50%	95	94	189
Bocce Court	491	1	Courts	$T = 27.71(X)$	50%	50%	14	14	28
Racquet Court*	491	3	Courts	$T = 27.71(X)$	50%	50%	42	41	83
Sub Total							151	149	300
Existing Land Use									
Recreational Community Center	495	2,899	Sft	$\text{Ln}(T) = 0.98\text{Ln}(X) + 3.42$	50%	50%	44	43	87
Bocce Court	491	1	Courts	$T = 27.71(X)$	50%	50%	14	14	28
Racquet Court	491	2	Courts	$T = 27.71(X)$	50%	50%	28	27	55
Sub Total							86	84	170
Net Change							65	65	130

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020
 * Tennis or Pickle Ball

Table 2 - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	$\text{Ln}(T) = 0.54\text{Ln}(X) + 2.73$	66%	34%	28	14	42
Bocce Court	491	1	Courts	$T = 1.47(X)$	50%	50%	1	-	1
Racquet Court*	491	3	Courts	$T = 1.47(X)$	50%	50%	2	2	4
Sub Total							31	16	47
Existing Land Use									
Recreational Community Center	495	2,899	Sft	$\text{Ln}(T) = 0.54\text{Ln}(X) + 2.73$	66%	34%	18	9	27
Bocce Court	491	1	Courts	$T = 1.47(X)$	50%	50%	1	-	1
Racquet Court	491	2	Courts	$T = 1.47(X)$	50%	50%	2	1	3
Sub Total							21	10	31
Net Change							10	6	16

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020
 * Tennis or Pickle Ball

Table 3 - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	$\text{Ln}(T) = 0.76\text{Ln}(X) + 2.00$	47%	53%	14	16	30
Bocce Court	491	1	Courts	$T = 3.82(X)$	50%	50%	2	2	4
Racquet Court*	491	3	Courts	$T = 3.82(X)$	50%	50%	6	5	11
Sub Total							22	23	45
Existing Land Use									
Recreational Community Center	495	2,899	Sft	$\text{Ln}(T) = 0.76\text{Ln}(X) + 2.00$	47%	53%	8	9	17
Bocce Court	491	1	Courts	$T = 3.82(X)$	50%	50%	2	2	4
Racquet Court	491	2	Courts	$T = 3.82(X)$	50%	50%	4	4	8
Sub Total							14	15	29
Net Change							8	8	16

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020
 * Tennis or Pickle Ball

ATTACHMENT C

GROWTH DATA

**ST. LUCIE COUNTY TRAFFIC COUNTS &
LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020**

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
SR A1A	Blue Heron Blvd	Seaway Drive	8,000	8,300	0.92%
		Total	8,000	8,300	1.00%

*Source FDOT Historical Traffic Counts

Traffic Counts and Level of Service Report Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,600	2019	920	715	C	0.822	716	C	0.823
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,100	2019	920	435	C	0.500	478	C	0.549
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,400	2019	920	269	C	0.309	241	C	0.277
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2019	700	418	C	0.633	336	C	0.509
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,300	2019	600	448	D	0.747	536	D	0.893
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,900	2019	600	791	F	1.236	827	F	1.292
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,900	2019	790	791	E	0.942	827	E	0.985
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,900	2019	1,550	655	C	0.949	592	C	0.858
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,900	2019	1,710	655	C	0.851	592	C	0.769
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,600	2019	750	287	C	0.776	291	C	0.786
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,600	2019	790	287	C	0.736	291	C	0.746
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
 * Volumes shown were adjusted using FDOT Seasonal Factors
 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
 * Counts with an ID format of 6 digits have data extracted from FDOT count stations.

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST. LUCIE

SITE: 5016 - SR A1A/S - S OF SEAWAY DR (COUNTY 5016)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	8300 C	N 4000	S 4300	9.00	52.50	11.50
2018	8400 C	N 4200	S 4200	9.00	52.40	11.50
2017	8100 C	N 4100	S 4000	9.00	52.00	9.00
2016	8800 C	N 4500	S 4300	9.00	52.30	9.00
2015	8000 C	N 4100	S 3900	9.00	52.70	9.00
2014	7800 C	N 3900	S 3900	9.00	52.50	5.60
2013	6800 C	N 3500	S 3300	9.00	55.90	3.70
2012	6700 F	N 3300	S 3400	9.00	55.80	3.70
2011	6700 C	N 3300	S 3400	9.00	56.20	3.70
2010	7500 F	N 3700	S 3800	11.16	56.34	4.80
2009	7500 C	N 3700	S 3800	11.51	56.49	8.50
2007	8300 C	N 4000	S 4300	11.33	56.77	8.50
2006	8600 C	N 4300	S 4300	11.16	57.49	8.50
2005	7200 C	N 3600	S 3600	11.60	56.20	5.10
2004	7800 C	N 3800	S 4000	11.10	57.00	5.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES